

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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.

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

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 18 – SDR-20166

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-0020-96), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/26/07 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a three-foot, eight-inch wide landscape buffer along a portion of the west property line where an eight-foot wide landscape buffer is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A. Five 24" box trees shall be planted 20 feet on-center along the southern half of the western property line.

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CONDITIONS – Continued:

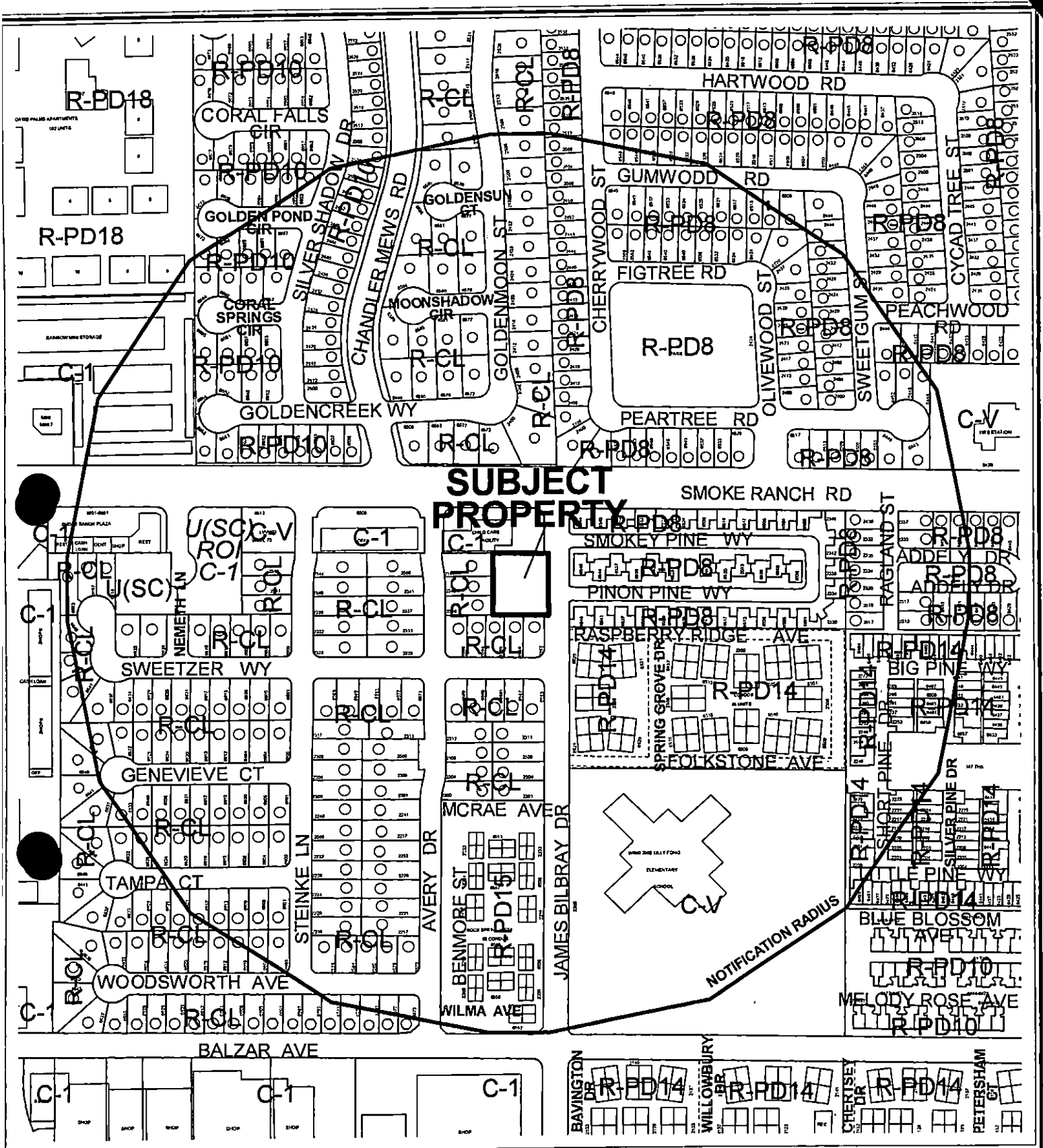
- B. Four 24" box trees shall be planted 20 feet on-center along the southern property line.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development 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.
 7. Revised elevations shall be submitted to and approved by the Planning and Development
 8. Department prior to the time application is made for a building permit to reflect adequate screening of the ground-mounted mechanical equipment.
 9. 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).
 10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 18 – SDR-20166

CONDITIONS – Continued:

Public Works

15. Dedicate an additional 10 feet of right-of-way for a total half-street width of 30 feet on James Bilbray Drive adjacent to this site prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on James Bilbray Drive 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.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from James Bilbray Drive.
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. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



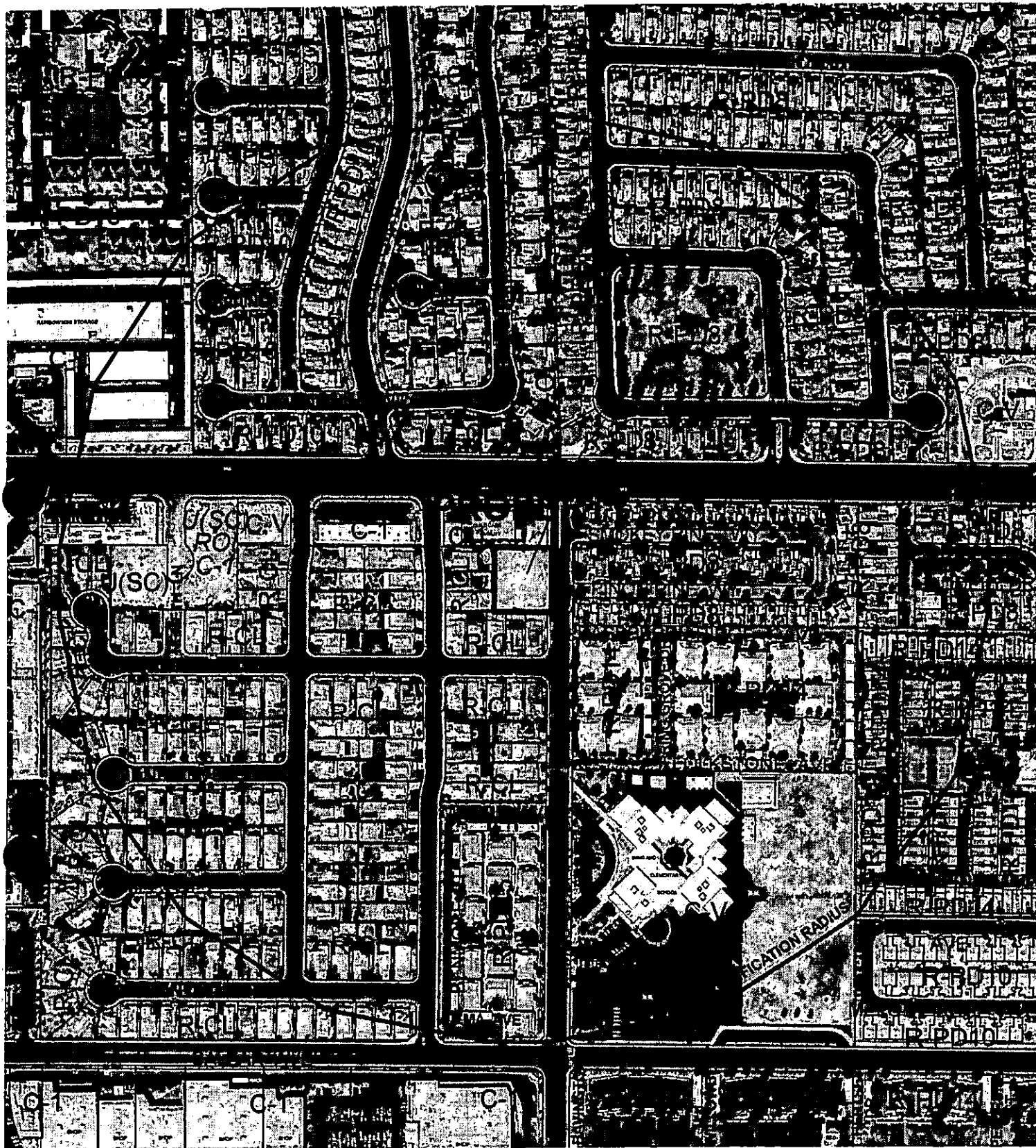
CASE: SDR-20166

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)





0 500 Feet

CASE: SDR-20166

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20166 - APPLICANT/OWNER: RUOMEI WANG & YIHONG LIU**

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

1. Conformance to the conditions for Rezoning (Z-0020-96), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/26/07 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a three-foot, eight-inch wide landscape buffer along a portion of the west property line where an eight-foot wide landscape buffer is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A. Five 24" box trees shall be planted 20 feet on-center along the southern half of the western property line.
 - B. Four 24" box trees shall be planted 20 feet on-center along the southern property line.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

MH

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April 12, 2007 - Planning Commission Meeting

7. Revised elevations shall be submitted to and approved by the Planning and Development
8. Department prior to the time application is made for a building permit to reflect adequate screening of the ground-mounted mechanical equipment.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate an additional 10 feet of right-of-way for a total half-street width of 30 feet on James Bilbray Drive adjacent to this site prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on James Bilbray Drive 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.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from James Bilbray Drive.

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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. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is request for a Site Development Plan Review for a 5,000 square foot, single story medical office building on the subject site. The building is located towards the south portion of the site near the existing commercial development on Smoke Ranch Road on property zoned P-R (Professional Office and Parking).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Blug., etc.</i>	
4/17/96	The City Council approved a General Plan Amendment (GPA-11-96) to SC (Service Commercial) and a Rezoning (Z-20-96) to P-R (Professional Office and Parking) on this site. The Planning Commission and staff recommended denial on March 28, 1996.
6/23/97	The City Council approved an Extension of Time [Z-20-96(1)] for the approved Rezoning (Z-20-96) to P-R (Professional Office and Parking) on this site with no expiration date. The Planning Commission and staff recommended approval on May 22, 1997.
11/17/04	The City Council approved a request for a Site Development Plan Review (SDR-4978) for a 5,660 square foot medical office building and waivers of trash enclosure separation, front yard setback, and width of perimeter landscaping on 0.45 acres on James Bilbray Drive, approximately 120 feet south of Smoke Ranch Road. Planning Commission recommended approval; staff recommended denial.
<i>Related Building Permits/Business Licenses:</i>	
There are no related permits or licenses related with this request.	
<i>Pre-Application Meeting:</i>	
1/05/07	The applicant was advised of the requirements of a Site Development Plan Review and that waivers would be necessary to allow the proposed project to deviate from required standards.
<i>Neighborhood Meeting:</i>	
A neighborhood meeting was not required, nor was one held	

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Details of Application Request	
Site/Area	
Net Acres	0.45 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking)
North	Child Care Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Townhouses	MLA (Medium Low Attached Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
West	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Commercial Design Standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	60 feet	147 feet	Y
Min. Setbacks			
• Front	20 feet	20 feet	Y
• Side	5 feet	8 feet	Y
• Corner	15 feet	NA	NA
• Rear	15 feet	15 feet	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	Lesser of 2 stories or 35 feet	15 feet	Y
Trash Enclosure	50 feet	100 feet	Y
Mech. Equipment	Screened	Partially screened	Y*

*The landscape plans show some provided landscaping (a tree and a shrub) that should adequately screen the equipment; however, in the event that the foliage does not mature or grow thick enough the applicant is still responsible for providing adequate screening of equipment.

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	5 feet	9 feet	Y
Adjacent development matching setback	15 feet	15 feet	Y
Trash Enclosure	50 feet	50 feet	Y

Pursuant to Title 19.12, the following landscaping standards apply:

Landscaping (and Open Space) Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 parking spaces	5 Trees	0 Tree	N
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	25 Trees	11 Trees	N
TOTAL		30 Trees	11 Trees	N
Min. Zone Width	8 Feet		3 Feet, 8 inches	N
Wall Height	6 Feet		7 Feet	Y

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Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Rule 19.10, the following parking summaries apply.							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, other than listed	5,000 SF	1:300 SF GFA	17	1	20	1	Y
TOTAL			17	1	20	1	Y
Loading Spaces			1	1	1	1	Y

Waivers		
Request	Requirement	Staff Recommendation
A three-foot, eight-inch wide landscape buffer along a portion of the west property line	Eight-foot wide landscape buffer	Approval

ANALYSIS

- Zoning/Use**

The site is designated SC (Service Commercial) on the Southwest Sector Plan Map of the General Plan. The proposed 5,000 square-foot office use is in compliance with the existing P-R (Professional Office and Parking) Zoning category; however, the SC (Service Commercial) General Plan designation is not in compliance with existing P-R (Professional Office and Parking) zoning District.

- Site Plan**

The proposed development meets the minimum code requirements with regards to lot size, parking, building height and Residential Adjacency Standards for the P-R ((Professional Office and Parking) zoning District.

Although the mechanical equipment located to the side of the building may be obscured by some of the provided landscaping, the applicant will need to ensure that adequate screening from James Bilbray Drive is provided.

Parking is located to north of the building and with at-grade parking adjacent to the building. Although not required for non-retail commercial uses, the applicant has provided one on-site loading space at the west end of the parking lot. A trash enclosure is shown along the west property line in the parking lot, approximately 50 feet from the multi-family residence.

MH

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- **Landscape Plan**

With exception of a portion of the west perimeter, the submitted landscape plan meets the minimum requirements of the Title 19.12 Development Standards in planter widths, trees along the street frontage and trees. The applicant has requested a waiver to allow for the reduction in the planter widths around the perimeter of the site. However, no waiver was requested for the reduction of trees along the parking lot. A condition has been added to address the shortage of landscape perimeter trees.

- **Elevations**

The proposed elevations are appropriate for the proposed office use and provide some visual interest not typical of standard office buildings. Perforated metal screens and cultured stone veneer along the north and east elevations add depth and detail that provide the building a good visual identity without compromising the surrounding residential character of the neighborhood.

- **Floor Plans**

The submitted floor plans depict an office building divided into four suites with separate entrances fronting the parking lot. The layout is fairly simple and typical of small professional office buildings.

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 office use is appropriate along this segment of James Bilbray Drive and is compatible with 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 project is not in full compliance with Title 19, as the applicant has requested a waiver to the perimeter landscape buffer standards as outlined in Title 19.12. Also, the General Plan category of S-C (Service Commercial) does not support the P-R (Professional Office and Parking) zoning District.

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

Access is provided via a drive from James Bilbray Drive, a 60 foot wide collector street, which connects to Smoke Ranch Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed uses.

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

The proposed elevations are appropriate for an office development of this type and are compatible with the surrounding development. However, a waiver to the landscaping has been requested.

Additionally, staff has placed a condition to add nine 24-inch box trees as the applicant has not shown sufficient cause to not provide adequate landscaping along portions to the perimeter.

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

The proposed elevations are appropriate for the proposed use and present a building that will be compatible with the surrounding development. The mechanical equipment has been conditioned to be adequately screened in the event that landscaping has proven not sufficient.

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

The proposed use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

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<u>SENATE DISTRICT</u>	3
<u>NOTICES MAILED</u>	433
<u>APPROVALS</u>	0
<u>PROTESTS</u>	0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20166** APN: 138-23-110-032

Name of Property Owner: Ruomei Wang & Yihong Liu

Name of Applicant: Ruomei Wang

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

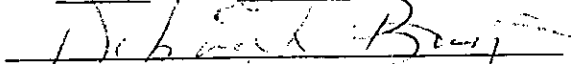
Signature of Property Owner:  

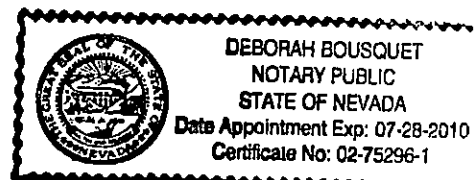
Print Name: Ruomei Wang

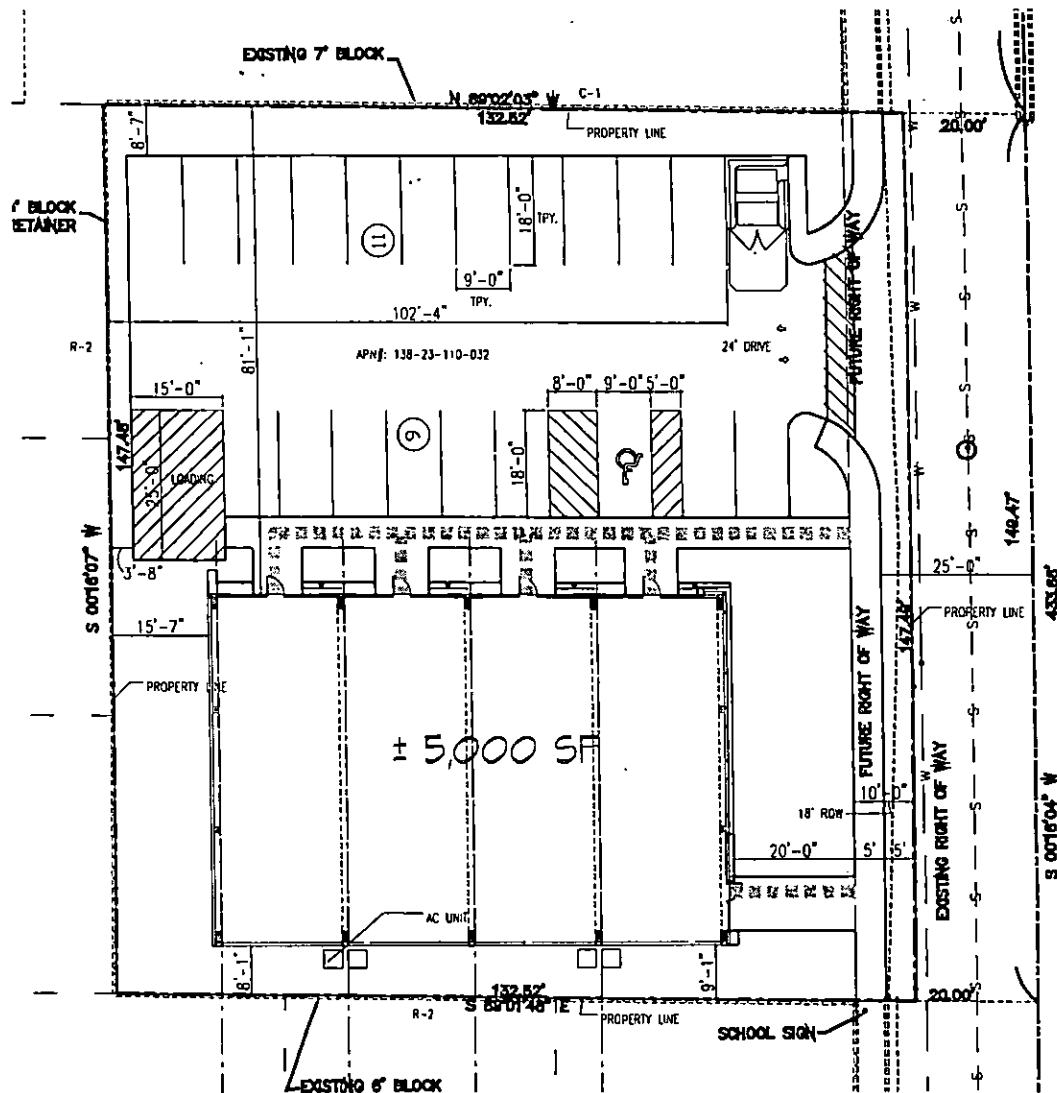
Yihong Liu

Subscribed and sworn before me

This 26 day of October, 2001


Notary Public in and for said County and State





SITE PLAN

SCALE: 1"=10'-0"



SITE INFORMATION

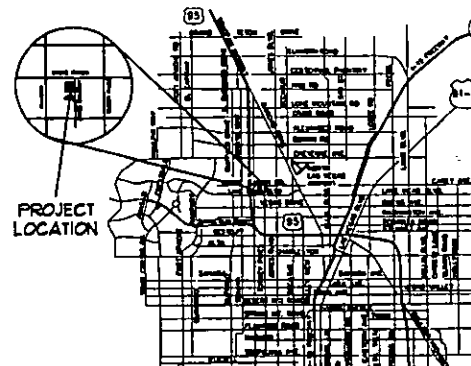
Parcel Numbers 138-23-110-032
 APPROVED ZONING P-R
 Building Setback
 Front ±20'-0"
 Side ±9'-0"
 Rear ±15'-0"
 SITE AREA ±0.45 Acre
 (±19,600 GSF)

BUILDING AREAS
 GENERAL OFFICE ±5,000 sf

PARKING REQUIREMENTS

±5,000 SF @ 1 per 300 SF	17
(HANDICAP REQUIRED)	1)
TOTAL REQUIRED	17
TOTAL PROVIDED	20
(HANDICAP PROVIDED)	1)

FAR 0.255



VICINITY MAP



5600 CROWN ROCK CT
 LAS VEGAS, NV 89126
 TEL: 576-6003
 TEL: 576-6033 FAX

Seal
 ISSUED FOR CONSTRUCTION

REVISION	Description
1	
2	
3	
4	
5	

SMOKE RANCH OFFICE BUILDING
 SMOKE RANCH & JAMES BILBRAY
 LAS VEGAS, NV

Drawn By/Checked By
 Date
 JAN 20, 2007
 Project Number
 Sheet Number

VAR-20167
 SDR-20166
 04/12/07 PC

FEB 26 2007



6900 CROWN ROCK CT
LAS VEGAS, NV 89129
702-526-8302
702-568-0033 - FAX

ISSUED FOR
CONSTRUCTION

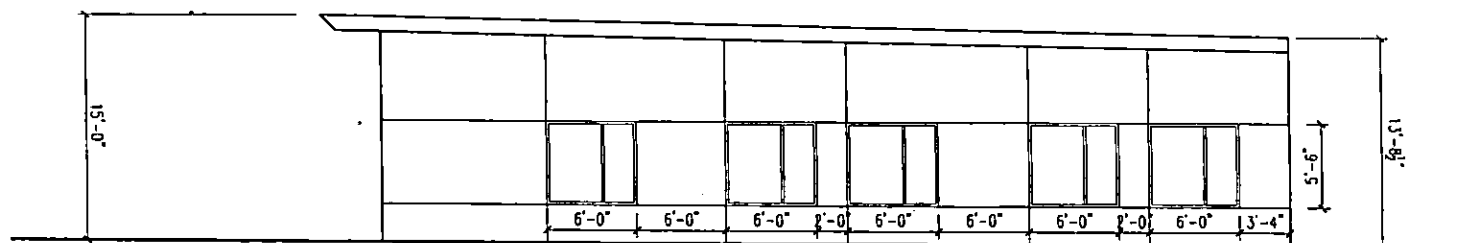
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REVISION
Description

Rev	Date	By
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5		

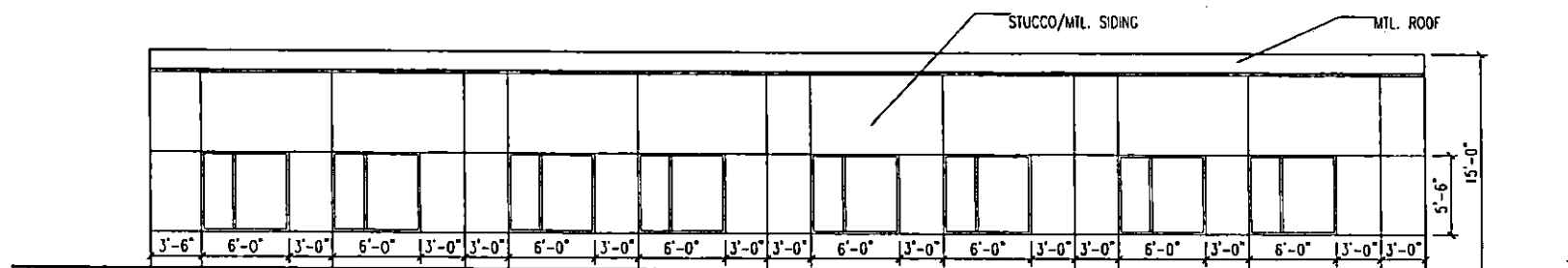
SMOKE RANCH OFFICE BUILDING
SMOKE RANCH & JAMES BILBRAY
LAS VEGAS, NV

Drawn By/Checked By
Date
JAN 20, 2007
Project Number
Sheet Number



WEST ELEVATION

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

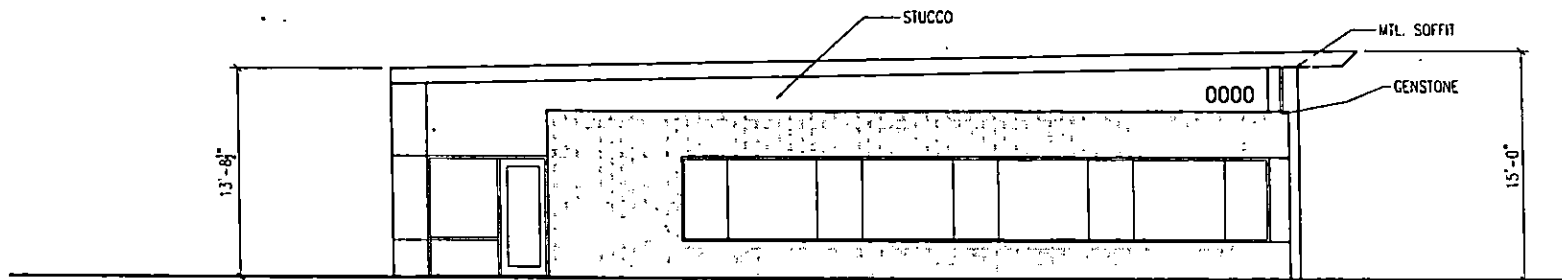


SOUTH ELEVATION

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

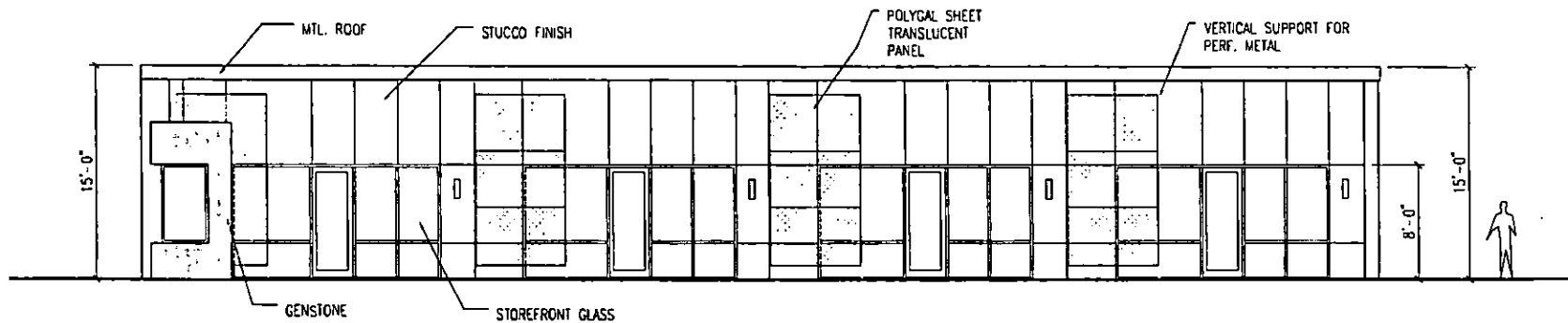
VAR-20167
SDR-20166
04/12/07 PC

FEB 26 2007



EAST ELEVATION

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



NORTH ELEVATION

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

W & Studio

8600 CROWN ROCK CT
LAS VEGAS, NV 89138
702.526.8905
702.568.0033 - FAX

ISSUED FOR
CONSTRUCTION

DATE
Description

By

Date

By

SMOKE RANCH OFFICE BUILDING
SMOKE RANCH & JAMES BILBRAY
LAS VEGAS, NV

Drawn By/Checked By

Date

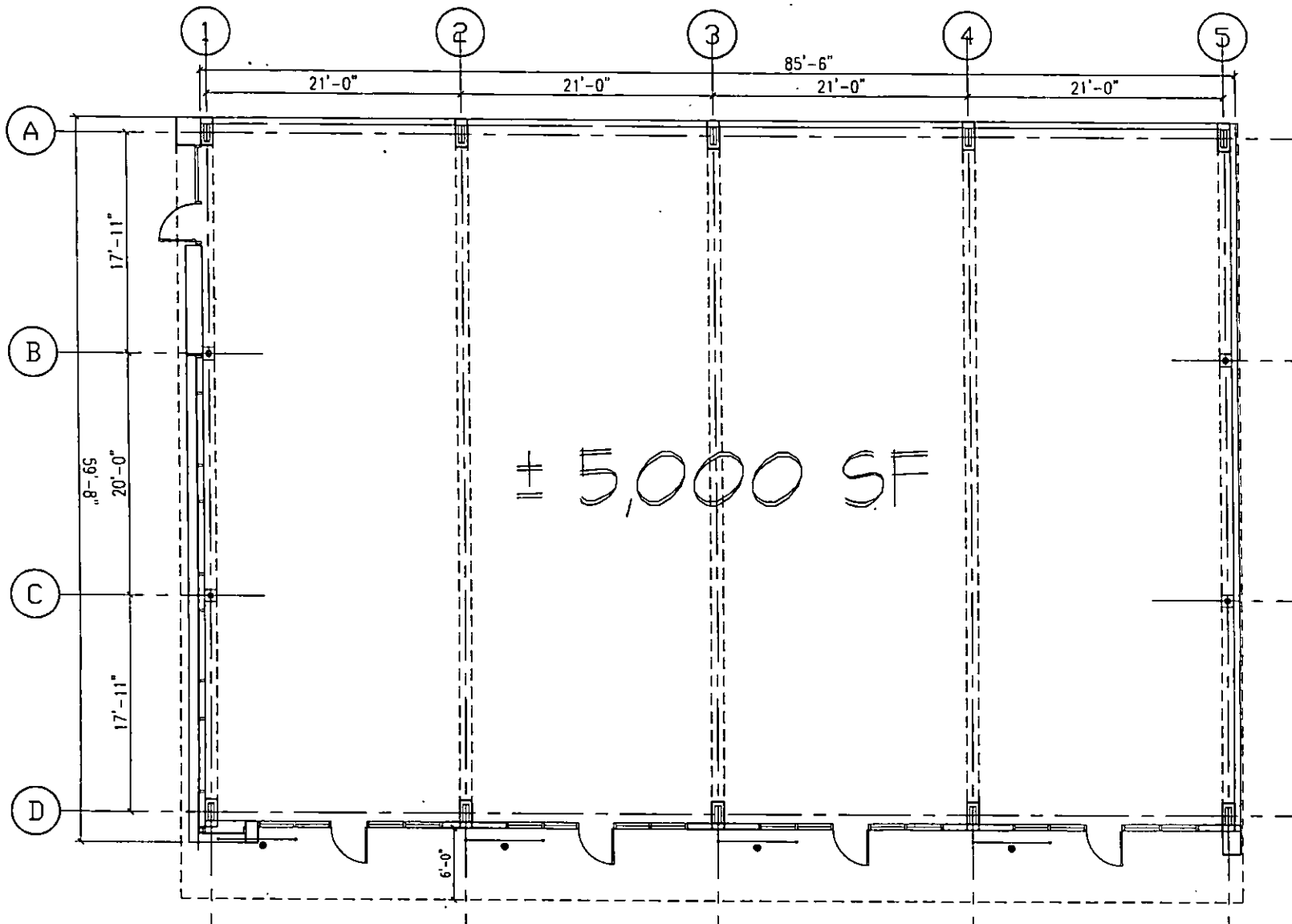
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Project Number

Sheet Number

VAR-20167
SDR-20166
04/12/07 PC

FEB 26 2007



FLOOR PLAN

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



VAR-20167
SDR-20166
04/12/07 PC

W & Studio
8600 CROWN ROCK CT
LAS VEGAS, NV 89139
702.329.4803
702.944.0833 - FAX

ISSUED FOR
CONSTRUCTION

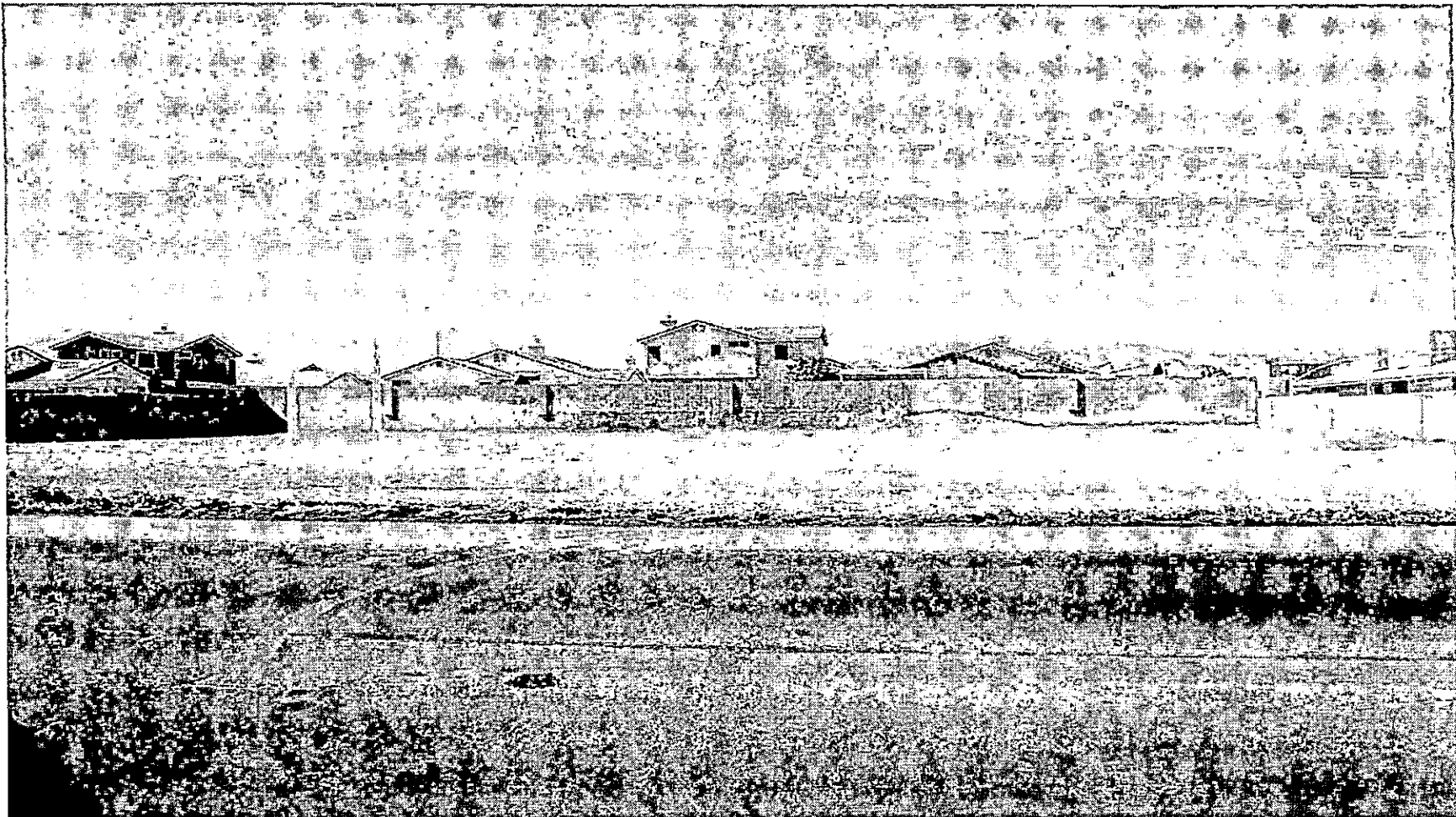
REVISION
Description

By
Date
Rev

SMOKE RANCH OFFICE BUILDING
SMOKE RANCH & JAMES BILBRAY
LAS VEGAS, NV

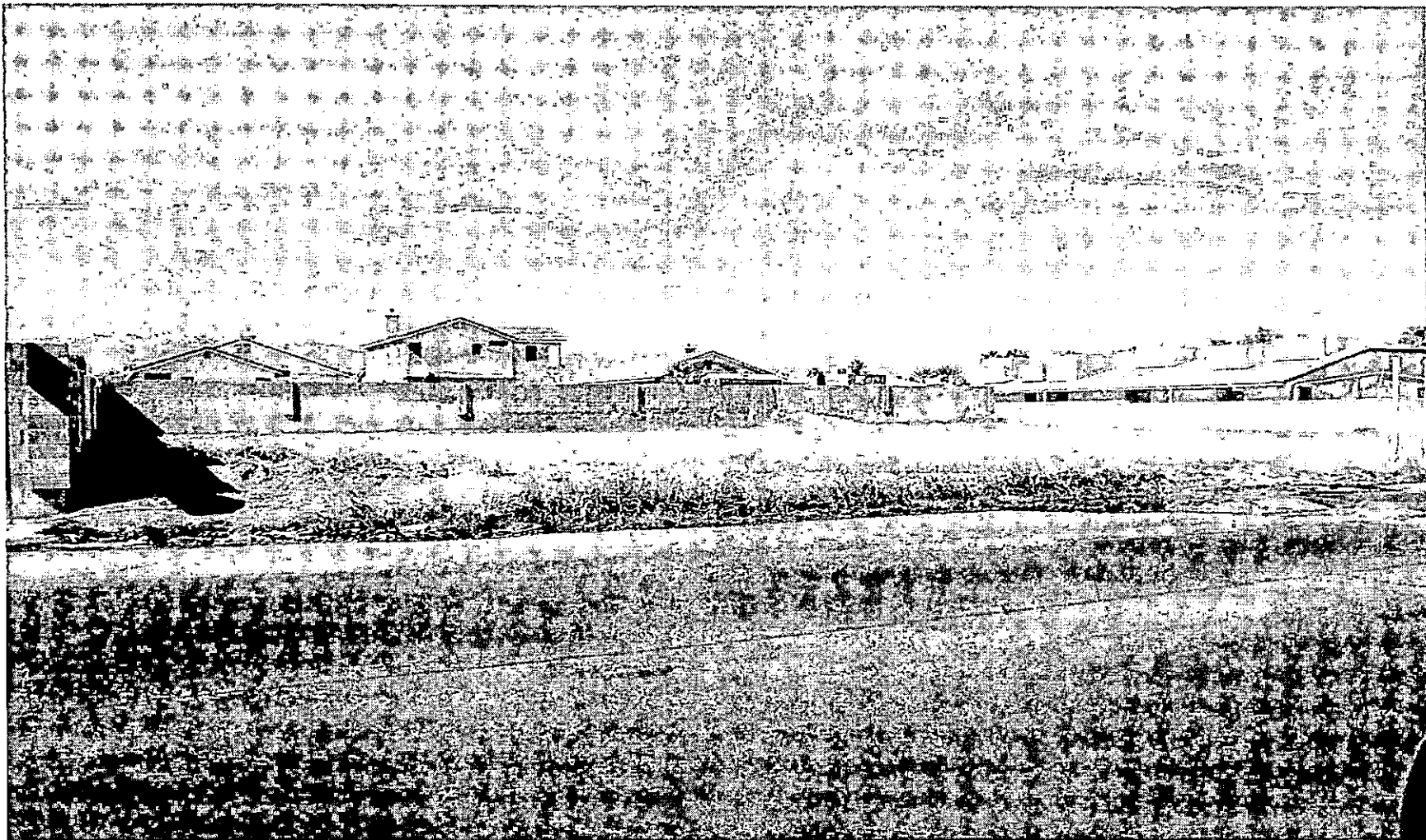
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Date
JAN 20, 2007
Project Number
Sheet Number

FEB 26 2007



SDR-20166 - APPLICANT/ OWNER: RUOMEI WANG & YIHONG LIU
WEST SIDE OF JAMES BILBRAY DRIVE, APPROXIMATELY 120 FEET SOUTH OF SMOKE RANCH ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SDR-20166 - APPLICANT/ OWNER: RUOMEI WANG & YIHONG LIU
WEST SIDE OF JAMES BILBRAY DRIVE, APPROXIMATELY 120 FEET SOUTH OF SMOKE RANCH ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

Smoke Ranch LLC

6600 Crown Rock CT, Las Vegas, NV 89139

Ph: (702) 526-6905, Fax: (702) 946-0933

February 26, 2007

LETTER OF JUSTIFICATION

RE: SITE DEVELOPMENT PLAN REVIEW

FOR: SINGLE STORY OFFICE BUILDING $\pm$ 5,000 SF

APN No: 138-23-110-03.

The proposed development is for a single story building with max. height of 15' intended for professional office use. The building design is contemporary in nature with particular attention given to elevations of the building, with desert tone colors and stone finish.

The site plan meets and exceeds building setbacks and landscape requirements per development standard. However, there is about 60' long landscape area along the west side of the property, due to the restriction of the site and the parking requirement, the landscape buffer is reduced to 3'-8". Also because of the size of the development and the total of twenty cars in and out of the development site, the throat depth is reduced. Therefore, we respectfully request waivers of development standard for these two situations.

We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City's policies and regulations.

Sincerely,



Ruomei Wang

**VAR-20167
SDR-20166
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-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.**

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- The existing billboard sign shall be demolished prior to the commencement of the physical construction of the new sign.
- Motion carried with EVANS excused and TRUESDELL voting NO

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 19 – SDR-20178

MINUTES – Continued:

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.

DOUG RANKIN, Planning and Development Department, stated the proposed sign is consistent with City standards and is compatible with existing development. He recommended approval.

KEN KENDALL, 6840 Hayvenhurst Avenue, appeared on behalf of the applicant and stated this proposed sign meets all Code requirements.

DANIEL DEEGAN, 1801 Granite Avenue, appeared on behalf of Rancho Manor Neighborhood Association, requested more information on the proposed sign, noting it could negatively impact future redevelopment in the area. He expressed his opposition to further visual blight and stated that the neighborhood preferred being informed about such applications prior to their presentations before the Commissioners.

MARGO WHEELER, Director of Planning and Development Department, pointed out that all affected neighborhood associations were notified and that the staff reports are available.

TOM MCGOWAN, Las Vegas resident, recommended the dissolution and termination of the Planning Commission due to its inability and unwillingness to address important matters.

MR. KENDALL assured the Commissioners that the proposed sign would be much more attractive than the existing sign and was well below the maximum square footage allowed. He also informed COMMISSIONER DAVENPORT that the sign was for the sole use of Levitz.

COMMISSIONER STEINMAN suggested an additional condition requiring the removal of the old sign before the new sign is installed. MS. WHEELER crafted the condition which satisfied the Commissioners and MR. KENDALL.

COMMISSIONER TROWBRIDGE suggested another condition limiting the size of the sign, but MR. KENDALL pointed out the conditions already restrict the sign's size and MS. WHEELER concurred. MS. WHEELER clarified that this sign is not a billboard and MR. KENDALL reiterated that this sign would comply with all City requirements.

In response to COMMISSIONER TRUESEDELL'S questions, MR. KENDALL pointed out other Levitz locations have pylon signage, similar to the proposed sign, and he explained that Levitz is

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 19 – SDR-20178

MINUTES – Continued:

not the landowner and can only improve their building. While he acknowledged a higher sign was intended to improve sales, he noted it would also help improve the site.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:55 – 7:10)

1-1881

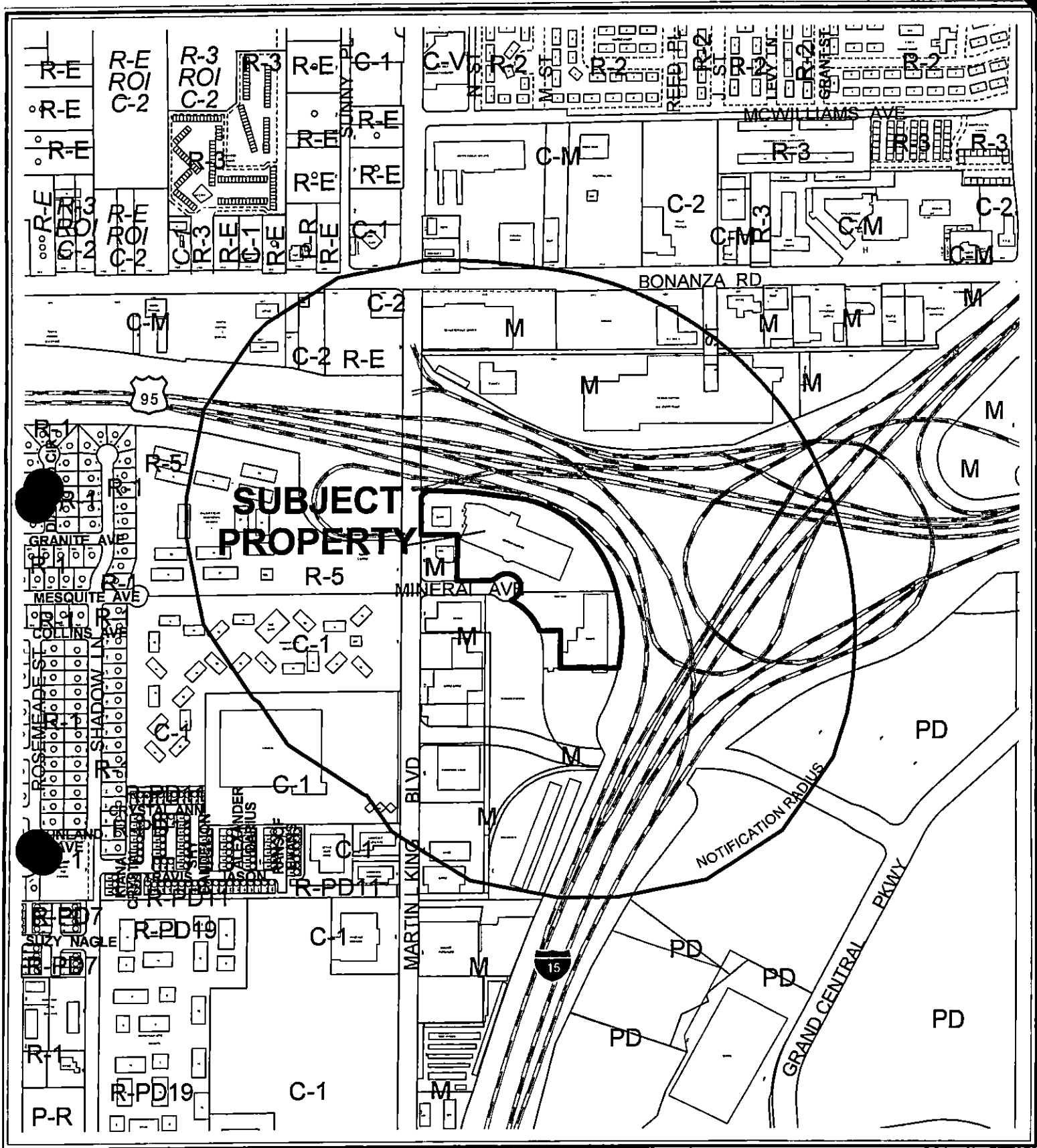
CONDITIONS:

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 80-foot sign 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, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

4. The proposed freestanding sign, including base, shall not be located within the existing or proposed public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: SDR-20178

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: SDR-20178

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20178 - APPLICANT: LEVITZ HOME FURNITURE -
OWNER: CONSTANTINO NOVAL NEVADA LLC.

**** 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 80-foot sign 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, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

4. The proposed freestanding sign, including base, shall not be located within the existing or proposed public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

SDR-20178 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed freestanding sign, 80-feet in height within 200 feet of the US95 highway, located at 81 South Martin Luther King Boulevard, on an 8.19 acre commercial subdivision. Due to changing conditions in the area the applicant wishes to replace the current 40-foot tall sign with a sign that will be 80-feet in height.

The location of the sign is within 200 feet of the right-of-way line of highway US 95, and the proposed 80-foot sign will be 30-feet above the freeway elevation. Additionally, the sign will be visible from the Oran K. Gragson Highway. At this location an increase in height to 80-feet may be authorized by the City Council after review by the Planning Commission.

BACKGROUND INFORMATION

Related Relevant City Actions by R&D, Fire, Bldg., etc.	
06/08/98	The City Council approved a request for a special use permit (U-0025-98) on property located at 73 S Martin L King Blvd for a 14 foot by 48 foot off-premise advertising (billboard) sign at a height of 74 feet.
08/02/2000	The City Council approved a Two Year Required Review of an approved Special Use Permit [U-0025-98(1)] to allow a 672 square foot - 48 foot high off premise sign (billboard) on property located at 73 South Martin Luther King Boulevard.
09/18/2002	The City Council approved a Required Two Year Review of an approved Special Use Permit [U-0025-98(2)] which allowed a 74 foot high, 14 foot x 48 foot off premise advertising (billboard) sign at 73 South Martin L. King Boulevard.
10/01/03	The City Council approved (GPA-2497) a request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south.
01/01/2007	The City Council tabled a required four year review (RQR-17098) of an approved special use permit (U-0025-98) which allowed a 14-foot x 48-foot off-premise advertising (billboard) sign at 73 South Martin L King Boulevard due to billboard moratorium.
Related Building Permits/Business Licenses:	
11/14/95	Sign (Permit # 95877436)
5/27/05	Monopole (Permit # 5000404)

SDR-20178 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Pre-Application Meeting	
2/13/07	Submittal requirements; show sign setback and elevations.
Neighborhood Meeting	
	No neighborhood meeting is required for this application, nor was one held.

Details of Application Request	
Site Area	
Net Acres	8.21

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail	LI/R (Light Industry/Research)	M (Industrial)
North	US95 Hwy	ROW	ROW
South	M (Industrial)	LI/R (Light Industry/Research)	M (Industrial)
East	US 95 Hwy / I-15	ROW	ROW
West	US 95 access ramp Tennis courts	ROW / MXU (Mixed Use)	R-5 (Apartment)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 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

Airport Overlay

While the subject site is located in the Airport Overlay District, the proposed sign will not be of sufficient height to warrant further review for aviation purposes.

SDR-20178 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Freestanding Signs: 19.14.5		
Standards:	Allowed	Provided
Maximum Number	*1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	**740 Square Feet	612 Square Feet
Maximum Height	80 Feet	80 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Allowed	Metal Halide Lighting System

*Sign Standards 19.14.5 Freestanding signs: (a) Maximum number one freestanding sign per each 200 lineal feet of street frontage or portion thereof.

** (b) Maximum area (i) The total area of all freestanding and monument signs shall not exceed two square feet of sign area for each lineal foot of street frontage.

ANALYSIS

The proposed illuminated, freestanding sign, 80 feet in height, will replace an existing 40 foot tall freestanding sign. Title 19.14.060 limits the height of freestanding signs to 40 feet. The height may be increased to 80 feet if the sign is within 200 feet of the right-of-way line and can be read from Interstates 15 and 215, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515, when authorized by the City Council, after review by the Planning Commission.

- **Sign Standards**

This sign will be subject to Title 19.14.060(F) 5 [Permitted Signs in the C-1, C-2, C-M and C-2 Zoning Districts].

(5) Freestanding Signs

(a) Maximum number.

- (i) One freestanding sign per each 200 lineal feet of street frontage or portion thereof. The total number of all freestanding and monument signs shall not exceed one per each 200 lineal feet of street frontage or portion thereof.

SDR-20178 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

(b) Maximum area.

- (i) The total area of all freestanding and monument signs shall not exceed two square feet of sign area for each lineal foot of street frontage. On lots with multiple street frontages, the allowable area for each street frontage shall be calculated separately unless consolidated into one sign, then each street frontage shall be added and total square footage permitted may be allowed in one consolidated sign.

(c) Maximum Height.

40 feet, subject to the following:

- (i) A freestanding sign within 200 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected up to 30 feet above the elevation of the elevated freeway or highway nearest the sign.
- (ii) In addition, signs within 200 feet of the right-of-way line and which can be read from Interstates 15 and 215, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.

(d) Minimum Setback. Five feet from all property lines.

(e) Additional standards.

- (i) All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage.

(f) Illumination permitted. Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached use).

FINDINGS

The following findings must be made for an SDR:

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

This M (Industrial) zoned commercial subdivision is bordered on the north by highway US 95 and on the east by highway I-15. Martin L King Boulevard is the access street on the west side of the subject parcel. An access ramp for US 95 and tennis courts are directly across Martin L King Boulevard from the site.

SDR-20178 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

- 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 sign is consistent with city standards and is compatible with existing development in the area.

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

The site is accessed from Martin L King Boulevard which is designated on the Master Plan of Streets and Highways as Major Collector (80-foot) foot right-of-way. This roadway should not be adversely impacted by the proposed sign.

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

Building materials are typical for sign construction and are appropriate for a sign to be visible from the highway at this location.

- 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 of the proposed sign indicate the sign is large enough to be easily viewed from the highway just to provide identification of the business at that location. The sign is compatible with development in the area.

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

The project will be subject to permit review and inspections, and is, therefore appropriate measures will be taken to protect human health and public safety.

SDR-20178 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 29

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20178** APN: _____

Name of Property Owner: Nevada Development, Tedd Rosenstein

Name of Applicant: Levitz Furniture, Ken Brown

Name of Representative: Visible Graphics, Janine Martinez

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Tedd Rosenstein

Subscribed and sworn before me

This 20 day of February, 2007

Janine Jo Knox
Notary Public in and for said County and State



YOU'LL LOVE IT AT
LEVITZ®

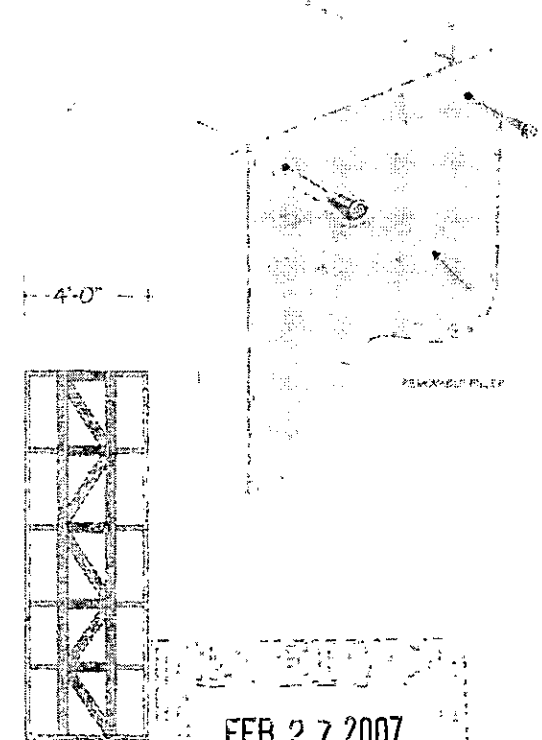
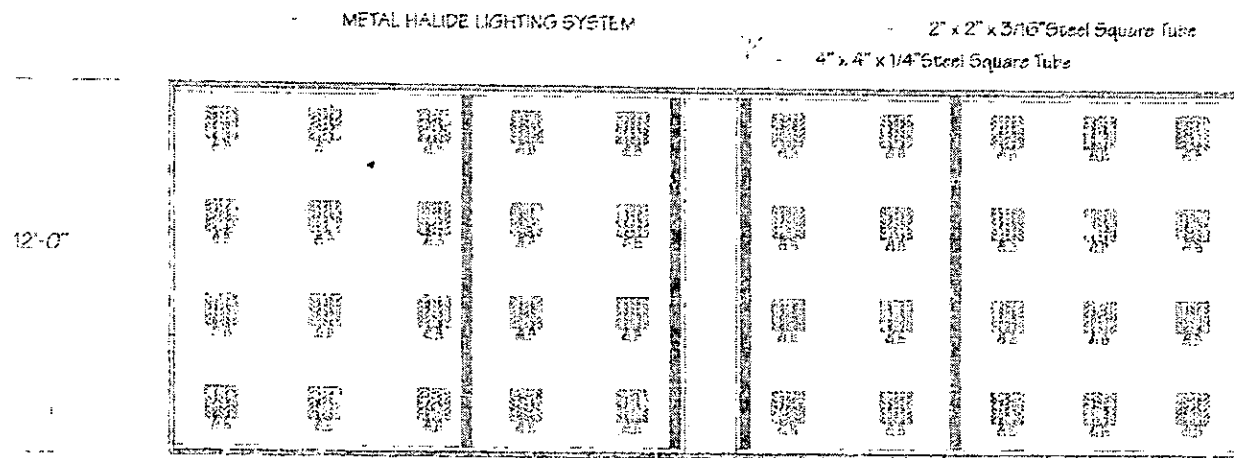
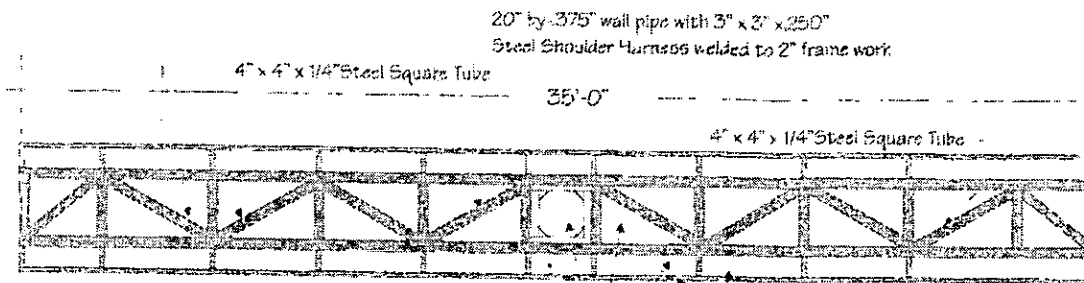
PYLON DESIGN
MLK - LAS VEGAS, NV

ORIGINALLY SUBMITTED: MAY 1, 2006
REVISED: AUGUST 17, 2006

VISIBLE INTERNATIONAL
GRAPHICS CORPORATE
IDENTITY
LOS ANGELES LAS VEGAS PHOENIX
6840 HAYVENHURST SUITE 100A
LOS ANGELES, CA. 91406
(800) 525-5519 FAX (818) 787-0415

RECEIVED
FEB 27 2007

SDR-20178
04/12/07 PC

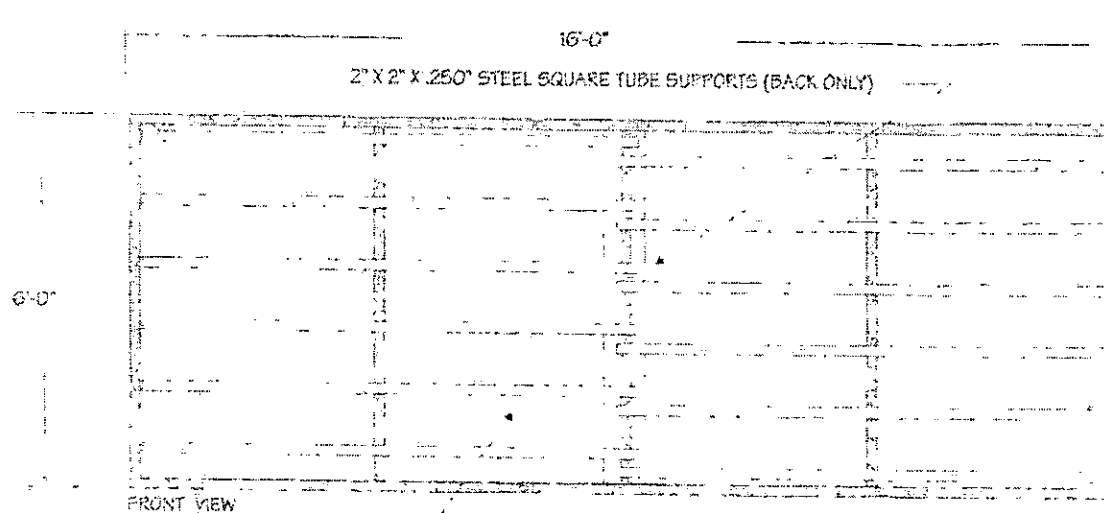


Top Cabinets - Frame / Lighting Detail

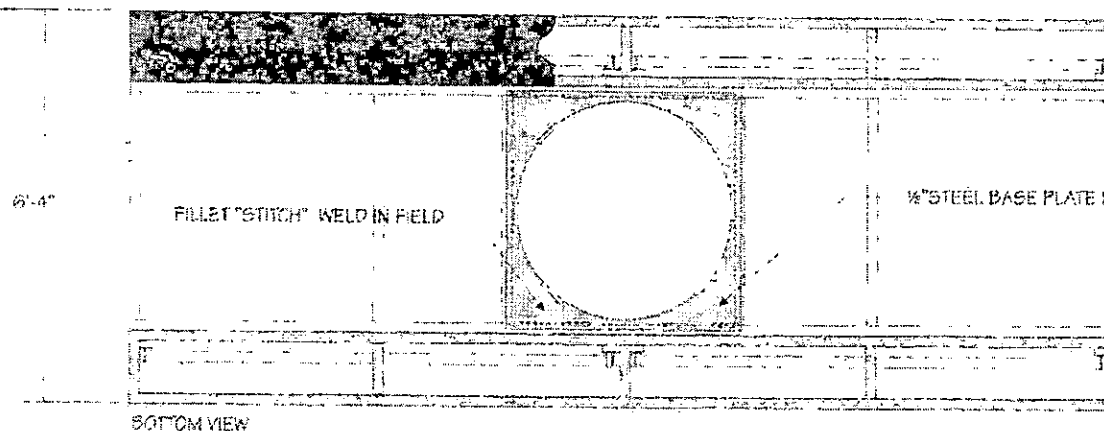
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SDR-20178
04/12/07 PC

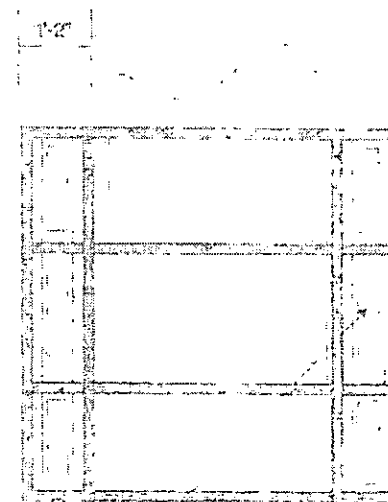
SHEET 2	CLIENT: LEVITZ FURNITURE	SIGN TYPE <u>PYLON SIGN</u> SCALE <u>AS NOTED</u> PROJECT <u>MLI</u> DATE <u>07/17/06</u>	VISIBLE GRAPHICS INTERNATIONAL CORPORATE IDENTITY LOS ANGELES • LAS VEGAS • PHOENIX 6840 HAYVENHURST SUITE 100A LOS ANGELES, CA. 91406 (800) 525-5512 FAX (818) 782-0415	This drawing is an original piece of artwork and is owned by VGI. It was designed for your personal use as part of a project, being designed for you by VGI. This artwork is not to be duplicated in any way without the permission of VGI.	DRAWING HAS BEEN REVIEWED BY: ☐ APPROVED WITHOUT EXCEPTION ☐ APPROVED BY NOTED ☐ THERE HAS BEEN A REVISION BY: _____ DATE: _____
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CWHD F96/T12 Lamps 12" on Centers



Bottom Cabinets 2 REQUIRED- Frame / Lamping Detail



2" X 2" X .25" STEEL ANGLE MOUNTING BRACKET

RECEIVED
FEB 27 2007

SDR-20178
04/12/07 PC

Scale - 1/2" = 1'-0"

SHEET

3

CLIENT:

LEVITZ
FURNITURE

SIGN TYPE BACK TO BACK SIGN

SCALE AS NOTED

PROJECT MLI

DATE 07/05/06

VISIBLE
GRAPHICS
INTERNATIONAL
CORPORATE
IDENTITY
LOS ANGELES • LAS VEGAS • PHOENIX
5840 HAYVENHURST SUITE 100A
LOS ANGELES, CA 91406
(800) 525-5519 FAX (818) 787-0415

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DRAWING HAS BEEN REVIEWED BY:

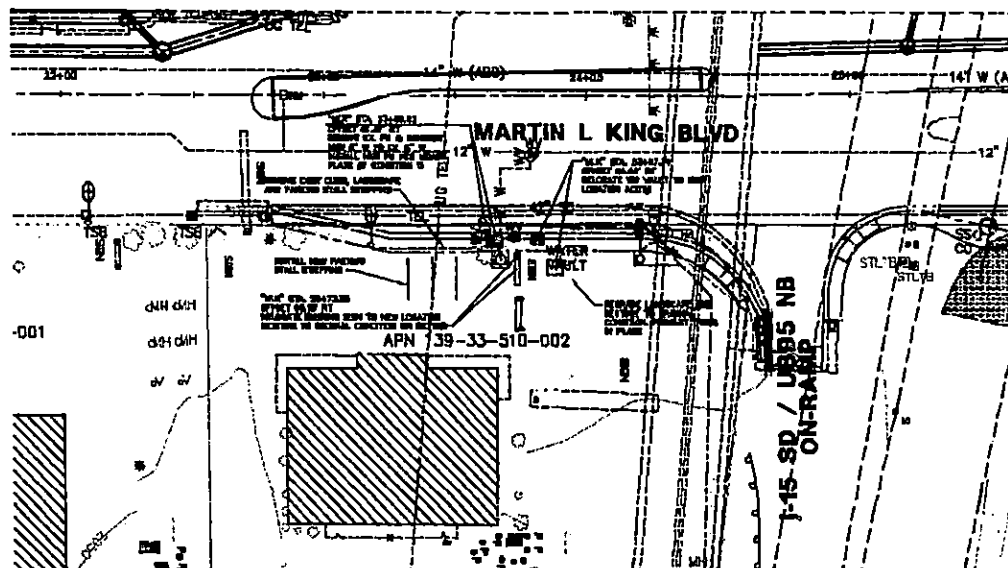
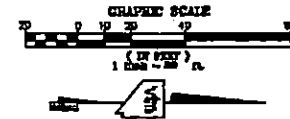
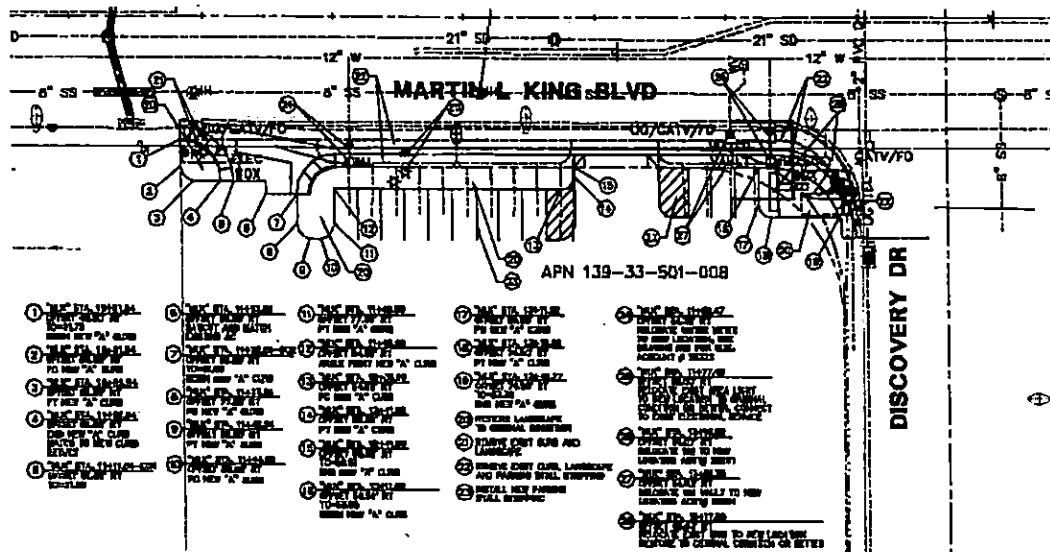
☐ APPROVED WITHOUT RESERVATION

☐ APPROVED AS NOTED

☐ TO BE REVISED & RESUBMITTED

BY: _____

DATE: _____

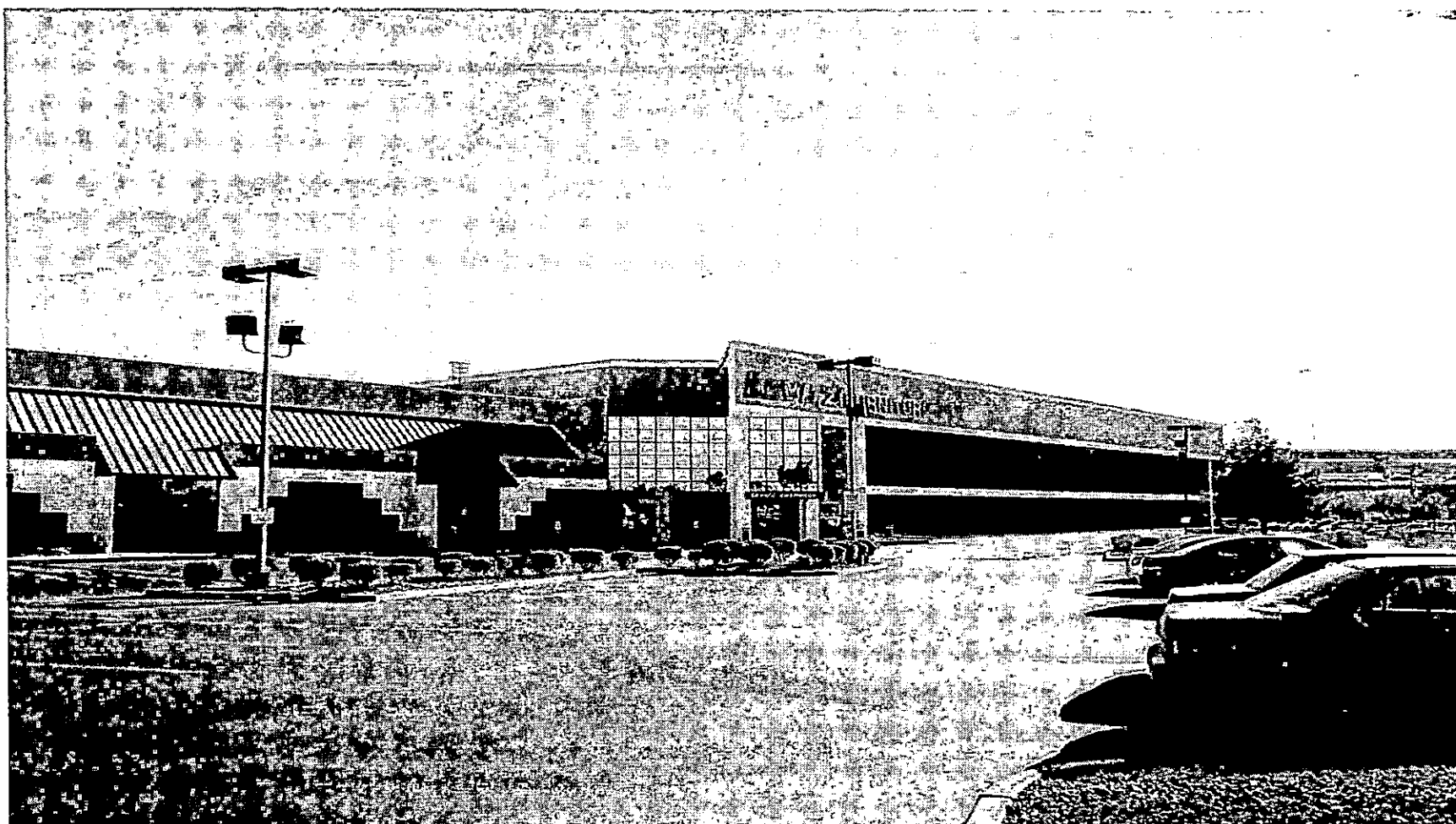


DEPARTMENT OF PUBLIC WORKS		CITY OF LAS VEGAS	
PROJECT NO.	DATE	PROJECT NO.	DATE
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS		LAS VEGAS VALLEY ENGINEERING	
1227 SOUTH HAWTHORNE BLVD		LAS VEGAS, NEVADA 89106	
PHONE (702) 735-1888 FAX (702) 735-1887			

PROPERTY DETAILS	
MARTIN L. KING BLVD IMPROVEMENTS	
ALZA DR TO CARRY AVE	
DESIGNED BY	DATE
CHECKED BY	DATE
DATE	DATE
P16	

SDR-20178
REVISED
04/12/07 PC

MAR 30 2007



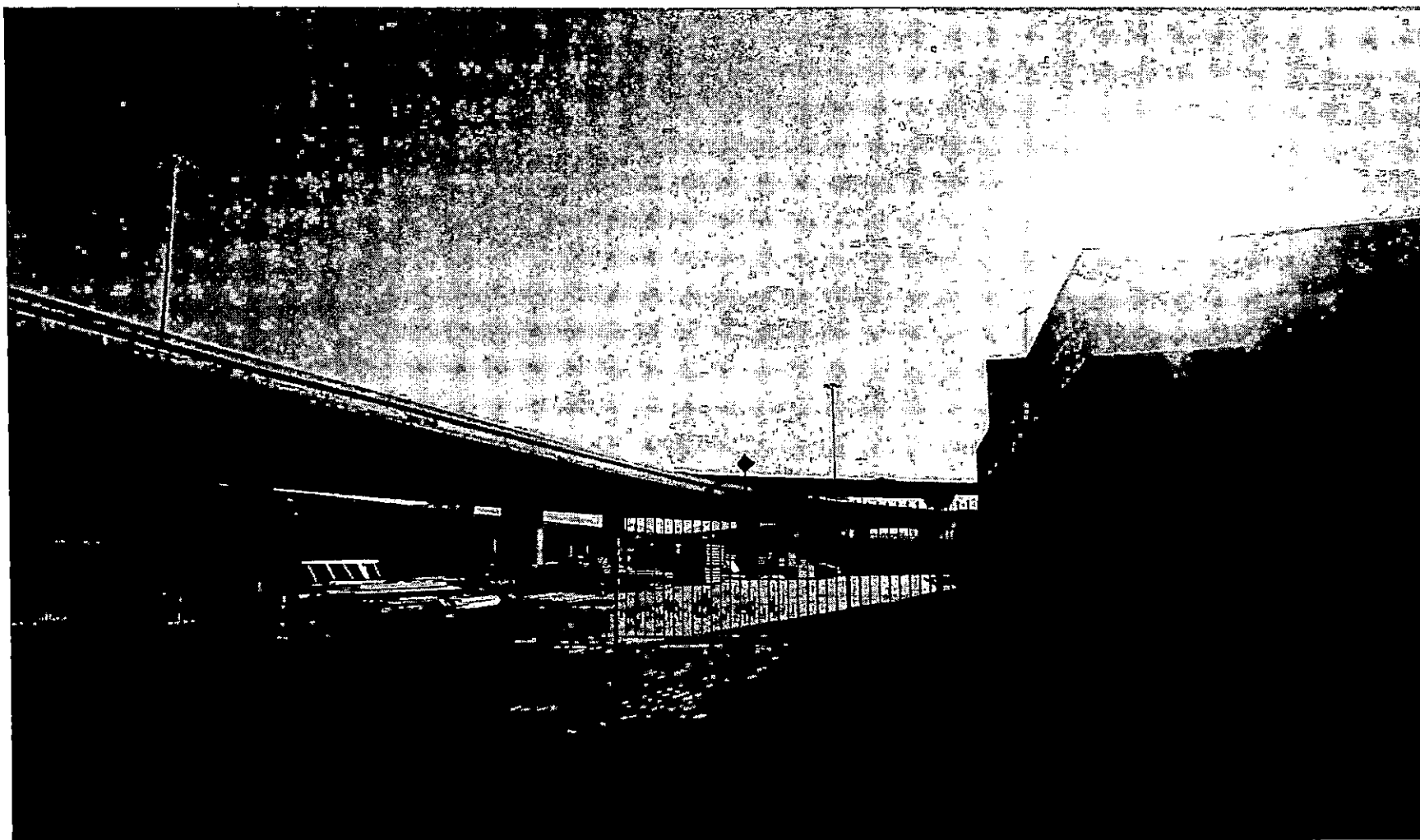
SDR-20178 - APPLICANT: LEVITZ HOME FURNITURE - OWNER: CONSTANTINO NOVAL NEVADA LLC.
81 SOUTH MARTIN LUTHER KING BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SDR-20178 - APPLICANT: LEVITZ HOME FURNITURE - OWNER: CONSTANTINO NOVAL NEVADA LLC.
81 SOUTH MARTIN LUTHER KING BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SDR-20178 - APPLICANT: LEVITZ HOME FURNITURE - OWNER: CONSTANTINO NOVAL NEVADA LLC.
81 SOUTH MARTIN LUTHER KING BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

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LOS ANGELES • LAS VEGAS • PHOENIX
6840 HAYVENHURST AVE. SUITE 100A
VAN NUYS, CA 91406
(800) 525-5512 FAX (818) 787-0415

*January 2, 2007
By first-class mail*

Planning Department
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

RE: LEVITZ FURNITURE SIGN

Dear Planning Commission Members:

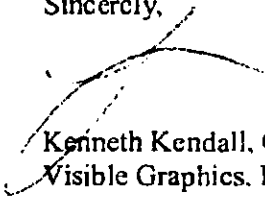
On behalf of our client Levitz Furniture, I am writing to request a review under Las Vegas Zoning Ordinance Section 19.14.060 (F)(5)(c)(ii). As you know, the City Zoning Ordinance ordinarily limits the height all freestanding signs to 40 feet. However, under the above section, the City Counsel, after review by the Planning Commission, may allow an 80-foot sign, if the sign stands within 200 feet of the right-of-way line and can be seen from certain highways.

Our client Levitz Furniture currently has a sign located about 80 S Martin Luther King Boulevard in the City of Las Vegas and standing within 200 feet of the right-of-way line. Although Levitz Furniture found its sign adequate in the past, continuous market competition, gradual decrease in sales, and increasing customer complaints about the lack of the store's visibility from highways and streets compelled our client to re-evaluate its sign requirements. Therefore, to stay competitive, to satisfy its customers' demands, and, consequently, to continue providing excellent jobs and superior services to the local community, Levitz Furniture wishes to replace its current sign with a larger, 80-foot pylon sign.

Accordingly, we respectfully ask that you review our client's request under Section 19.14.060 (F)(5)(c)(ii) and submit a favorable recommendation to the City Council for its final approval and authorization. To that end, we are offering to cooperate with you fully and to comply with any of your requests quickly.

Thank you.

Sincerely,


Kenneth Kendall, CEO
Visible Graphics, Inc.

**SDR-20178
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:

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.

SET DATE: 05/02/07

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:

TRUESDELL – APPROVED subject to conditions and adding the following condition:

– 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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 20 – VAC-19867

MOTION – Continued:

remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would or should cross any right of way or easement being vacated must be retained.

– 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 staff's request.

DOUG RANKIN, Planning and Development Department, expressed staff's support for this application.

BART ANDERSON, Public Works Department, explained a standard condition was inadvertently omitted from the staff reports and read it for the record.

WAYNE MAY, 2536 Tuskegee Street, appeared on behalf of the applicant and requested clarification of the added condition.

MR. ANDERSON explained that the condition allowed the City to retain an easement adjacent to the sidewalk for fire hydrants and street lights. He noted that this condition is a conventional easement that happens on all public streets behind the sidewalk and MR. MAY accepted the added condition.

CHAIRMAN DAVENPORT declared the Public Hearing open.

(7:10 – 7:13)

1-2501

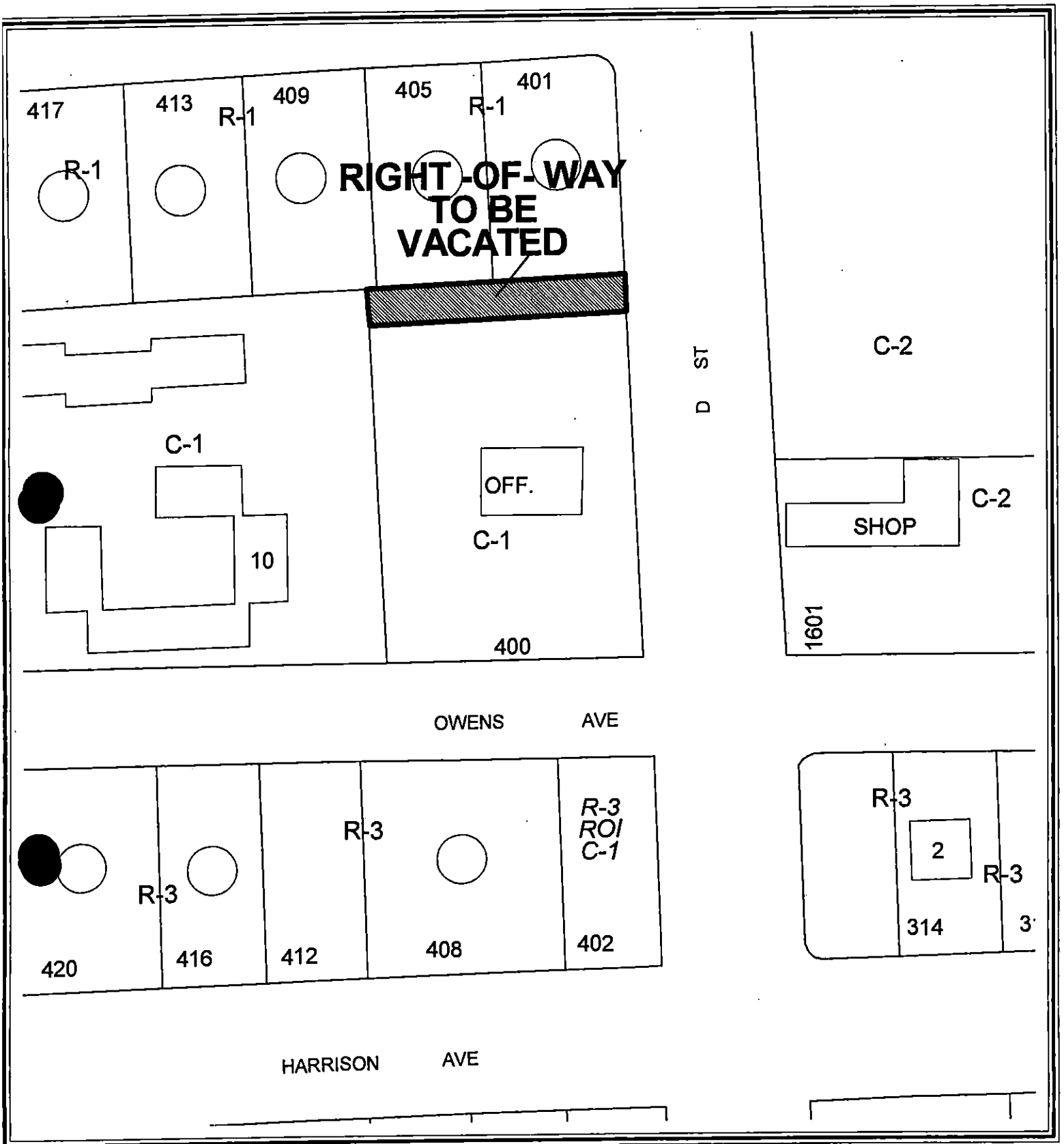
CONDITIONS:

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.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 20 – VAC-19867

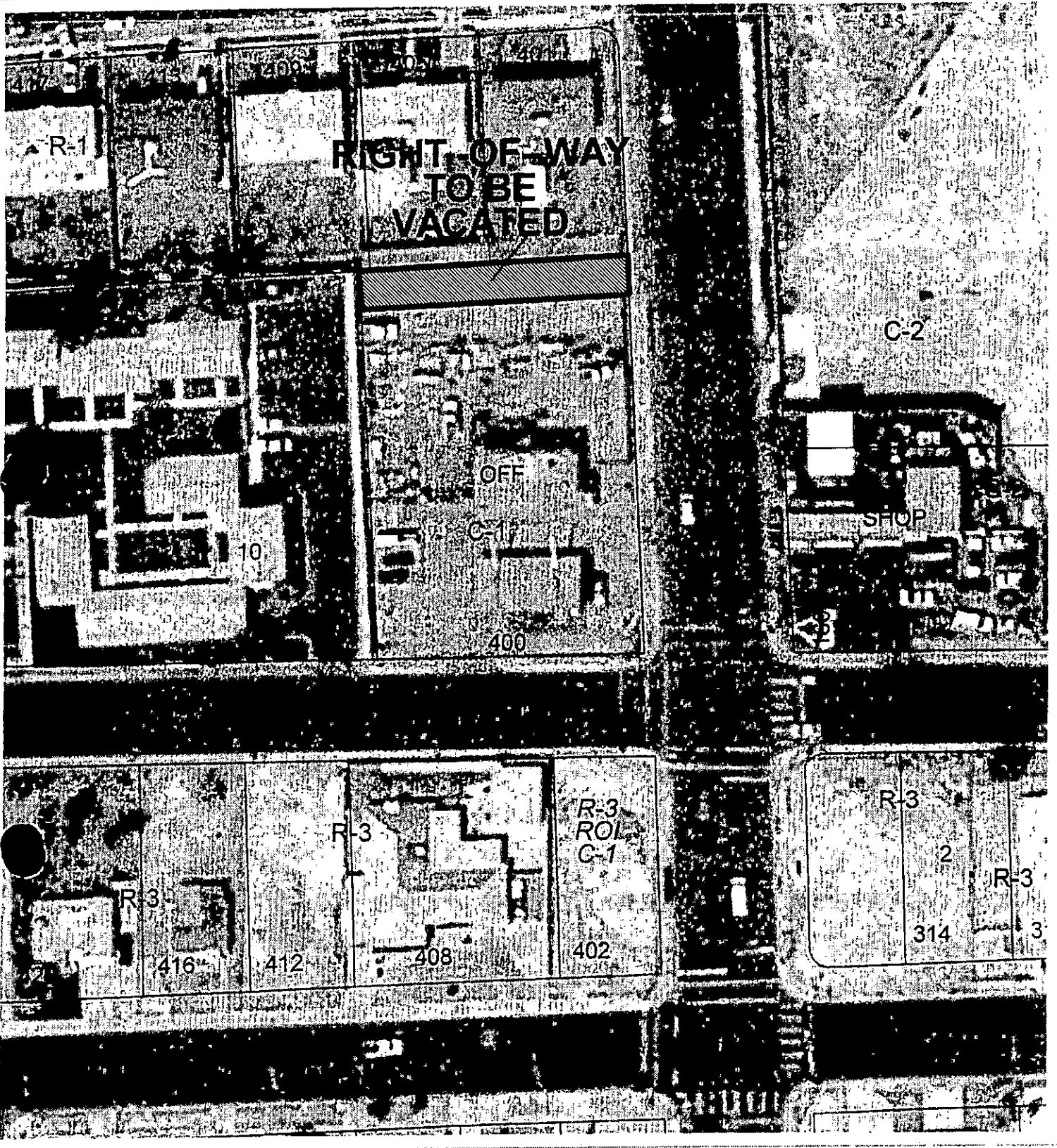
CONDITIONS – Continued:

3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as a 20 foot wide alley located west of "D" Street, north of Owens Avenue.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.



CASE: VAC-19867





CASE: VAC-19867

0 20 40 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-19867 - APPLICANT: LAS VEGAS CIVIL ENGINEERING
- OWNER: RUTHERFORD MCKINNEY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as a 20 foot wide alley located west of "D" Street, north of Owens Avenue.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

LHM

VAC-19867 - Staff Report Page One
 April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is 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.

EXECUTIVE SUMMARY

The applicant is requesting the vacation of an unpaved 20-foot wide, 129-foot long alley, as required by condition 15 of SDR-14769. This action is necessary to allow expansion of an existing office building.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bltg, etc.	
8/10/2006	The Planning Commission approved (SDR-14769) a request for a Site Development Plan Review for a proposed 1,792 square foot addition to an existing contractor business and a waiver of perimeter landscaping requirements on 0.51 acres at 400 West Owens Avenue
Pre-Application Meeting	
A Pre-application meeting is not required for this type of application nor was one held.	
Neighborhood Meeting	
A Neighborhood Meeting is not required for this type of application nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	Commercial	C
North	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Multi-Family	C (Commercial)	R-3 (Residential Estates)
East	Commercial	C (Commercial)	C-2 (General Commercial)
West	Multi-Family	C (Commercial)	C-1 (Limited Commercial)

VAC-19867 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
West Las Vegas Plan	Y		Y
Redevelopment Plan	Y		
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175')	Y		Y
Northwest Sector	Y		Y
Southwest Sector	Y		Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

The subject site is located within the Downtown Redevelopment Plan area and the West Las Vegas Plan. The site is designated for Commercial uses under the Land Use Category of C (Commercial Use). The Commercial Use designation allows for uses that are normally permitted within the O, SC, and GC designations.

DETAILS OF APPLICATION REQUEST

The above property is legally described as a twenty-foot (20') wide right-of-way (alley) west of D street, north of Owens Avenue and south of Leonard Avenue.

Said property being a portion of the south half (S½) of the southwest quarter (SW¼) of the Southwest quarter (SW¼) of the southeast quarter (SE¼) of Section 22, Township 20 South, Range 61 east, M.D.M..

ANALYSIS

A) Planning discussion

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

VAC-19867 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

B) Public Works discussion

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in a uniform right-of-way width as it will eliminate an unused alley.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since there is currently no traffic using this alley.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes since no other portion of the alley was ever dedicated.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review SDR-14769 shows the proposed vacated area as being incorporated into their site as a landscaped area and if left as right-of-way, would require an encroachment agreement.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-19867** APN: 139-22-403-003

Name of Property Owner: RUTHERFORD MCKINNEY

Name of Applicant: _____

Name of Representative: JOEY DEBLANKO

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: Rutherford McKinney

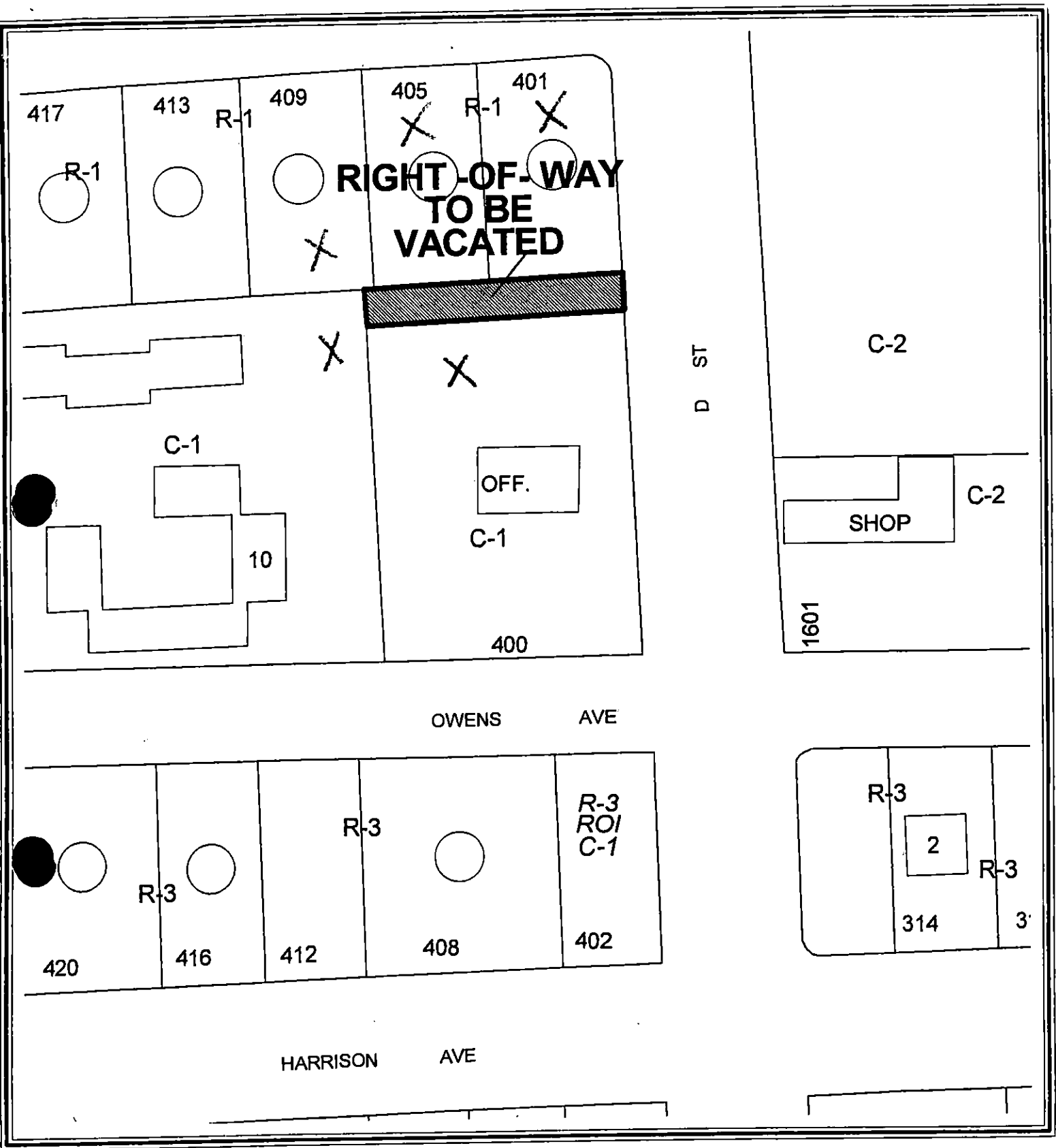
Print Name: Rutherford McKinney

Subscribed and sworn before me

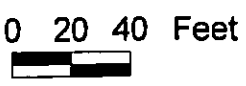
This 22 day of FEBRUARY, 2007

Notary Public in and for said County and State





CASE: VAC-19867



APN: 139-22-410-065

APN: 139-22-410-066

L = 129'

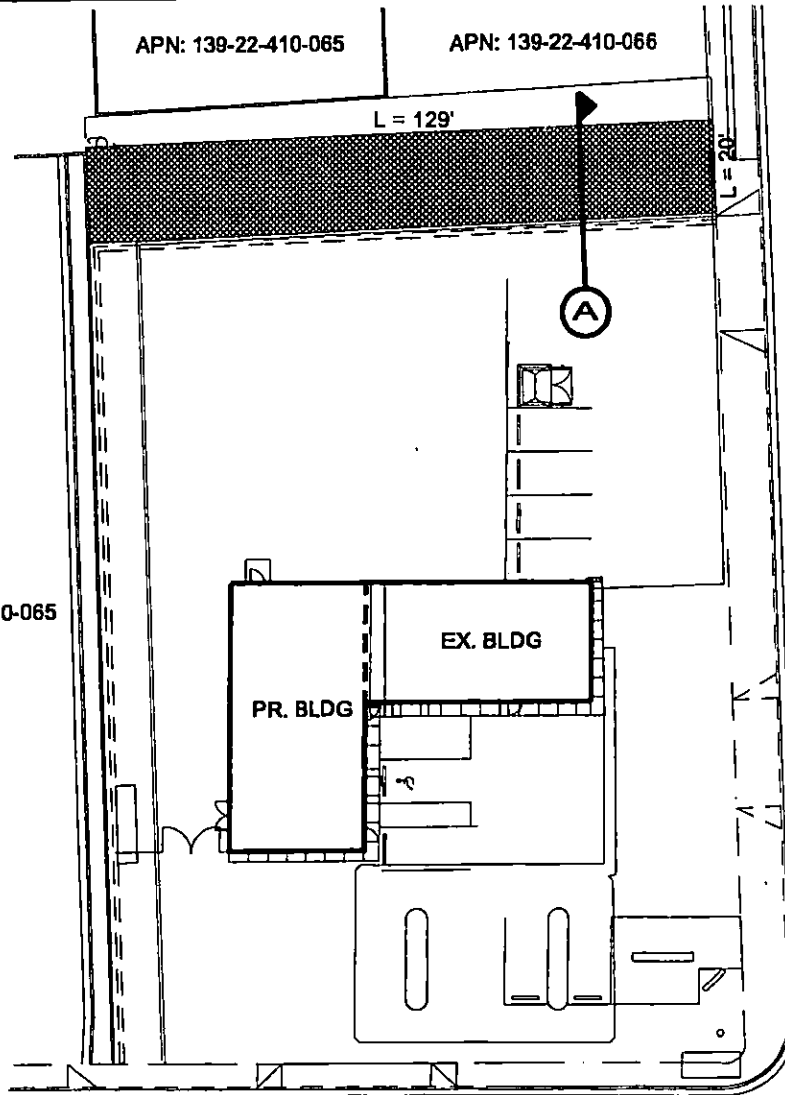
L = 20'

LEGEND



AREA TO BE VACATED
(2580 SF)

APN: 139-22-410-065



D Street
70' R/W
(PUBLIC STREET)



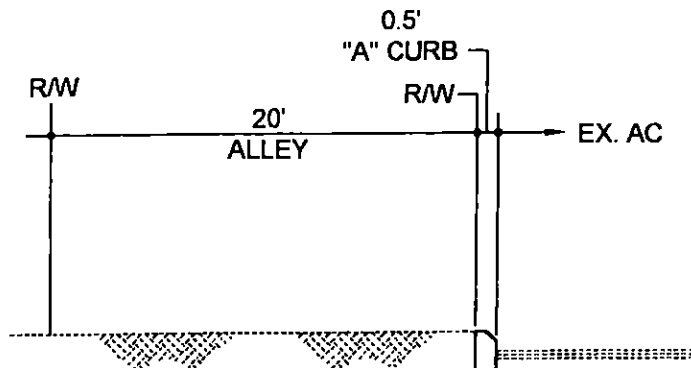
Owens Avenue
50' R/W
(PUBLIC STREET)

VACATION EXHIBIT

SCALE: 1"=30'

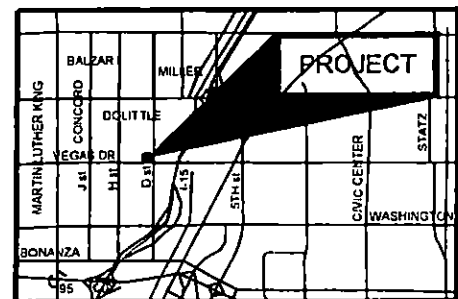
RECEIVED

FEB 13 2007



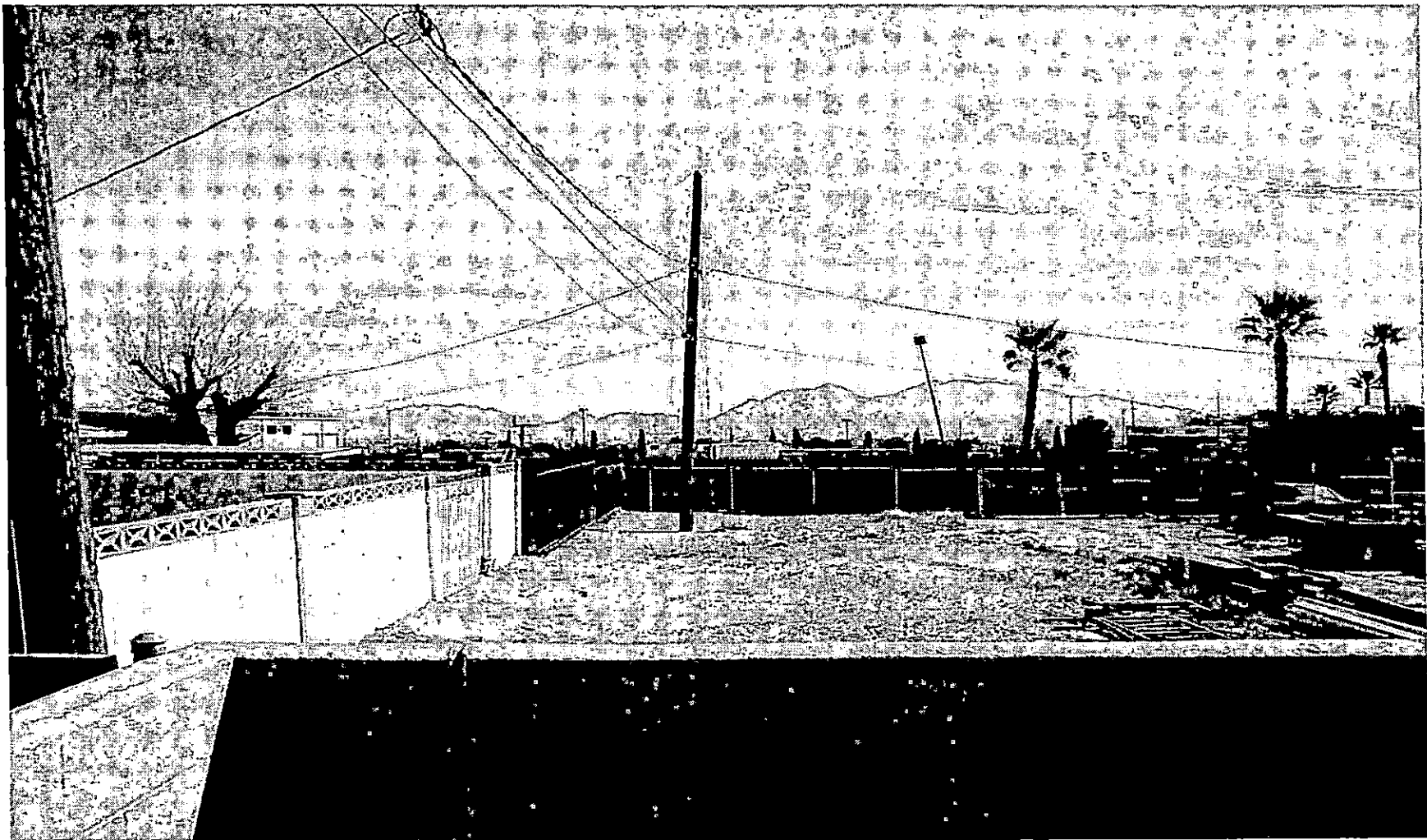
SECTION A

N.T.S.



VAC-19867

04/12/07 PC



VAC-19867 - APPLICANT: LAS VEGAS CIVIL ENGINEERING - OWNER: RUTHERFORD MCKINNEY
WEST OF D STREET, NORTH OF OWENS AVENUE AND SOUTH OF LEONARD AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/02/07

Tuesday, January 23, 2007

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 8901

Re: Justification of Vacation of Alley Way
APN 139-22-403-003



Dear Planning & Development:

Las Vegas Civil Engineering is assisting Rutherford McKinney with the vacation of the 20' Alley Way to the north of the above mentioned parcel. Rutherford McKinney is requesting this vacation as an effort in compliance with SDR-14769 item number 15. If additional information is required please contact our office at your convenience. We look forward to speaking with you following your review.

Sincerely,

Joey DeBlanco, P.E.

VAC-19867
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:

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

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS with EVANS excused

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 21-24.

DOUG RANKIN, Planning and Development Department, explained that this item had been held in abeyance to allow the applicant address landscaping issues. He noted the revised landscape plan has added the required landscaping along the north property line and pointed out the

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 21 – GPA-18776

MINUTES – Continued:

applicant is requesting to make two storage units part of the site plan. He recommended denial of the site plan and approval of the General Plan Amendment, the rezoning application and the Special Use Permit.

CARLOS AVE MARIA was present.

MR. RANKIN informed COMMISSIONER STEINMAN that a condition required that access to the street behind the property be removed and noted the site plan depicts landscaping along that portion of the property.

In response to further questioning by COMMISSIONER STEINMAN, BART ANDERSON, Public Works Department, explained that the City has no plans to construct the roadway to the rear of the subject property. He noted a condition requires half-street improvements adjacent to the site, but pointed out the street would remain unimproved to the east and west. MR. ANDERSON observed that half-street improvements should be encouraged as commercial development continues along Vegas Drive and reminded the Commissioners that they have the ability to change that condition if they feel it is inappropriate.

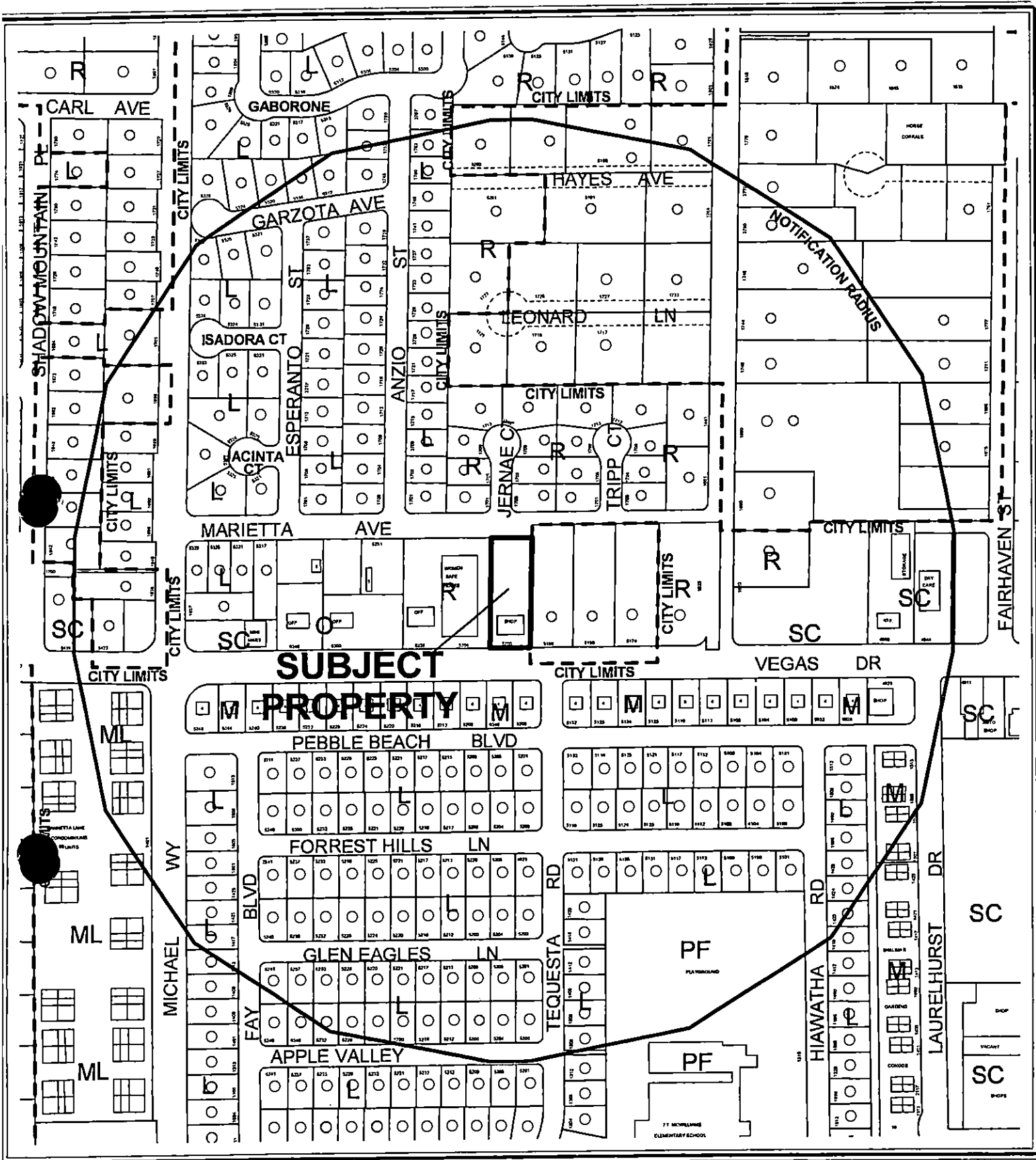
COMMISSIONER STEINMAN stated that requiring half-street improvements at this time would be inappropriate and supported allowing the applicant to defer improvements until the street to the west is also improved.

In response to COMMISSIONER GOYNES' inquiry, MR. AVE MARIA stated the property had been cleaned up and was up to City Code. MR. AVE MARIA also informed CHAIRMAN DAVENPORT that the County had required his eastern neighbor to clean up his property.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 21-24.

(7:13 – 7:22)

1-2681



CASE: GPA-18776

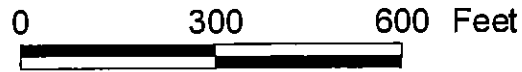
RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)





0 300 600 Feet

CASE: GPA-18776

RADIUS: 1000 FT

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

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-18776 - APPLICANT/OWNER: CARLOS
AVEMARIA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

GPA-18776 - Staff Report Page One
 April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

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

GPA-18776 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

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

Details of Application Request	
Site Area	
Net Acres	0.61

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

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

GPA-18776 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

ANALYSIS

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

The property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested.

FINDINGS

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

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

GPA-18776 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

In regard to "1":

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

In regard to "2":

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

In regard to "3":

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

In regard to "4":

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370

APPROVALS 1

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: CARLOS AVE MARIA

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?

✓ 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:

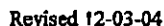
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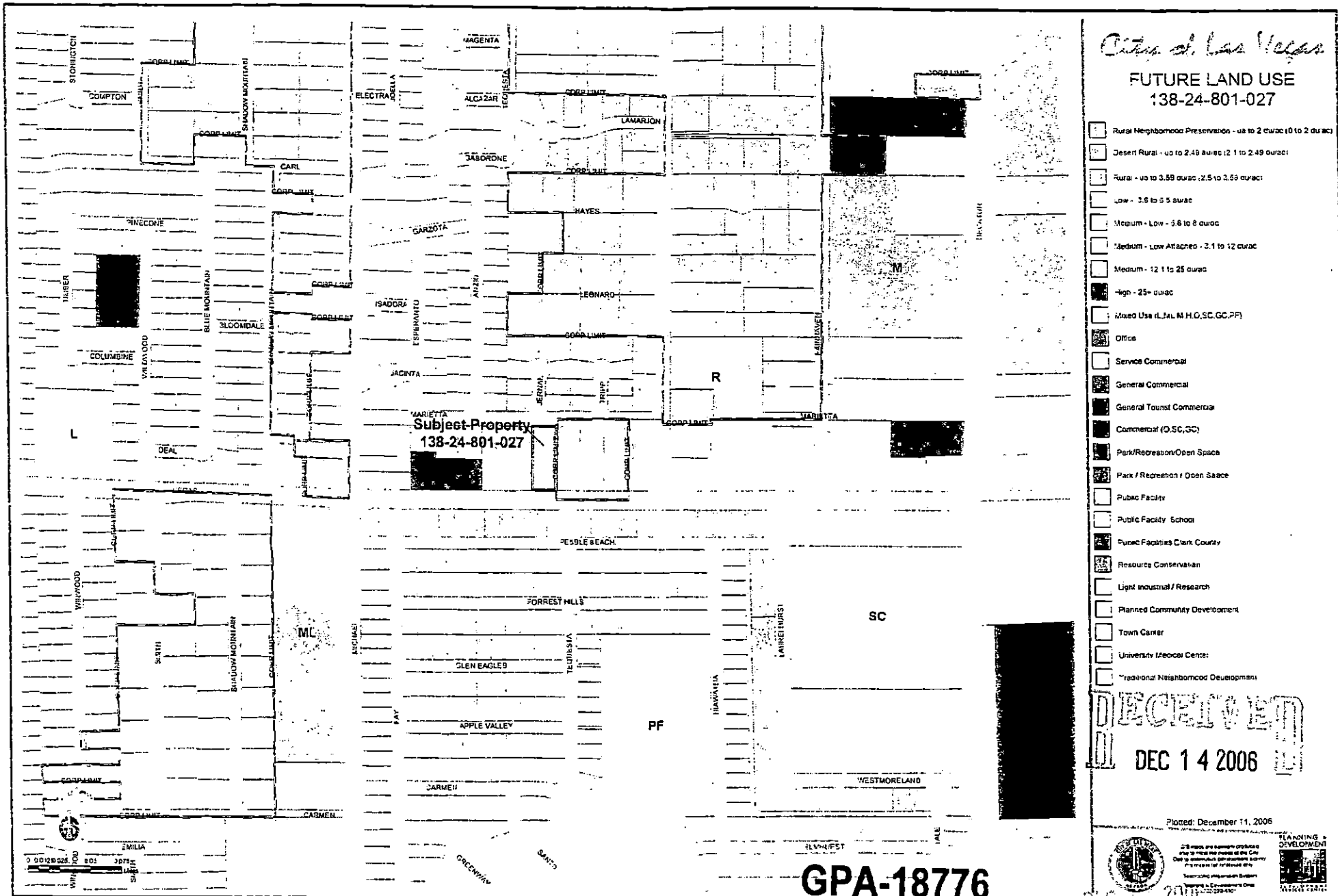
Carlos Avenaria

Subscribed and sworn before me

This 12 day of November, 2006

Notary Public in and for said County and State





MARIETTA AVENUE

01218 010000

GENERAL PLAN
EXISTING RURAL

UNIMPROVED
LAS VEGAS

INSTITUTIONAL USE

NECESSARY
STRUCTURES
TO REMAIN

18" LANDSCAPE FROM WALL (PROPOSED)

EXISTING GATE TO BE CLOSED

EXISTING WALL

JURISDICTION
LAS VEGAS

GENERAL PLAN
EXISTING RURAL

Existing Concrete R.O.

Total Forest Landscape Size: 41 Acres

ALL TO REMAIN WITH NO CHANGES

29'
9'
8' 10' 16'

30' ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL
STRUCTURE TO REMAIN THE SAME NO CHANGES

EXISTING
CEMENTED PAVING

Existing Concrete R.O.

EXISTING GATE

TRASH 17' ENCLOSURE

4' SIDE WALK

Proposed C.

UNIMPROVED
DOWNTOWN

UNIMPROVED
DOWNTOWN

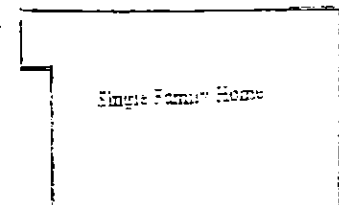
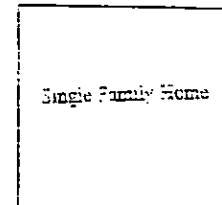
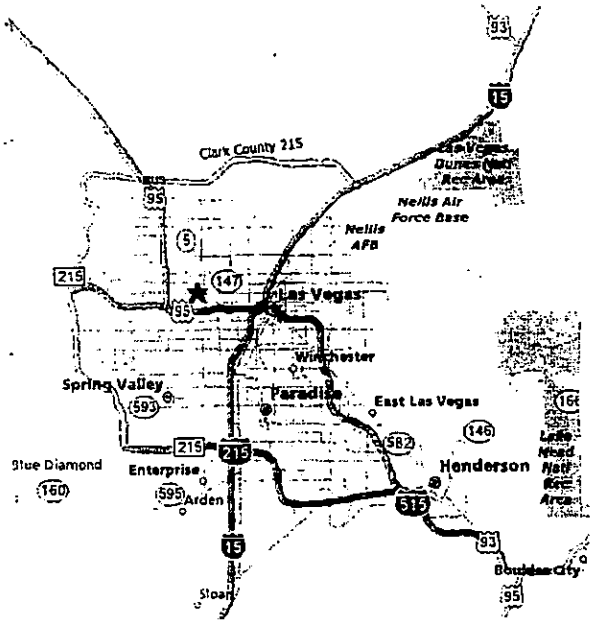
GENERAL PLAN
EXISTING RURAL

SITE INFORMATION

Parcel Area	1.40 Acres
Site Area	1.40 Acres
Lot Coverage	8.30%
Parking required	1200 SF
Parking Provided	1200 SF
HIC required	1200 SF
HIC provided	1200 SF
Set Backs:	
Front	10'
Rear	10'
Side West	10'
Side East	10'

Lot Coverage	8.30%
Side West	10'
Side East	10'

Set Backs:	
Front	10'
Rear	10'
Side West	10'
Side East	10'



RECEIVED
MAR 28 2007

VEGAS DRIVE



GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

NORTH

SITE PLAN
LANDSCAPE
Scale Size

DATE



JUSTIFICATION LETTER

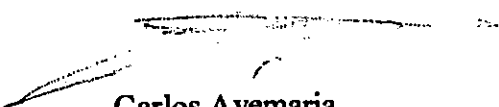
March 27, 2007

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

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

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108. This letter is to identify the changes proposed in respects of the site development plan review done by the planning and Development Department. In accordance with the requirements for this property to become C-1 we are doing the following changes. We are blocking an existing gate that is in the back wall of the property to not have access from the back of the property (Marietta Street) to the inside of the property. We are planting 5 trees 8' from the back wall to satisfy the 8' buffer in the back of the property to meet the requirements from the site plan review. We also have two accessories structures that we use to stock all of our parts that we need to be able to operate our business properly. If there is any questions or concerns please do not hesitate to call me at the following number (702) 491-7076.

Sincerely yours,


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

GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

RECEIVED
MAR 28 2007



JUSTIFICATION LETTER

December 12, 2006

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

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

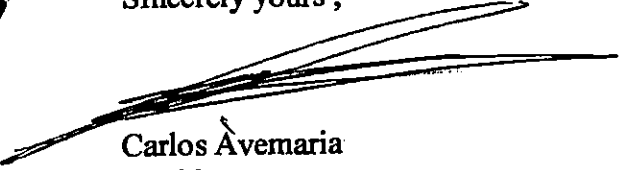
My name is Carlos Avemaria, I am the property owner located at 5200 Vegas drive, Las Vegas, Nevada 89108. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location which brought up to my attention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

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

GPA-18776
04/12/07 PC

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

Sincerely yours ,



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

GPA-18776
04/12/07 PC

Telephone Protest/Approval Log

Meeting Date: 1/25/07

Case Number: GPA 18776

Date: 1/24/07
Name: Diana Albiston
Address: 1721 Leonard
Phone: 338-3670
☐ PROTEST ☐ APPROVE
* See attachment

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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

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

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

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

Thank you



**GENERAL PLAN
AMENDMENT**

CASE NUMBER: GPA-18776

Existing General Plan Category: R - RURAL DENSITY RESIDENTIAL

Proposed General Plan Category: SC (SERVICE COMMERCIAL)

Public Hearing Information

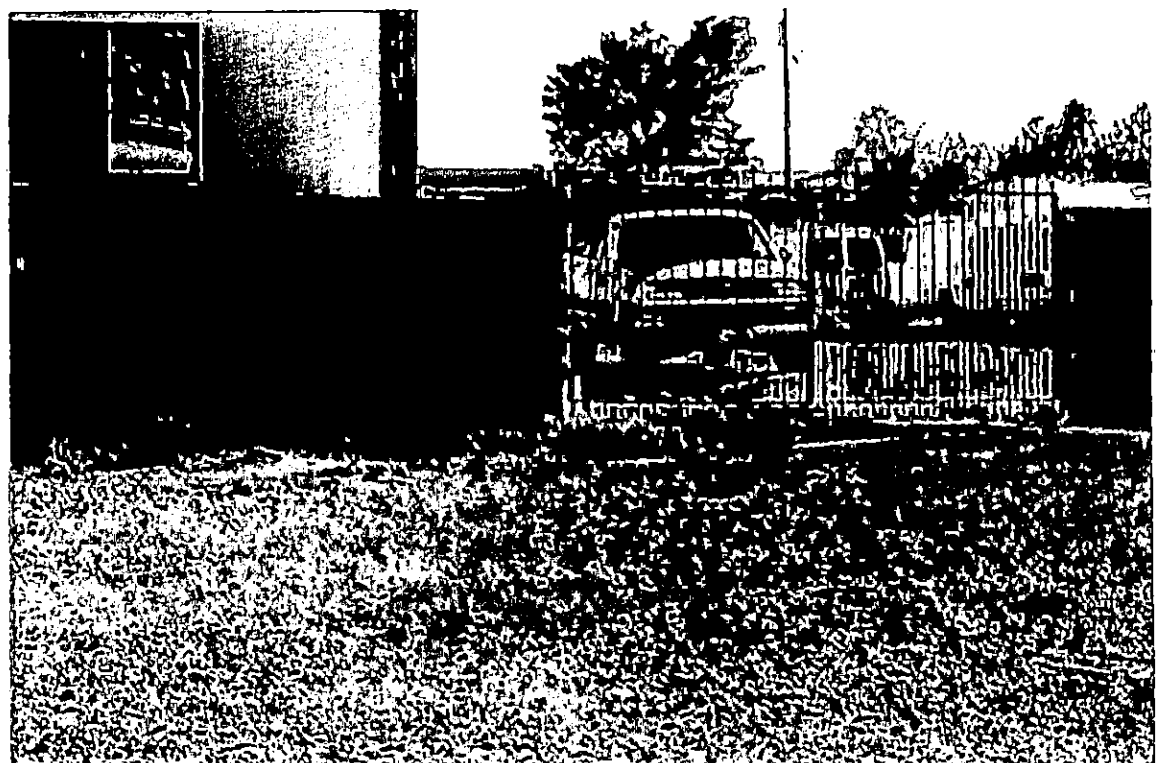
TIME: 6:00 PM

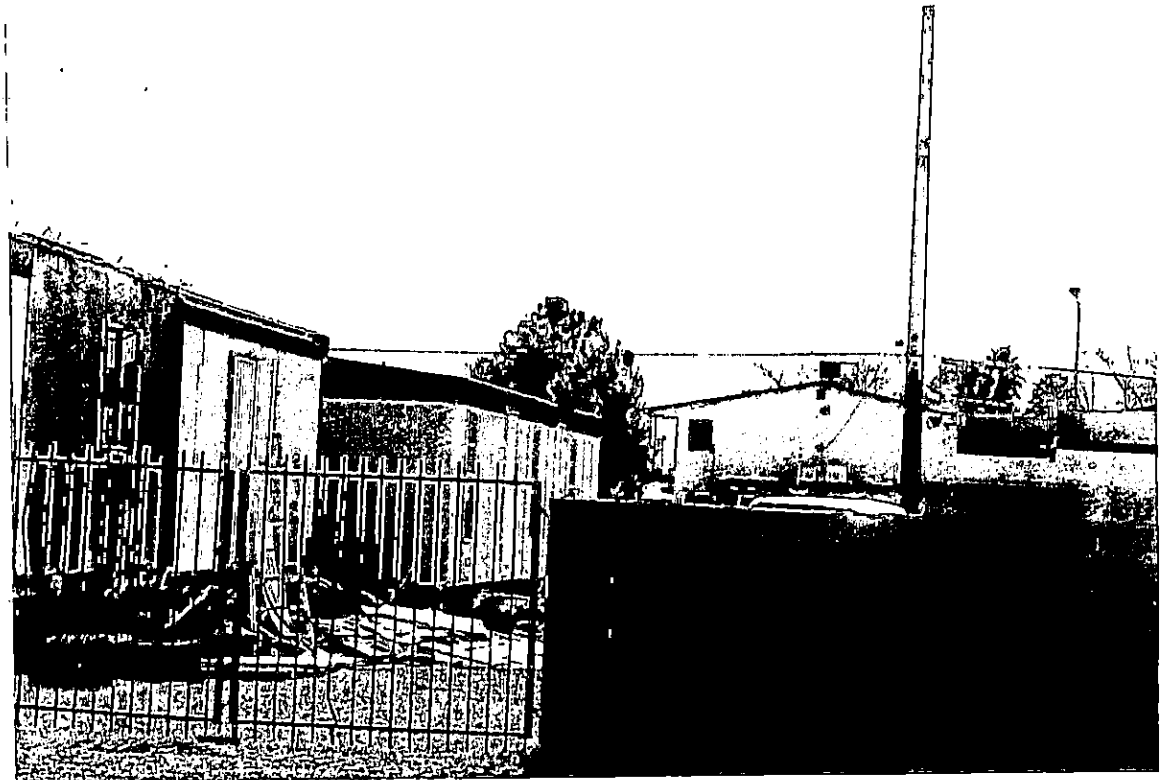
DATE: JANUARY 25, 2007

MEETING: Planning Commission

LOCATION: Council Chambers
City Hall
400 Stewart Ave.

For information call:
City of Las Vegas Planning & Development Dept.
at 222-0300; TDD 390 9106





February 27, 2007

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

Attn: John Korkosz

Dear Mr. Korkosz:

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

Yours truly,

Mary Alice Vaughn

owner: 5174 Vegas Drive
Las Vegas NV, 89108

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

A

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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.

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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 – UNANIMOUS with EVANS excused

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

MINUTES:

See Item 21 for related discussion.

(7:13 – 7:22)
1-2681

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-18776) to a SC (Service Commercial) land use designation approved by the City Council.

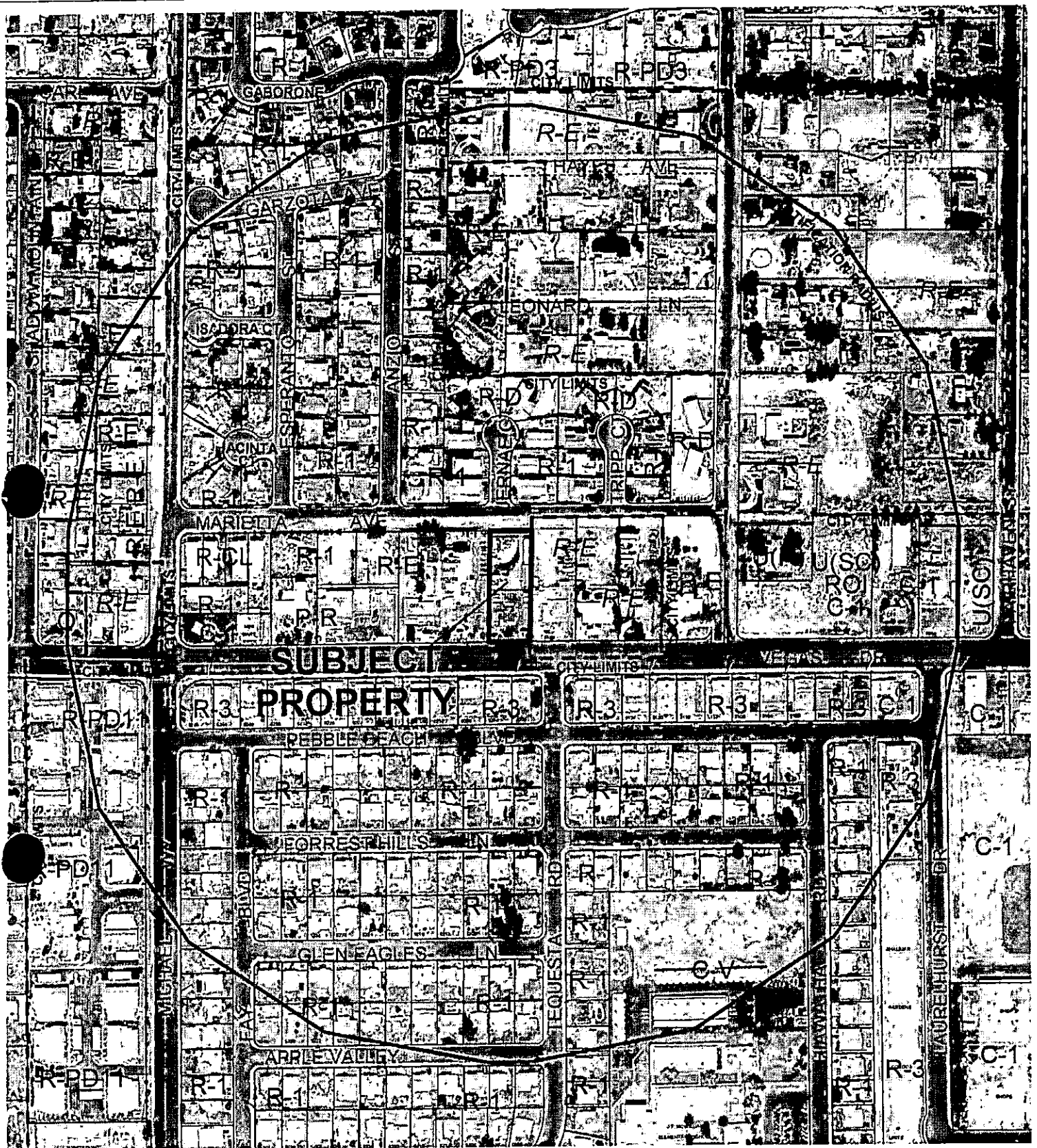
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 22 – ZON-18773

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-19330) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and the "Vegas Drive, Michael Way to Rancho Drive" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
5. Construct half-street improvements including appropriate transition paving on Marietta Avenue adjacent to this site concurrent with on-site development activities.
6. Remove and replace all substandard public street improvements, if any, adjacent to this site on Vegas Drive and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
7. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.



CASE: **ZON-18773**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE) AND R-D (SINGLE FAMILY-RESTRICTED)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-18773 - APPLICANT/OWNER: CARLOS AVE MARIA**

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

1. A General Plan Amendment (GPA-18776) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-19330) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and the "Vegas Drive, Michael Way to Rancho Drive" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
5. Construct half-street improvements including appropriate transition paving on Marietta Avenue adjacent to this site concurrent with on-site development activities.
6. Remove and replace all substandard public street improvements, if any, adjacent to this site on Vegas Drive and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
7. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

ZON-18773 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

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

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

BACKGROUND INFORMATION

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

ZON-18773 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

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

Details of Application Request	
Site Area	
Net Acres	0.61

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

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

ZON-18773 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The applicant has requested a Rezoning from O (Office) and R-D (Single Family - Residential Restricted) to a C-1 (Limited Commercial) District. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

The property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested. As this development proposal is located on the periphery of residential neighborhoods, and Vegas Drive is a secondary collector, it is compatible with the surrounding land uses and zoning districts.

In addition to the rezoning, the applicant has requested additional applications. The applicant has requested a General Plan Amendment (GPA-18776) to SC (Service Commercial). A Special Use Permit (SUP-18774) has been requested as the proposed Building Maintenance Service and Sales use in a C-1 (Limited Commercial Zone) requires one.

FINDINGS

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

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

The proposed C-1 (Limited Commercial) zone would be in conformance with the proposed SC (Service Commercial) General Plan Amendment (GPA-18776).

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

The C-1 (Limited Commercial) zoning district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. As this development proposal is located on the periphery of residential neighborhoods and Vegas Drive is a Secondary Collector as designated by the Master Plan Streets and Highways, it is compatible with the surrounding land uses and zoning districts.

ZON-18773 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

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

The growth and development factors indicate a need for commercial development. The property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested.

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

Vegas Drive is an 80-foot wide Secondary Collector as designated by the Master Plan Streets and Highways which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370 [Mailed with SUP-18774 and SDR-19330]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18773** APN: 138-24-801-027

Name of Property Owner: Charles Avignone

Name of Applicant: Carlos Auerbach

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

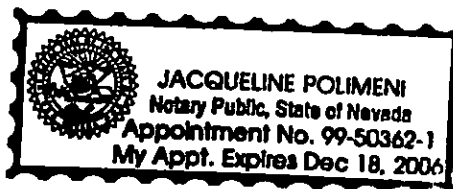
Print Name:

Carlos Auzmaziá

Subscribed and sworn before me

This 12 day of December, 2006

Notary Public in and for said County and State



MARIETTA AVENUE

GENERAL PLAN
EXISTING RURAL

UPPER
SECTION
1/2 ACRES

18' LANDSCAPE FROM WALL (PROPOSED)

EXISTING GATE TO BE CLOSED

EXISTING WALL

GENERAL PLAN
EXISTING RURAL

Existing Coning A-C

Total Parcel Shaded Green 1/2 ACRES

LAND TO REMAIN EXISTING CHANGES

ACCESSORY
STRUCTURES
TO REMAIN

20'
9'
8' 20' 18'

30'
GENERAL PLAN
EXISTING RURAL
STRUCTURE TO REMAIN THE SAME NO CHANGES

EXISTING
REMENTED PARKING

Existing Coning A-C

EXISTING GATE

TRASH 17'
ENCLOSURE

4' SIDE WALK

Proposed 10' 17' 20'

UPPER
SECTION
1/2 ACRES

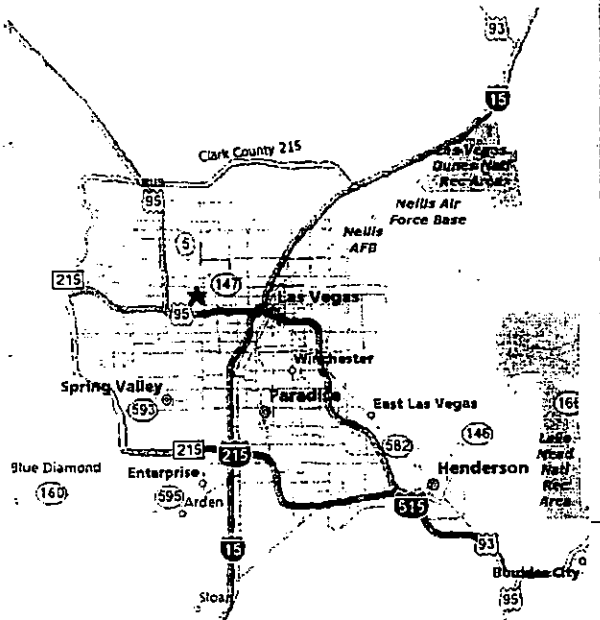
UPPER
SECTION
1/2 ACRES

GENERAL PLAN
EXISTING RURAL

SITE INFORMATION

Parcel Area	1/2 ACRES
Side Area	15-88'
Lot Coverage	0.30%
Parking required	1000sf 61
Parking Provided	14
HC required	1
HC provided	1
Set Backs	
Front	10'
Side	10'
Side (west)	10'
Side (east)	10'

Lot Coverage	0.30%
Side Area	15-88'
Side (west)	10'
Side (east)	10'



Single Family Home

Single Family Home

RECEIVED

MAR 26 2007 20

VEGAS DRIVE

GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

NORTH

SITE PLAN
LANDSCAPE
SCALE SIZE

DATE

EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

(LAND TO REMAIN "AS IS". NO CHANGES)

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

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

EXISTING
CEMENTED PARKING

Existing Zoning - "O"

EXISTING GATE

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

Shaded area
Landscape

GENERAL PLAN
EXISTING RURAL

Zone - R-E

Single Family Home

SITE INFORMATION

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

Lot Coverage:

1548' / .61acres

1548' / 26,571.6' = .058 = 5.8%

ZON-18773
04/12/07 PC

Single Family Home

RECEIVED
DEC 14 2006

PARCEL NUMBER
138-24-801-027

ADDRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA

COUNTY
CLARK

CARIC



JUSTIFICATION LETTER

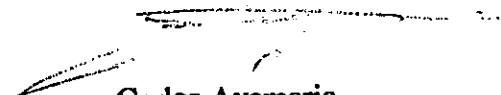
March 27, 2007

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

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

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108. This letter is to identify the changes proposed in respects of the site development plan review done by the planning and Development Department. In accordance with the requirements for this property to become C-1 we are doing the following changes. We are blocking an existing gate that is in the back wall of the property to not have access from the back of the property (Marietta Street) to the inside of the property. We are planting 5 trees 8' from the back wall to satisfy the 8' buffer in the back of the property to meet the requirements from the site plan review. We also have two accessories structures that we use to stock all of our parts that we need to be able to operate our business properly. If there is any questions or concerns please do not hesitate to call me at the following number (702) 491-7076.

Sincerely yours,


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

GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

RECEIVED
MAR 28 2007



JUSTIFICATION LETTER

December 12, 2006

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

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

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

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

ZON-18773
04/12/07 PC

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

Sincerely yours ,



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

ZON-18773
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:

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.

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter by Nicandro Gallegos

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with EVANS excused

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

MINUTES:

See Item 21 for related discussion.

(7:13 - 7:22)

1-2681

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 23 – SUP-18774

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18773) and Site Development Plan Review (SDR-19330) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
4. Outside storage shall be screened from view from adjacent properties and streets.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-18774 - APPLICANT/OWNER: CARLOS
AVEMARIA**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18773) and Site Development Plan Review (SDR-19330) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
4. Outside storage shall be screened from view from adjacent properties and streets.

SUP-18774 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an existing Building Maintenance Service and Sales establishment at 5200 Vegas Drive. The subject site contains an existing building; however the Building Maintenance Service and Sales use requires a Special Use Permit. The site is physically suitable for this proposed use; therefore, staff recommends approval.

A related General Plan Amendment (GPA-18776), Rezoning (ZON-18773), and Site Development Plan Review (SDR-19330) will be considered concurrently.

BACKGROUND INFORMATION

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

SUP-18774 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

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

Details of Application Request	
Site Area	
Net Acres	0.61

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

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

SUP-18774 - Staff Report Page Three
 April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

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

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

Pursuant to Title 19.12, the following standards apply:

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

**Waivers have been requested.*

SUP-18774 - Staff Report Page Four
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	
Building Maintenance and Supply Establishment	1,548 SF	1/300 GFA	5	1	13	1	Y
TOTAL			6		14		Y

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

ANALYSIS

The proposed Building Maintenance Service and Sales establishment use is allowed with the approval of a special use permit in the C-1 (Service Commercial) zoning district. Building Maintenance Service and Sales is defined in Title 19 as a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use. There is one base condition for approval of a Special Use Permit for a Building Maintenance Service and Sales establishment. The condition states that outside storage shall be screened from view from adjacent properties and streets.

This is an existing office development that was annexed into the City of Las Vegas from Clark County in 10/01/03. The office was operating as a Building Maintenance Service and Sales establishment without proper zoning and permits. The applicant is proposing to acquire the appropriate permits and approvals to legally operate a Building Service and Sales establishment.

SUP-18774 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

The proposed Building Maintenance Service and Sales use requires six parking spaces, including one handicap accessible space. The submitted site plan indicates 13 parking spaces will be provided, including the one handicap space depicted as van accessible. Therefore, the site exceeds Title 19 parking standards.

The proposed C-1 (General Commercial) zoning on the site is appropriate for this use and compatible with other commercial uses along Vegas Drive. Staff is recommending approval of this application. However, staff is recommending denial of companion Site Development Plan Review (SDR-19330), due to the applicant's request for waivers to the code requirements for perimeter landscape buffer widths, materials and parking lot landscaping.

FINDINGS

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

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

Although there is residential to the north and east of the property, the property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested. As this development proposal is located on the periphery of residential neighborhoods and Vegas Drive is a secondary collector, it is compatible with the surrounding land uses and zoning districts.

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

The subject site contains an existing building; however the Building Maintenance Service and Sales use requires a Special Use Permit. The site is physically suitable for this proposed use.

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

The site gains access to Vegas Drive, an 80-foot secondary collector as designated by the Master Plan Streets and Highways. These roadways will be adequate to meet the demand of the uses on the site.

SUP-18774 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

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

The businesses on the subject site are routinely inspected for compliance to applicable codes; therefore, the public health, safety, and general welfare will be safeguarded.

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

The use meets the applicable condition for the Building Maintenance Service and Sales use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370 [Mailed with ZON-18773 and SDR-19330]

APPROVALS 0

PROTESTS 1



MARKETTA AVENUE

VEGAS DRIVE

GENERAL PLAN
EXISTING RURAL

INSTITUTIONAL USE

INSTITUTIONAL USE

ACCESSORY
STRUCTURES
TO REMAIN

18.5' LANDSCAPE FROM WALL (PROPOSED)

EXISTING GATE TO BE CLOSED

EXISTING WALL

GENERAL PLAN
EXISTING RURAL

Existing Existing R.O.

Total Parcel Dimensions: 600' x 100'

WHERE TO REMAIN: NO CHANGES

39' 9' 18'

PROPOSED C.

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

EXISTING
TEMPORARY PARKING

Existing Existing R.O.

EXISTING GATE

TRASH: 17' ENCLOSURE

4' SIDE WALK

Single Family Home

Single Family Home

RECEIVED
MAR 28 2007

VEGAS DRIVE

GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

NORTH

SITE PLAN
LANDSCAPE 2
Scale: 1" = 100'

DATE

DATE: 04/12/07

PROJECT: 18776

ADDRESS: 18776

CITY: LAS VEGAS

EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

(LAND TO REMAIN "AS IS". NO CHANGES)

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL

(STRUCTURE TO REMAIN THE SAME, NO CHANGES)

EXISTING
CEMENTED PARKING

Existing Zoning - "O"

Exit 52' EXISTING GATE

Exit

Proposed C-1

GENERAL PLAN DESIGNATION

PROPOSED SERVICE COMMERCIAL

Shaded area
Landscape

GENERAL PLAN
EXISTING RURAL

Zone - R-E

Single Family Home

SITE INFORMATION

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

Lot Coverage:

1548' / .61acres

1548' / 26,571.3' = .058 = 5.8%

Single Family Home

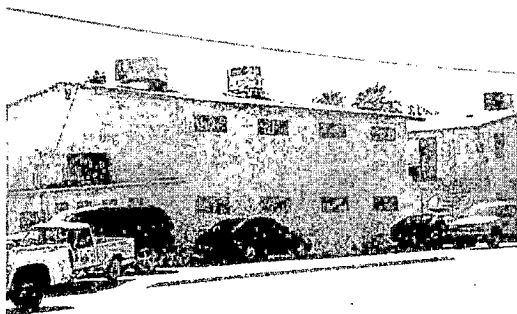
SUP-18774
04/12/07 PC

RECEIVED
DEC 14 2006

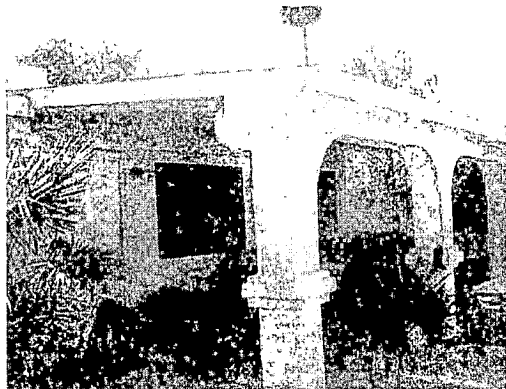
CARLOS
PARCEL NUMBER
138-24-801-027
ADDRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA
COUNTY
CLARK

5300 6630 2014

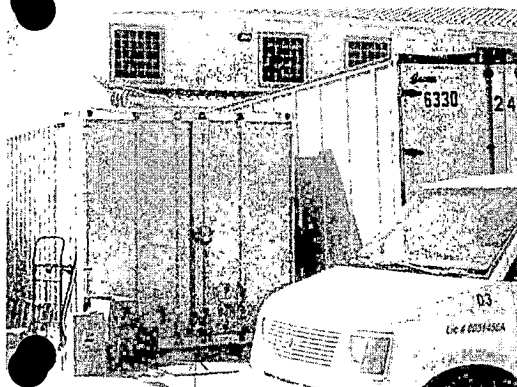
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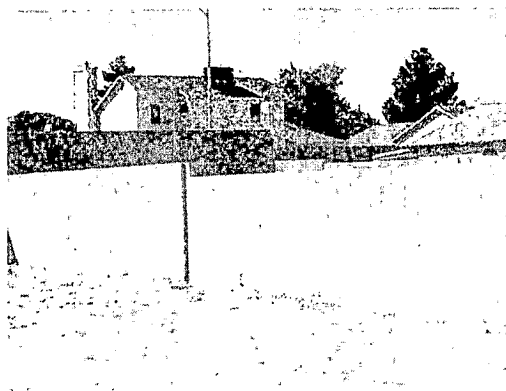
ACCESS OFFICE



BACK OF CHURCH



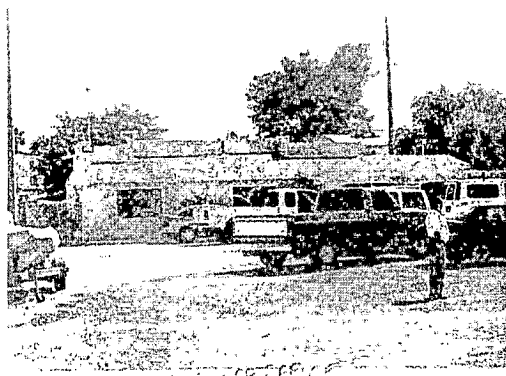
INDUSTRIAL 10-TR 635



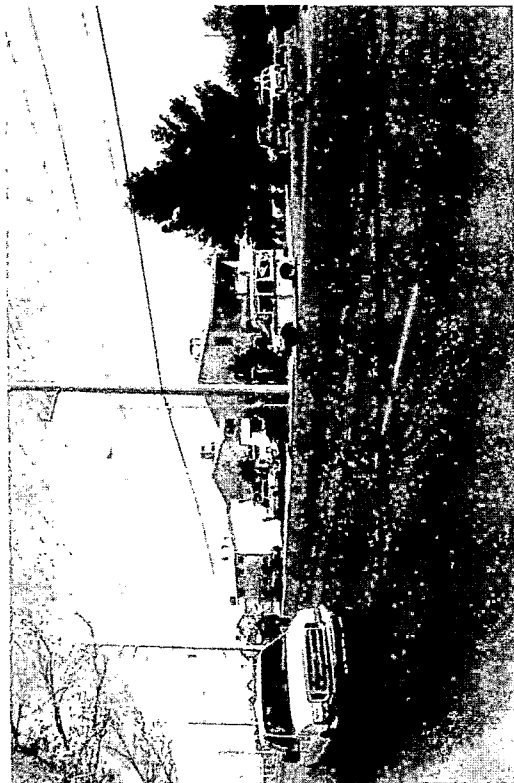
WALL 1 - ENR OF CHURCH



WALL 1 - ENR OF CHURCH



WALL 1 - ENR OF CHURCH



Ross St.

NOT
CHINESE



front view (Vegas Dr)



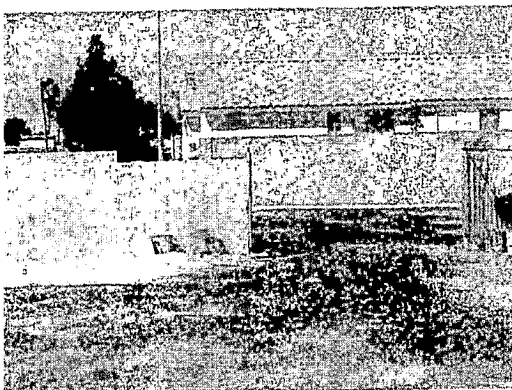
OFFICE AND BUILDINGS
NEXT TO IT.



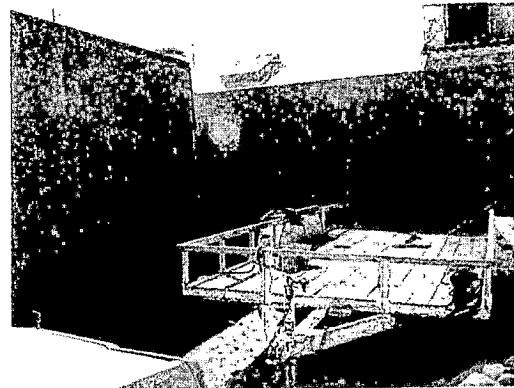
BUSINESSES NEXT TO OFFICE



OUR COMPANY VEHICLE PARKED IN BACK OF
OFFICE



BACK GATE



TRAILER USED TO
PARKED IN



JUSTIFICATION LETTER

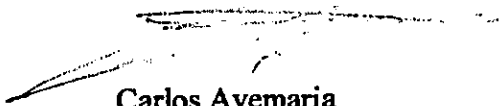
March 27, 2007

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

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

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108. This letter is to identify the changes proposed in respects of the site development plan review done by the planning and Development Department. In accordance with the requirements for this property to become C-1 we are doing the following changes. We are blocking an existing gate that is in the back wall of the property to not have access from the back of the property (Marietta Street) to the inside of the property. We are planting 5 trees 8' from the back wall to satisfy the 8' buffer in the back of the property to meet the requirements from the site plan review. We also have two accessories structures that we use to stock all of our parts that we need to be able to operate our business properly. If there is any questions or concerns please do not hesitate to call me at the following number (702) 491-7076.

Sincerely yours,


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

GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

RECEIVED
MAR 28 2007



JUSTIFICATION LETTER

December 12, 2006

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

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

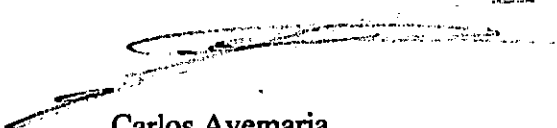
My name is Carlos Avemaria, I am the property owner located at 5200 Vegas drive, Las Vegas, Nevada 89108. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location which brought up to my attention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

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

SUP-18774
04/12/07 PC

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

Sincerely yours ,



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

SUP-18774
04/12/07 PC

DO YOU WANT VEGAS DRIVE TO BECOME COMMERCIAL?

BY MARCH 7, PROTEST REZONING 5200 VEGAS
DRIVE TO COMMERCIAL **SUP-18774**

YOU CAN PHONE, FAX, OR MAIL YOUR PROTEST.

CONTACT CURRENT PLANNING

PHONE 229-6301

FAX 474-0352

MAIL

CURRENT PLANNING

731 SOUTH FOURTH STREET

LAS VEGAS 89101

RE	CITY OF LAS VEGAS PLANNING COMMISSION MEETING MARCH 8, 2007 6 PM CITY COUNCIL CHAMBERS
CASE	SUP-18774
ADDRESS	5200 VEGAS DRIVE
CURRENT ZONING	O OFFICE AND R-D SINGLE FAMILY RESTRICTED
PROPOSED ZONING	C-1 LIMITED COMMERCIAL

I HEREBY **PROTEST** PROPOSED REZONING SUP-18774 TO C-1
COMMERCIAL.

NAME	NICANDRO Gallegos
ADDRESS	1701 Jernae Ct. Las Vegas NV. 89108
PHONE	(702) 631-6754

ITEM # 10
CASE # SUP-18774
PC MTG 3-8-07

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 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 **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS excused and DUNNAM voting NO

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

MINUTES:

See Item 21 for related discussion.

(7:13 – 7:22)

1-2681

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 24 – SDR-19330

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18923), and Special Use Permit (SUP-18774) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 03/28/07 and building elevations, date stamped 01/22/07.
4. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a zero-foot perimeter landscape buffer along the east and a portion of the west side yards where eight feet is required.
5. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a four foot perimeter landscape buffer along the front yard where 15 feet is required.
6. A Waiver from Title 19.12.040B Landscape, Wall and Buffer Standards is hereby approved to allow 13 trees where 34 trees are required
7. A Waiver from Title 19.10.010 J11 Parking, Loading, and Traffic Standards is hereby approved, to allow zero parking lot finger where two parking lot fingers are required.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the following changes. The trash enclosure shall be located a minimum of 50 feet from any property line of a protected property in accordance with 19.08.060G. The two accessory structures located in the undeveloped rear yard shall be located eight feet from the side yard setback in accordance with Title 19.08 setback standards for accessory structures.
9. This applicant shall pave the rear yard to be in conformance with material acceptable to the Clark County Air Quality management office.
10. The applicant shall remove the gate on the rear property line, replacing and enclosing it with material matching the existing block wall.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 24 – SDR-19330

CONDITIONS – Continued:

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

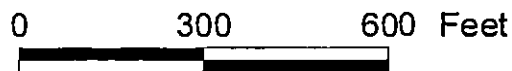
Public Works

19. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Vegas Drive.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 24 – SDR-19330

CONDITIONS – Continued:

20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
22. Site development to comply with all applicable conditions of approval for ZON-18773 and all other site-related actions.



**PROPOSED 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: ABEYANCE - SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA**

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

1. Conformance to the conditions for Rezoning (ZON-18923), and Special Use Permit (SUP-18774) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 03/28/07 and building elevations, date stamped 01/22/07.
4. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a zero-foot perimeter landscape buffer along the east and a portion of the west side yards where eight feet is required.
5. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a four foot perimeter landscape buffer along the front yard where 15 feet is required.
6. A Waiver from Title 19.12.040B Landscape, Wall and Buffer Standards is hereby approved to allow 13 trees where 34 trees are required
7. A Waiver from Title 19.10.010 J11 Parking, Loading, and Traffic Standards is hereby approved, to allow zero parking lot finger where two parking lot fingers are required.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the following changes. The trash enclosure shall be located a minimum of 50 feet from any property line of a protected property in accordance with 19.08.060G. The two accessory structures located in the undeveloped rear yard shall be located eight feet from the side yard setback in accordance with Title 19.08 setback standards for accessory structures.

JM

SDR-19330 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

9. This applicant shall pave the rear yard to be in conformance with material acceptable to the Clark County Air Quality management office.
10. The applicant shall remove the gate on the rear property line, replacing and enclosing it with material matching the existing block wall.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

SDR-19330 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

Public Works

19. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Vegas Drive.
20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
22. Site development to comply with all applicable conditions of approval for ZON-18773 and all other site-related actions.

SDR-19330 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 1,548 square-foot office development with a Waiver to allow no 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.

The northern half is undeveloped with two storage containers located approximately 130 feet from the north property line. A condition has been added to move the containers eight feet from the side setback to meet Title 19.08 setback standards for accessory structures.

Although the proposed use would be compatible with others in the immediate area, the multiple deviations from standards indicate that the applicant is intending to overbuild the site. Therefore, denial is recommended.

BACKGROUND INFORMATION

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

SDR-19330 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Neighborhood Meeting	
01/02/07	A neighborhood meeting was held at 5:30 PM at Buenos Aires Air, 5200 Vegas Drive. Seven members of the public attended. The business has been operating business for two years at the site. Questions mentioned at the meeting pertained to the following: • Wall • Access to Marietta • Chemical storage • The storage of heavy equipment would only be vans • Hours of operation are 7:00 AM to 5:00 PM, 10 employees • Trailers to be removed and no on-site manufacturing.
Details of Application Request	
Site Area	
Net Acres	0.61

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

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

SDR-19330 - Staff Report Page Three
 April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

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

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

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Zero Trees	N*
Buffer:				
Min. Trees	1 Trees/20 Linear Feet	34 Trees	13 Trees	N*
TOTAL		36 Trees	13 Trees	N*
Min. Zone Width (Right-of-way) Front Yard	15 Feet		4 Feet	N*
Min. Zone Width (Right-of-way) Rear Yard	15 Feet		15 Feet	Y
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		8 Feet	Y

**Waivers have been requested.*

SDR-19330 - Staff Report Page Four
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	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance Service and Sales Establishment	1,548 SF	1/300 GFA	5	1	13	1	Y
TOTAL			6		14		Y

(For Landscaping or Special Use Permits)

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

ANALYSIS

- Zoning**

The applicant has requested a Rezoning (ZON-18733) to a C-1 (Limited Commercial) District. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. In addition, the applicant has requested a General Plan Amendment (GPA-18776) to SC (Service Commercial).

The site does accommodate the development standards of the Limited Commercial District. Additionally, the proposed Building Maintenance Service and Sales use in a C-1 (Limited Commercial District) requires a Special Use Permit (SUP-18774).

SDR-19330 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

The property gains access from Vegas Drive, an 80-foot Secondary Collector, which is an adequate thoroughfare for the commercial zone requested.

- **Site Plan**

The site plan shows an existing 1,548 square-foot office building. The building is situated in the south end of the 0.61 acre parcel. Of the 0.61 acre parcel approximately half of the parcel is paved and developed.

The northern half is undeveloped with two storage containers located approximately 130 feet from the north property line. The larger container is 29 feet long and nine feet wide, while the smaller container is 20 feet long and eight feet wide. The height of the containers was not submitted as part of the elevations plans; however, pictures submitted and a site visit by staff confirm that the containers height does not exceed the main structure per Title 19.08. A condition has been added to move the containers eight feet from the side setback to meet Title 19.08 setback standards for accessory structures.

The parking is located on the southern half of the parcel gaining access from Vegas Drive, an 80-foot Secondary Collector. A gate partitions the south side of the development from the north side. A condition has been added to eliminate this gate denying access from the south property onto the north.

- **Waivers**

The applicant has requested a Waiver of perimeter landscaping requirements. The applicant provides no perimeter landscaping on the east property line 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. Additionally the applicant is providing less than the required number of trees along the perimeter of the site. Staff recommends denial of this waiver as the provision of trees would buffer the commercial development from the adjacent residential uses and contribute aesthetically to the area.

- **Landscape Plan**

The landscape plan shows a fair amount of landscaping in the front and rear yard area; however, the applicant provides a portion of landscaping on the west property line and no landscaping on the east property line. The applicant has requested a Waiver of perimeter landscaping requirements. There are trees along the west side, spaced between 20 to 30 feet on center.

SDR-19330 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

- **Elevation**

Elevations depict a structure that is 13 feet tall. The building is very basic with little architectural embellishment.

- **Floor Plan**

The layout is a typical office establishment with five rooms designated for offices.

FINDINGS

The following findings must be made for an SDR:

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

Although the proposed use would be compatible with others in the immediate area, the multiple deviations from standards indicate that the applicant is intending to overbuild the site. Therefore, denial is recommended.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development does not meet many of the requirements of Title 19. Deviations include issues related to lack of a trash enclosure and perimeter landscaping requirements. The large number of deviations is an indication that the development is too intense for this location; therefore, denial of this request is recommended.

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

The site gains access to Vegas Drive, an 80-foot secondary collector. For the northern half of the site, a condition has been added that states that the applicant shall pave the rear yard to be in conformance with material acceptable to the Clark County Air Quality management office.

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

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

SDR-19330 - Staff Report Page Seven
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;

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

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

Elevations and design characteristics are not unsightly and are harmonious and compatible with development in the vicinity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370 (Mailed with ZON-18773 and SUP-18774)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19330** APN: 135-74-807-027

Name of Property Owner: Charles A. J. J. J. J.

Name of Applicant: Carlos Hernandez

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: _____

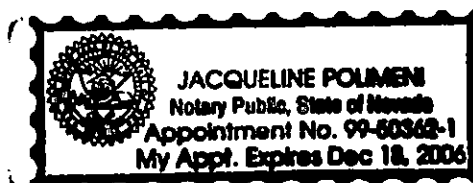
Signature of Property Owner: _____

Print Name: Wesley A. Williams

Subscribed and sworn before me

This 17 day of Dec, 2007

Notary Public in and for said County and State



MAJETTA AVENUE

התאחדות:
התאחדות

התאריך: 15.12.2015

ACCESSORY
STRUCTURES
TO REMAIN -

18.5' 0 1 2 3 4

TESTING DATE TO BE CLOSED

EXISTING WALL

GENERAL PLAN
EXISTING RURAL

සහස්තක පිටත 2-0

பெரிய அளவுக்குள்ளேயே இருக்கிறது.

... REMAINS OF SERVICES

Diagram of a rectangular frame with dimensions: top horizontal bar 19 inches, left vertical bar 9 inches, bottom horizontal bar 20 inches, and right vertical bar 18 inches.

30
 ② GENERAL PLAN
 EXISTING RURAL
 STRUCTURE TO REMAIN THE SAME NO CHANGES

ENCLOSURE

8 6

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474
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Free-body diagram of the beam segment from the left support to the 55' point. The diagram shows a horizontal beam with a reaction force R_1 at the left end and a downward point load of 30 k at the right end. The length of the segment is 55 feet.

30	
31	

3
4

Δ

A horizontal beam of length 10' is shown. At the left end, there is a reaction force N acting upwards. At the right end, there is a downward point load of 200 lb.

↓

ONE

1994

[illegible]

GENERAL PLAN
ENCLOSING 3/5

SITE INFORMATION

Parking - reg	\$7.00
Sides - reg.	\$4.85
L&S coverage	6.30%
Parking tickets	300.00
Parking Provider	**
IHC required	**
IHC provided	**
Isel Backs:	**
Front	2.00
Rear	2.00
Side west	2.00
Side east	1.60

1. *Phragmites* (Common Reed)

[illegible]

Uncle Sam's Home

1950-1951

RECEIVED
MAR 28 2007

VEGAS DRIVE

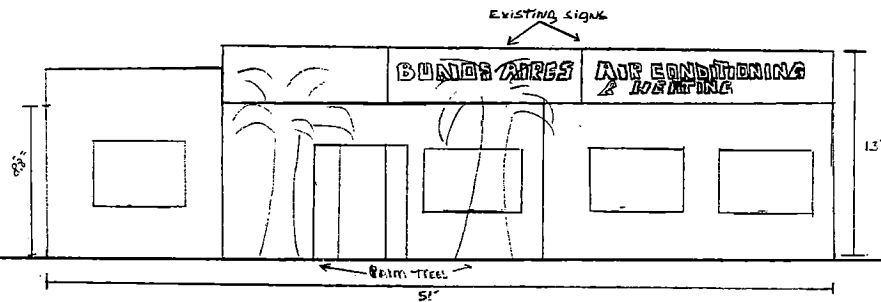
GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

NOR 54

SITE PLAN
LANDSCAPE
Scale = Size

QAD

OUTSIDE MATERIAL: STUCCO
BUILDING COLOR: TAN



BUILDING ELEVATION PLAN

PROJECT: 5200 VEGAS DRIVE

(ARCHITECTURE ELEVATION)

SCALE:
3/16

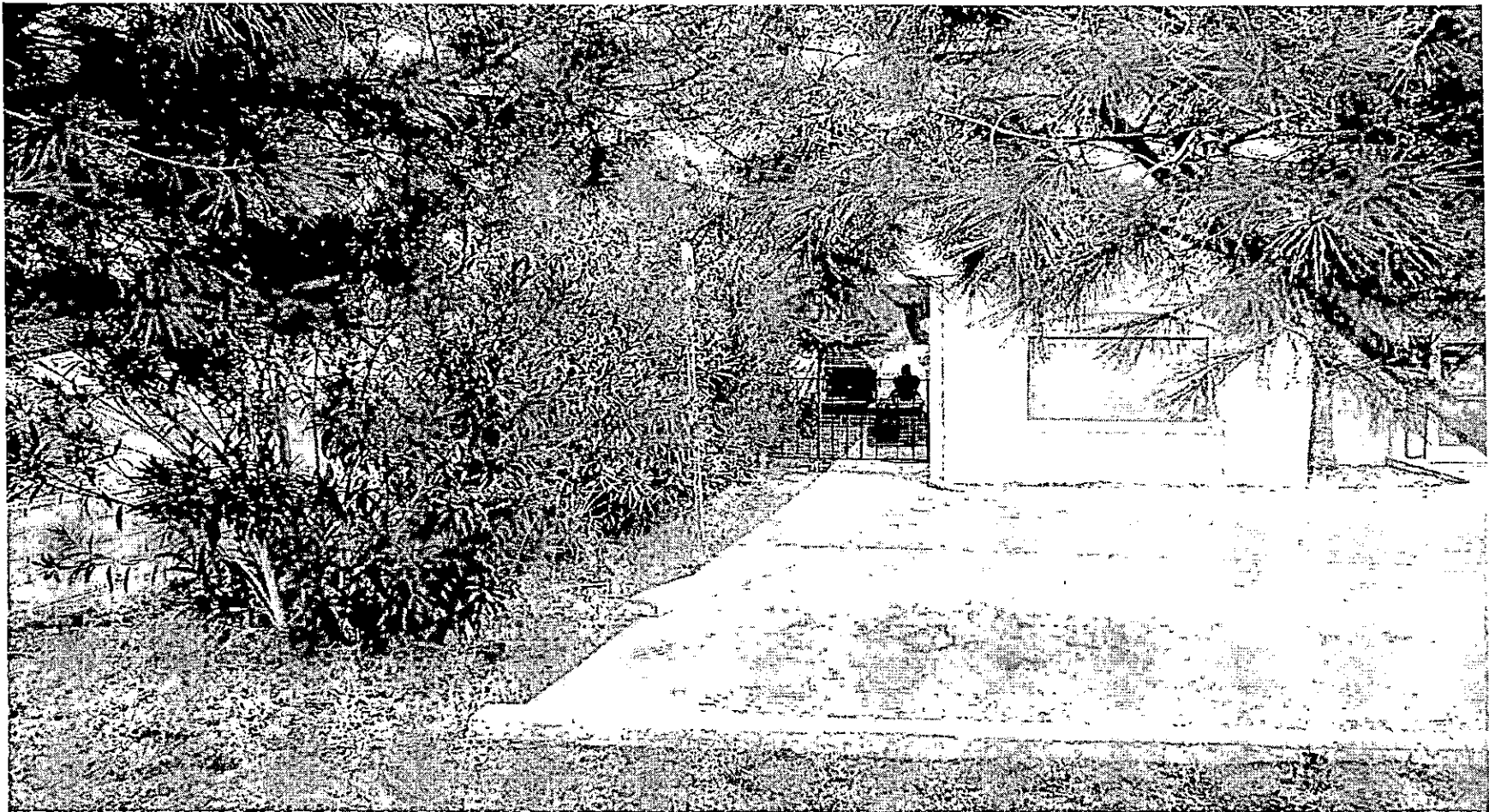
SDR-19330
04/12/07 PC

RECEIVED
JAN 22 2007



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



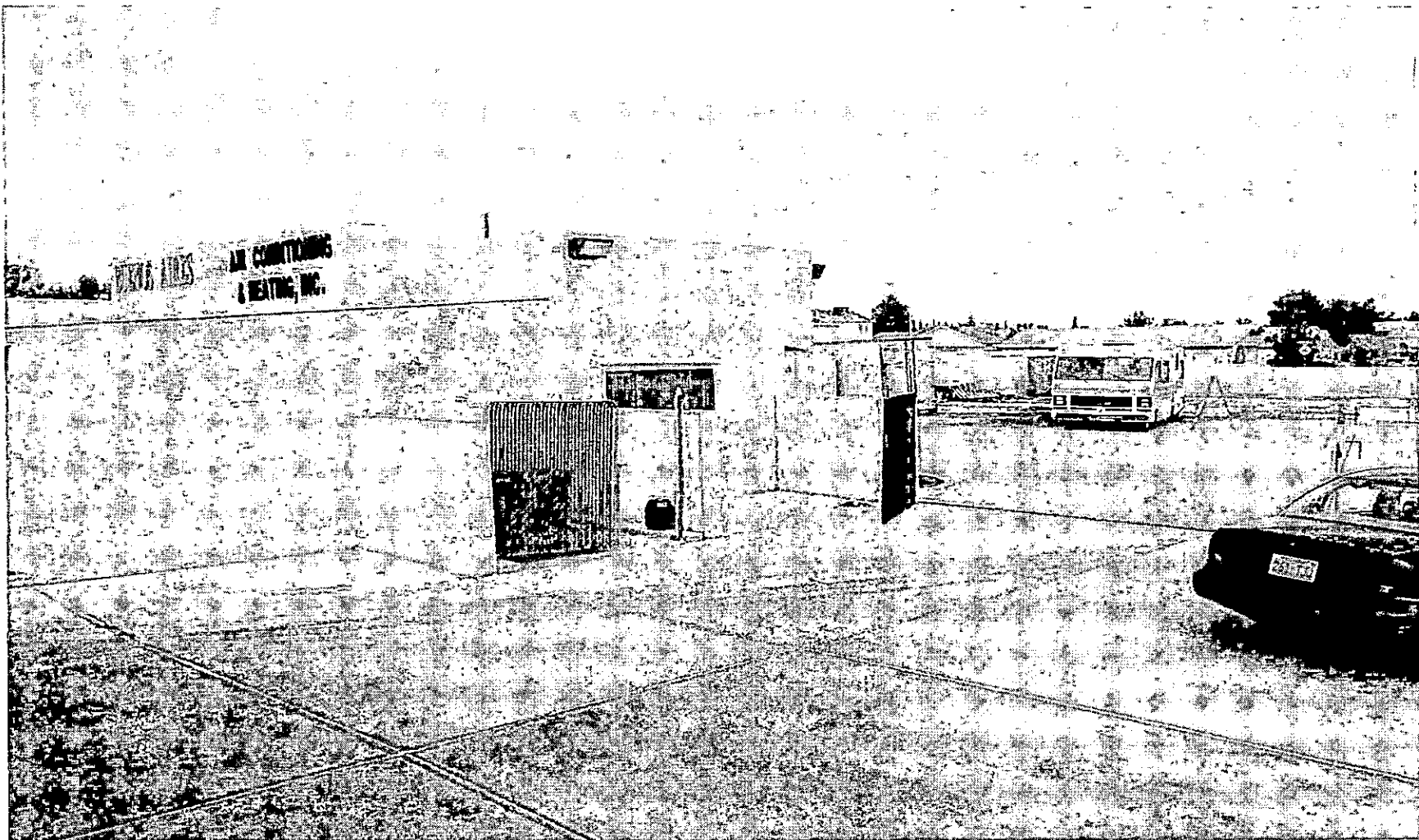
GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVE MARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVE MARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



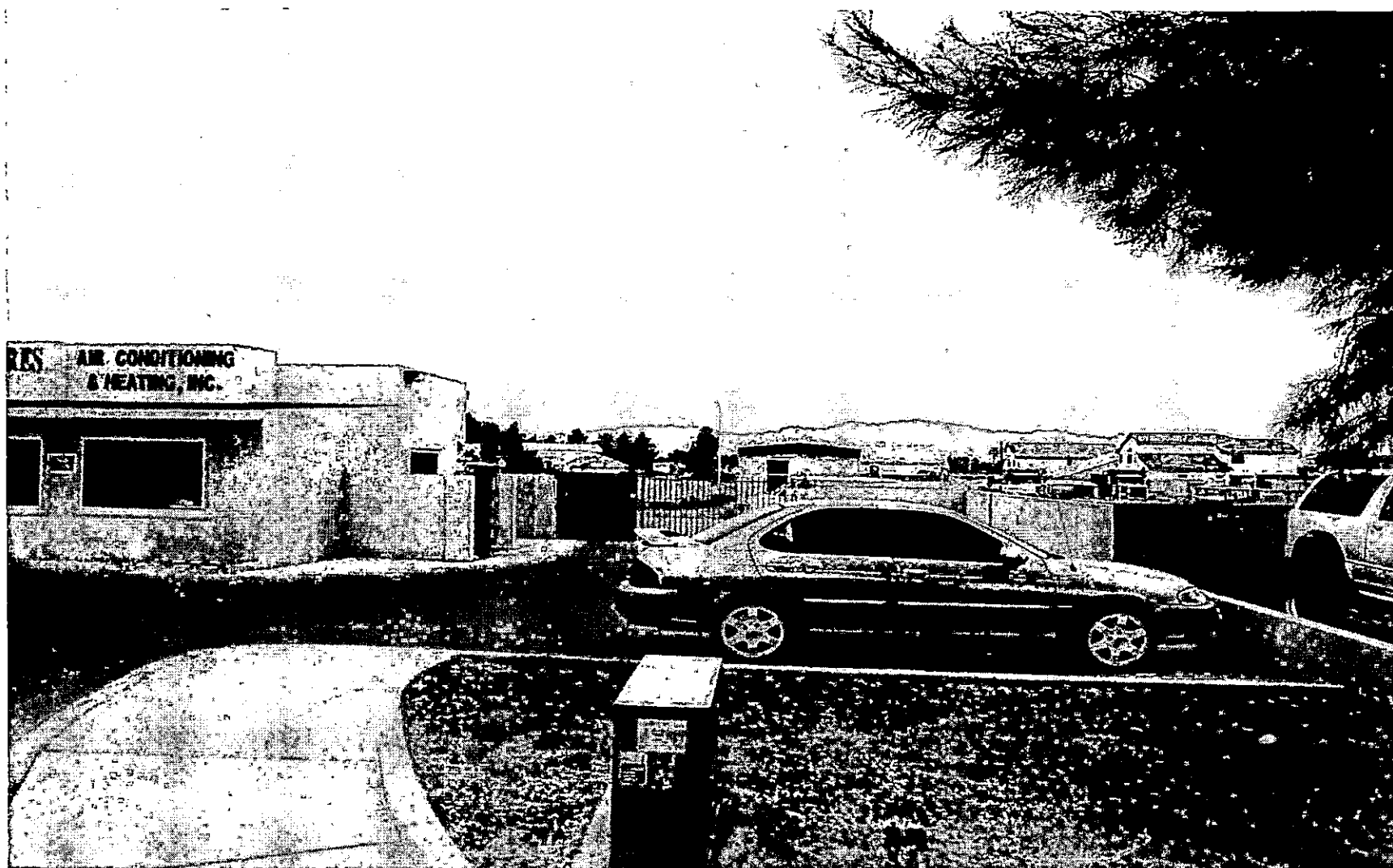
GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVE MARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

12/26/06



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVE MARIA
5200 VEGAS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

12/26/06



JUSTIFICATION LETTER

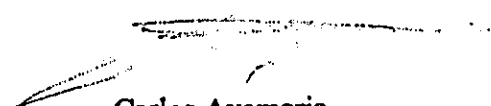
March 27, 2007

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

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

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108. This letter is to identify the changes proposed in respects of the site development plan review done by the planning and Development Department. In accordance with the requirements for this property to become C-1 we are doing the following changes. We are blocking an existing gate that is in the back wall of the property to not have access from the back of the property (Marietta Street) to the inside of the property. We are planting 5 trees 8' from the back wall to satisfy the 8' buffer in the back of the property to meet the requirements from the site plan review. We also have two accessories structures that we use to stock all of our parts that we need to be able to operate our business properly. If there is any questions or concerns please do not hesitate to call me at the following number (702) 491-7076.

Sincerely yours,


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

GPA-18776 ZON-18773
SUP-18774 SDR-19330
REVISED 04/12/07 PC

RECEIVED
MAR 28 2007



JUSTIFICATION LETTER

December 12, 2006

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

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

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108, Which was annexed from Clark county to City of Las Vegas in 2002. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location. The situation is the following ,This property has one parcel yet it has two different zones, the front is Office ("O") and the back half is zoned as residential (R-D) , this is how the property was obtained when bought from the previous owner, who also like my self had an Air conditioning company in this location, before and after the annexation where the jurisdiction was changed from Clark County to City of Las Vegas, I have been in this property for two years now in which I have grown my Business, we are up to 6 company vehicles, where they need to be parked in the back of the office, since I have such a big lot (around ½ acre) in the back of the office with no building structure. I have talked to a planner reviewer from the city of Las Vegas and he has inform me about codes for this property under the current zones, which disables my business to operate properly, stating that after 9 p.m. there is no vehicles to be parked any where, neither in the residential or office area of 5200 Vegas Drive Las Vegas , NV 89108 , also that after 9 p.m. there couldn't be any personal inside the building structure. I need a place to park some company vehicles during slow seasons, there is no space in the apartment complex where I live to park more than one vehicle , I was not aware of this situation since the previous owner of this property had no problems from Clark County or the city of Las Vegas in record, when he had his Air Conditioning Company working out of this property.

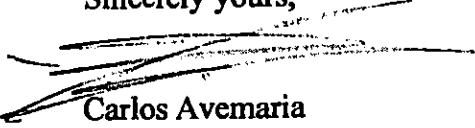
SDR-19330
04/12/07 PC

I need to have the existing zones changed at this property (R-D) and (o) to one zone C-1 to be able to comply with the city codes and requirements for being able to operate my Air Conditioning & Heating business at this mentioned location, to be able to dispatch and park the company vehicles not in use after 9:00pm , To change it to C-1 zoning I will also need to apply for changing the General Plans, from "Rural" to "Service commercial", also I will need to apply for a Special use permit, that will allow my HVAC business to operate in This location. I believe that this zone/general plan change will support existing city policies and regulations due to very near locations are already converted to C-1 (five lots east & four lots west are C-1 properties).

After turning in paper work needed to make a General Plan Amendment, Zone change and special use permit, it was brought to my attention on 1/12/07 after having a meeting with Mr. Jim Marshall (AICP Planner II) that I will also need a Site Development Plan Review, after reviewing my property and its landscape, I have decided to request a landscape waiver. One of the reasons for my request is because at the east property line there would not be any room for parking spaces. The reasoning behind this determination is due to not having a proper turning radius needed for vehicles to turn and park. From the east wall of the building to the east property line there is 35 feet and from the Garbage enclosure (located on the outside wall of the building) to the east wall on the property line there is 28 feet. Another reason is because the back half of the property is undeveloped land, and no changes were needed when it was part of Clark County and also during the annexation or when the property became part of City of Las Vegas, and since there will not be any changes made to the existing building or the landscape at this time, I believe that it will be fair if this waiver was granted, in the landscape plan it shows the locations of landscape inside the existing buffers on the west property line and around the building, where it should meet the city requirements.

If there are any questions or concerns please do not hesitate to get in touch with me at either my e-mail address buenosairesacand01@sprintpcs.com you could also call me at (702) 491-7076 or write me back at 5200 Vegas Drive, Las Vegas, Nevada 89108. Thank you very much for your taking this justification letter in consideration.

Sincerely yours,



Carlos Avemaria

President

Buenos Aires A/C & Heating, Inc.

SDR-19330
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:

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

C.C.: 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 **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

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

(6:02 – 6:07)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA 19066 - APPLICANT/OWNER: CITY OF LAS VEGAS

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE MAY 10, 2007 PLANNING
COMMISSION MEETING***

John Korkosz

From: Flinn Fagg
Sent: Friday, March 16, 2007 4:11 PM
To: Dorothy Marsili
Cc: John Korkosz; Doug Rankin
Subject: GPA-19066

This is a request to hold GPA-19066 in abeyance from the April 12th Planning Commission meeting to the May 10th Planning Commission meeting. The plan document is in the final editing process, and a public meeting needs to be held prior to the May 10th Planning Commission meeting.

Flinn Fagg, AICP
Planning Manager
P: 702.229.4848
F: 702.384.1397

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 24, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter from Marlene Walshin
6. Abeyance Letter by Mr. Hofland for Items 26 through 29.

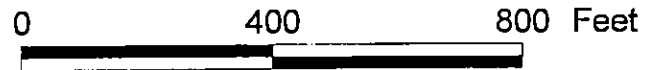
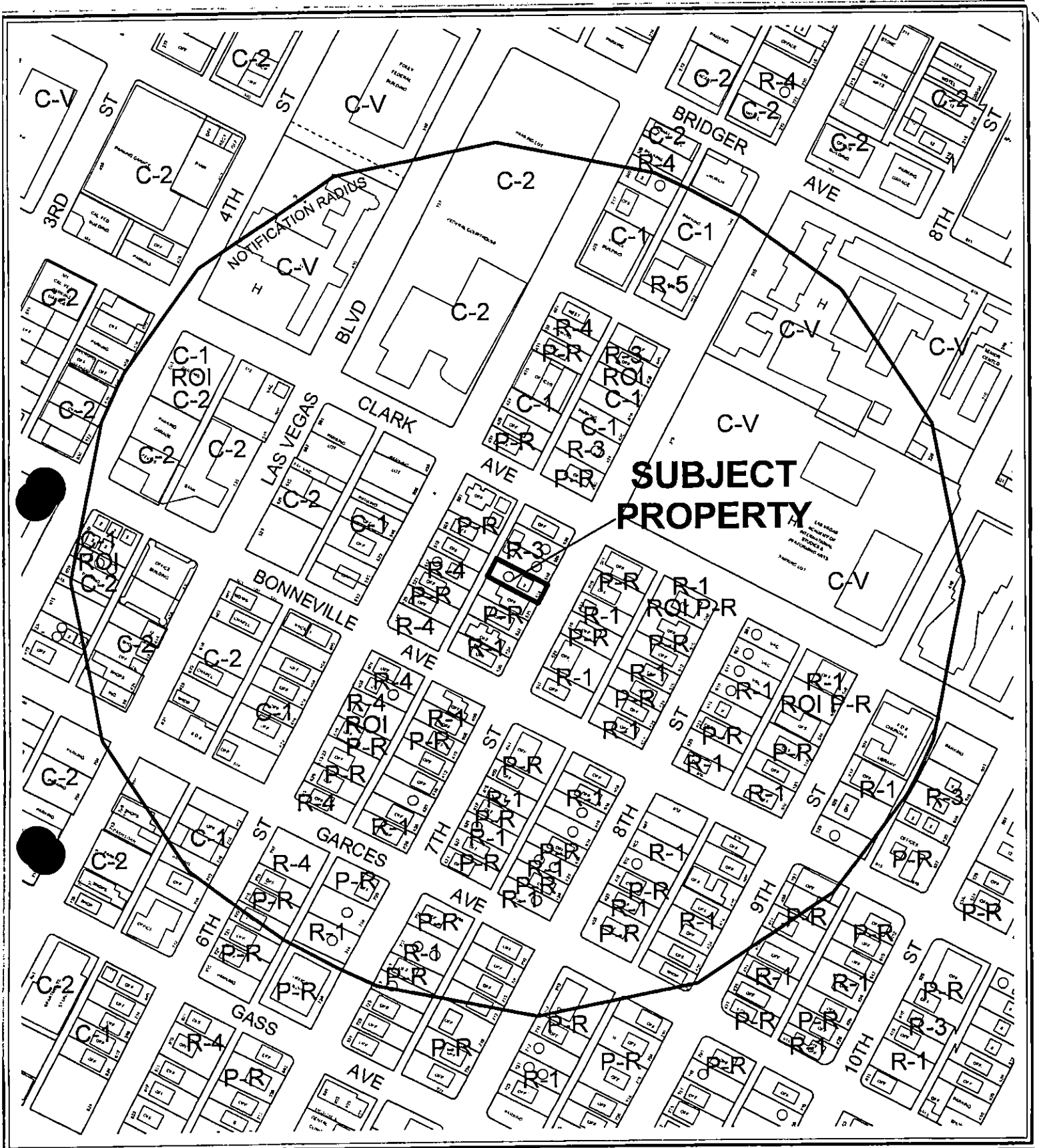
MOTION:

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

(6:02 – 6:07)



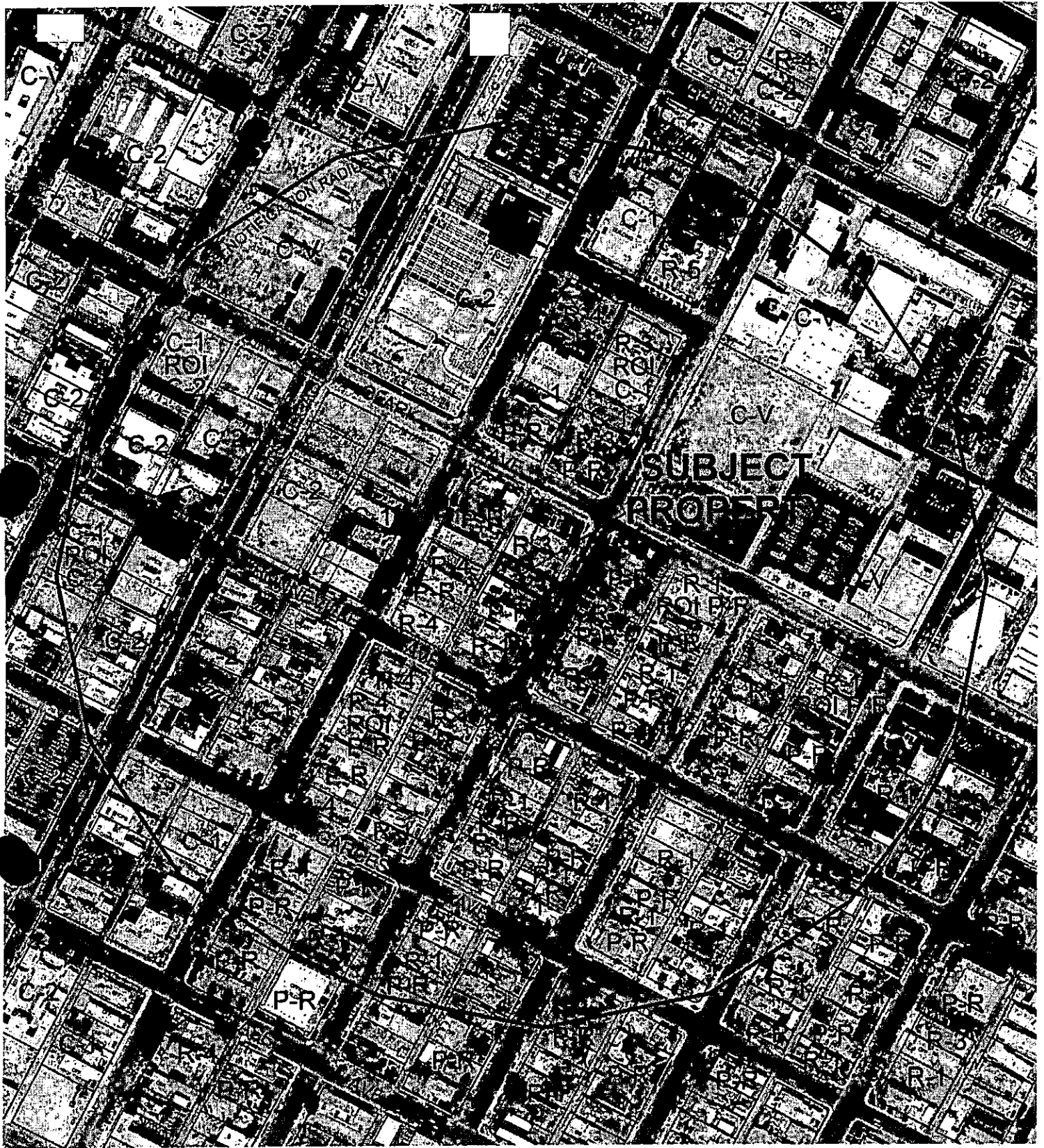
CASE: ZON-18923

RADIUS: 1000 ft

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



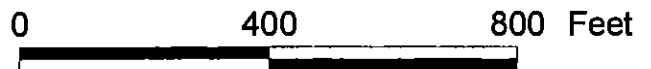


CASE: **ZON-18923**

RADIUS: 1000 ft

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ZON-18923 - APPLICANT/OWNER:
WAYWARD PROPERTIES, INC

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE MAY 24, 2007 PLANNING
COMMISSION MEETING**



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18923** APN: #139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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

☐ Yes

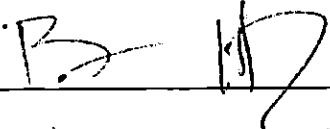
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

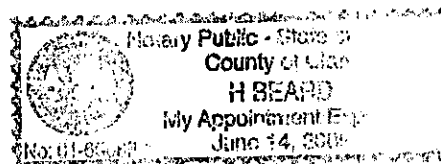
Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

This 26th day of December, 2006

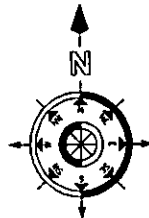
H Beard
Notary Public in and for said County and State



[illegible]

SITE DATA

LAND:	2.29AC 7000SF
BLDG:	3218 SF, 2-STORY (1609 SF FOOTPRINT)
LAND/BLDG:	2.11/1000 COVERAGE 45%
PARKING	
REQUIRED:	1/300 per CLV Zoning Ordinance 19 19 3219/300=10.72 = 11 SPACES REQD.
PROVIDED:	7 SPACES INCL (1) ACCESSIBLE SPACE



ADJACENT USE : P-R

WAYWARD**P**ROPERTIES

514 SOUTH SEVENTH STREET, LAS VEGAS, NV

RECEIVED
FEB 05 2007

**ZON-18923
VAR-19609
REVISED**

VAR-18924
SDR-18925
04/12/07 PC

December 19, 2006

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

RE: Justification Letter - APN# 139-34-71-0024

To Whom It May Concern:

The proposed development on a property located about the streets of Clark and 7th in the downtown sector of the City of Las Vegas, is currently zoned "R-1". We respectfully request the zoning to be amended to allow a development that will utilize a "Commercial / Office" use. (C-2 per title 19 CLV Zoning Code)

We feel this establishment will not adversely affect any of the surrounding infrastructure and will architecturally enhance the neighborhood. The structure itself will emulate a "modern office" motif. We will use a combination of materials aesthetically comparable to other modern office properties in the area. Wayward Properties, LLC feels that the building will contribute to the re-vitalization movement in the downtown sector.

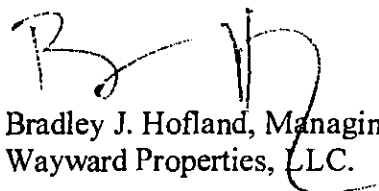
Included in the proposed development will be Law Offices / Professional Offices. The operational hours of this building will be 8am - 5pm. There are 8 parking stalls provided on-site including 1 accessible stall for this proposed use.

Other recently approved conversions to P-R in the area are as follows:

1. 611 S. 6th Street, VAR-12265, parking Variance approved to allow 18 stalls where 19 were required (6/7/6 City Council).
2. 500 S. 8th St, VAR-6030, parking Variance approved to allow 14 stalls where 18 were required (4/6/5 City Council).
3. 504 S. 9th Street, VAR-10432, parking Variance approved to allow 6 stalls where 7 were required (2/15/6 City Council).

Proper drainage, and fire exiting and access are accounted for on-site. The building will adhere to all applicable building and local zoning codes. Please see attached site plan for more information. If there are any questions, feel free to contact us at 702.895.6760

Sincerely,



Bradley J. Hofland, Managing Member
Wayward Properties, LLC.

ZON-18923 VAR-18924
SDR-18925 04/12/07 PC

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101 Re: Attached Notices

Meeting March 8, 2007

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OBJECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Please contact me with any

Marlene Walshin
Marlene Walshin # 13-116
CASE # See above
PC MTG 3-8-07 PC

WAYWARD PROPERTIES

4495 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121
(702) 895-6760
FACSIMILE: (702) 731-6923

March 30, 2007

City of Las Vegas
Planning & Development Department
Current Planning Division
ATTN: John Korkosz
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Wayward Properties

Dear Mr. Korkosz:

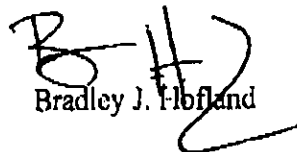
Please allow this letter to serve as our request for an abeyance until the May 24, 2007 Planning Commission meeting for the following matters:

SDR-18925 - SITE DEVELOPMENT PLAN REVIEW
ZON-18923 - REZONING
VAR-19609 - VARIANCE
VAR-18924 - VARIANCE

Our request is on the basis our office needs addition time to prepare for and resolve some of the Planning Commission Division's concerns and to develop the design into a more pleasing and compatible project.

Please contact our office if you have any questions. Thank you in advance for your assistance.

Sincerely,


Bradley J. Hobland

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 24, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Marlene Walshin

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

(6:02 – 6:07)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-18924 - APPLICANT/OWNER:
WAYWARD PROPERTIES, INC

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE MAY 24, 2007 PLANNING
COMMISSION MEETING**

WAYWARD PROPERTIES

4495 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121
(702) 895-6760
FACSIMILE: (702) 731-6923

March 30, 2007

City of Las Vegas
Planning & Development Department
Current Planning Division
ATTN: John Korkosz
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Wayward Properties

Dear Mr. Korkosz:

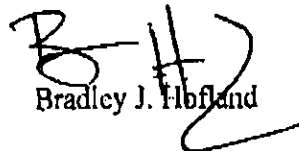
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VAR-18924 - VARIANCE

Our request is on the basis our office needs addition time to prepare for and resolve some of the Planning Commission Division's concerns and to develop the design into a more pleasing and compatible project.

Please contact our office if you have any questions. Thank you in advance for your assistance.

Sincerely,


Bradley J. Hobland



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18924** APN: #139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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

☐ Yes

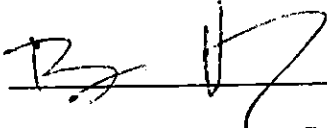
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

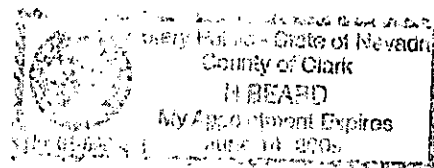
Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

This 26th day of December, 2006

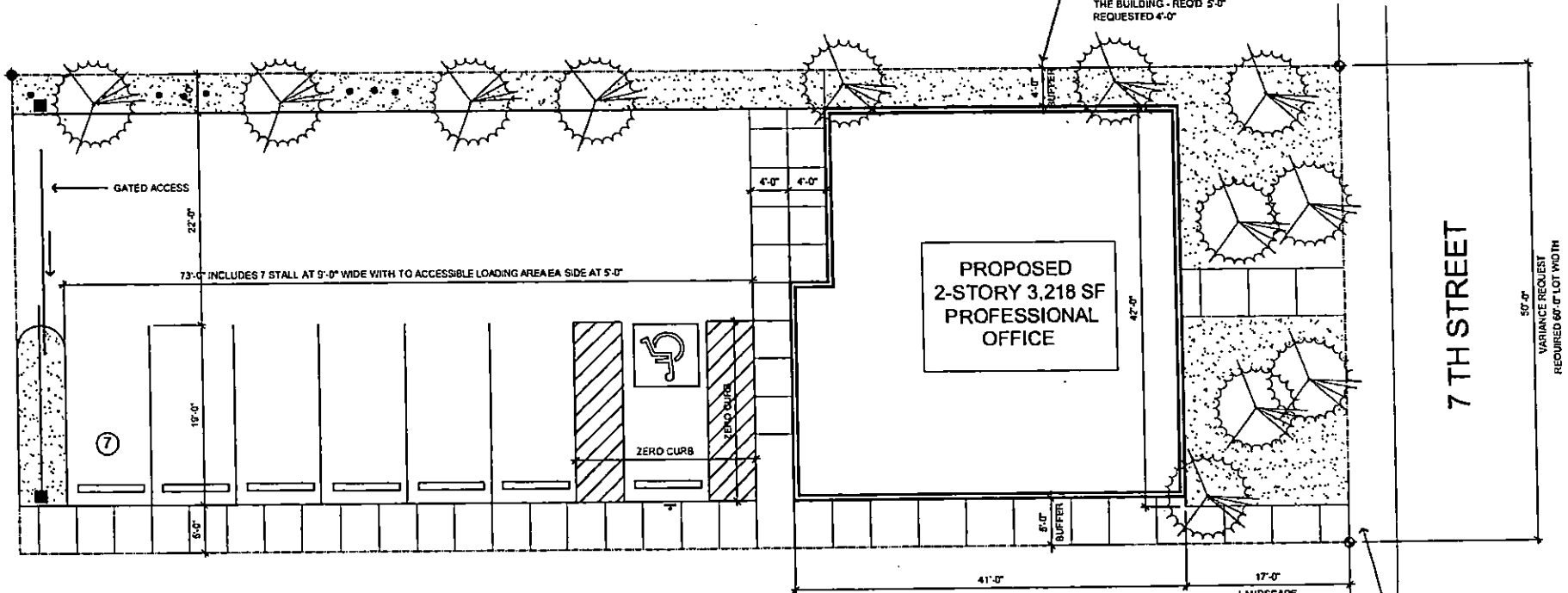

Notary Public in and for said County and State



20' WIDE ALLEY ACCESS

ADJACENT USE : R-3

VARIANCE REQUEST FOR
BUFFERS ON EACH SIDE OF
THE BUILDING - REQD 5'-0"
REQUESTED 4'-0"



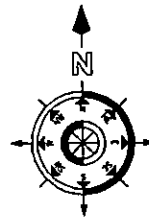
7 TH STREET

VARIANCE REQUEST
REQUIRED 60'-0" LOT WIDTH
50'-0"

SITE DATA

LAND:	2.28AC 7000SF
BLDG:	3218 SF, 2-STORY (1609 SF FOOTPRINT)
LAND/BLDG:	2.11/1000 CDVERAGE 46%
PARKING:	
REQUIRED:	1/300 per CLV Zoning Ordinance 19 18 3218/300=10.72 = 11 SPACES REQD.
PROVIDED:	7 SPACES INCL (1) ACCESSIBLE SPACE

ADJACENT USE : P-R



LANDSCAPE
BUILDING SETBACK
VARIANCE REQUEST
REQUIRED = 20'-0"

SHADE LINE INDICATES ADA
EGRESS PATH OF TRAVEL

WAYWARD **P**ROPERTIES

514 SOUTH SEVENTH STREET, LAS VEGAS, NV

PROPOSED PROFESSIONAL OFFICE BUILDING (APN # 139-34-71-0024)

1/16"=1'-0"

RECEIVED
FEB 05 2007

ZON-18923
VAR-19609
REVISED

VAR-18924
SDR-18925
04/12/07 PC

December 19, 2006

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

RE: Justification Letter - APN# 139-34-71-0024

To Whom It May Concern:

The proposed development on a property located about the streets of Clark and 7th in the downtown sector of the City of Las Vegas, is currently zoned "R-1". We respectfully request the zoning to be amended to allow a development that will utilize a "Commercial / Office" use. (C-2 per title 19 CLV Zoning Code)

We feel this establishment will not adversely affect any of the surrounding infrastructure and will architecturally enhance the neighborhood. The structure itself will emulate a "modern office" motif. We will use a combination of materials aesthetically comparable to other modern office properties in the area. Wayward Properties, LLC feels that the building will contribute to the re-vitalization movement in the downtown sector.

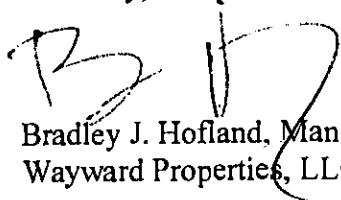
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Sincerely,



Bradley J. Hofland, Managing Member
Wayward Properties, LLC.

ZON-18923 VAR-18924
SDR-18925 04/12/07 PC

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

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

Re: Attached Notices

Meeting March 8, 2007

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OBJECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Please contact me with any questions

Marlene Walshin
Marlene Walshin # 13-110
CASE # See above
PC MTG 3-8-07 PC

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 24, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Marlene Walshin

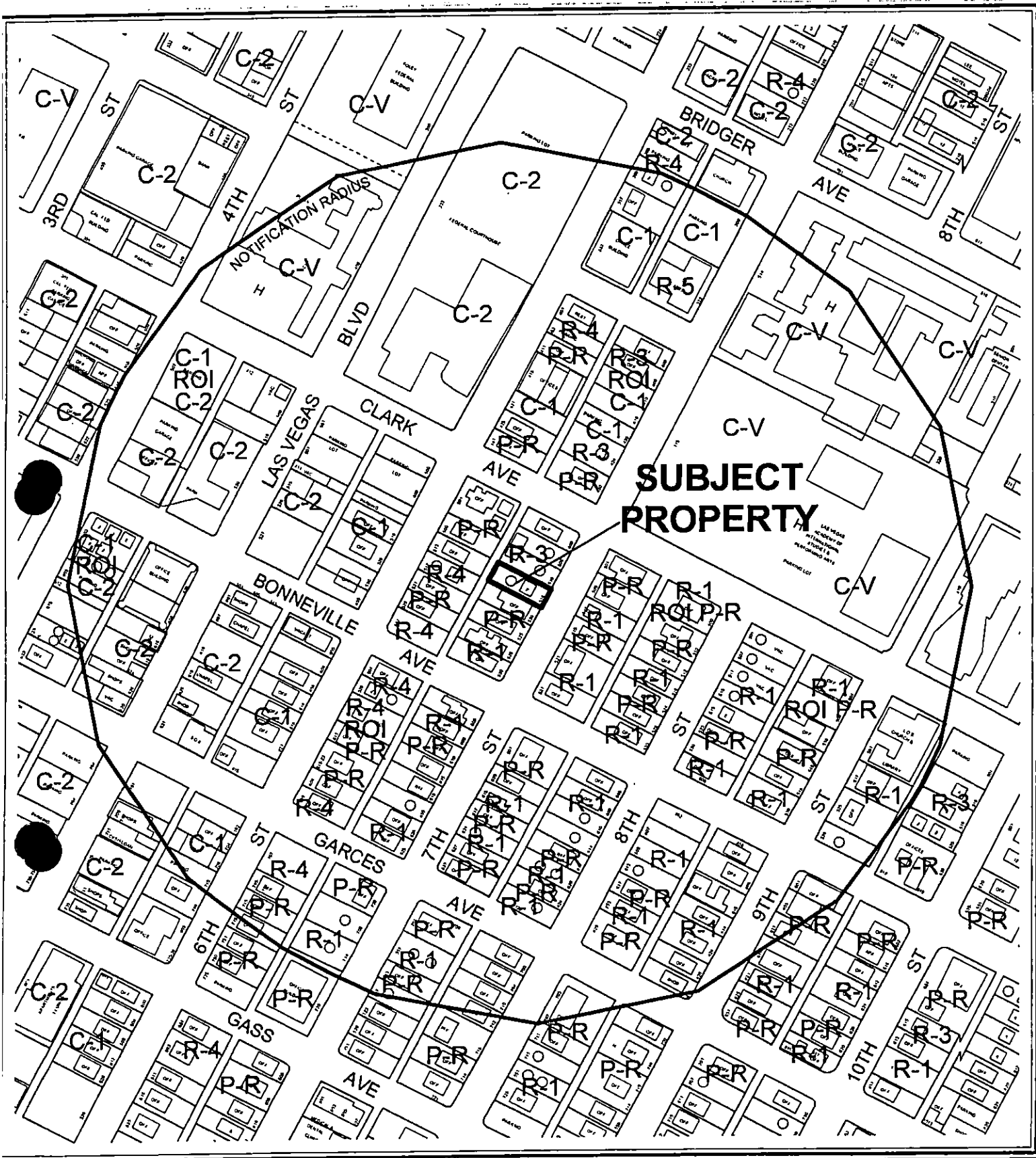
MOTION:

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

(6:02 – 6:07)



CASE: **VAR-19609**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **VAR-19609**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-19609 - APPLICANT/OWNER:
WAYWARD PROPERTIES, INC

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE MAY 24, 2007 PLANNING
COMMISSION MEETING**

WAYWARD PROPERTIES

4495 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121
(702) 895-6760
FACSIMILE: (702) 731-6923

March 30, 2007

City of Las Vegas
Planning & Development Department
Current Planning Division
ATTN: John Korkosz
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Wayward Properties

Dear Mr. Korkosz:

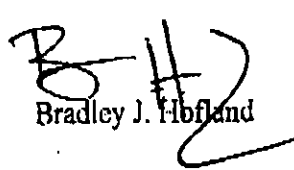
Please allow this letter to serve as our request for an abeyance until the May 24, 2007 Planning Commission meeting for the following matters:

SDR-18925 - SITE DEVELOPMENT PLAN REVIEW
ZON-18923 - REZONING
VAR-19609 - VARIANCE
VAR-18924 - VARIANCE

Our request is on the basis our office needs addition time to prepare for and resolve some of the Planning Commission Division's concerns and to develop the design into a more pleasing and compatible project.

Please contact our office if you have any questions. Thank you in advance for your assistance.

Sincerely,


Bradley J. Hobland



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19609** APN: 139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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

☐ Yes

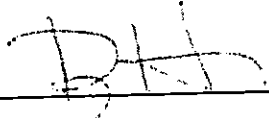
☒ No

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

City Official: _____

Partner(s): _____

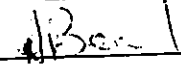
APN: _____

Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

This 2nd day of February, 2007


Notary Public in and for said County and State

ADJACENT USE : R-3

ADJACENT USE : P-R

7TH STREET

PROPOSED 2-STORY 3,218 SF PROFESSIONAL OFFICE

GATED ACCESS

73'-0" INCLUDES 1 STALL AT 9'-0" WIDE WITH TO ACCESSIBLE LOADING AREA EA SIDE AT 5'-0"

19'-0"

5'-0"

4'-0"

4'-0"

4'-0" BUFFER

5'-0" BUFFER

41'-0"

17'-0"

LANDSCAPE BUILDING SETBACK VARIANCE REQUEST REQUIRED = 20'-0"

VARIANCE REQUEST FOR BUFFERS ON EACH SIDE OF THE BUILDING - REQ'D. 5'-0" REQUESTED 4'-0"

50'-0" VARIANCE REQUEST REQUIRED 60'-0" LOT WIDTH

SHADE LINE INDICATES ADA EGRESS PATH OF TRAVEL

SITE DATA

LAND:	2.29AC 7000SF
BLDG:	3218 SF, 2-ST DRY (1609 SF FOOTPRINT)
LAND/BLDG:	2.11/1000 COVERAGE 46%
PARKING:	
REQUIRED:	1300 per CLV Zoning Ordinance 19 10 3218/200=16.09 = 11 SPACES REQ'D.
PROVIDED:	7 SPACES INCL (1) ACCESSIBLE SPACE

VAR-18924
SDR-18925
04/12/07 PC

WAYWARD PROPERTIES

4495 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121
(702) 895-6760
FACSIMILE: (702) 731-6923

January 31, 2007

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

RE: Justification Letter - APN# 139-34-71-0024

To Whom It May Concern:

The proposed development on a property located about the streets of Clark and 7th in the downtown sector of the City of Las Vegas, is currently zoned "R-1". We respectfully request the zoning to be amended to allow a development that will utilize a "Professional Office use". (*P-R per title 19 CLV Zoning Code*)

Although the property is not located in the overlay district, the property is located approximately 200 feet from the overlay district. The proposed development conforms with the general intent and use of the redevelopment area as it will be accessible for pedestrian walkways and parking garages located in the surrounding area. The proposed development places the entire parking area in the rear of the building in place of the current additional access parking which is located in front of the building. The placement of parking in the rear of the building, will create at least one to two additional curb parking spaces for general use in front of the building.

Included in the proposed development will be Law Offices / Professional Offices. The operational hours of this building will be 8am - 5pm. There are 7 parking stalls provided on-site including 1 accessible stall for this proposed use.

Other recently approved conversions to P-R in the area are as follows:

1. 611 S. 6th Street, VAR-12265, parking Variance approved to allow 18 stalls where 19 were required (6/7/6 City Council).
2. 500 S. 8th St, VAR-6030, parking Variance approved to allow 14 stalls where 18 were required (4/6/5 City Council).
3. 504 S. 9th Street, VAR-10432, parking Variance approved to allow 6 stalls where 7 were required (2/15/6 City Council).

We respectfully request three (3) variances for this site.

1. The lot width requirement for this use is 60'-0". We request a variance to 50'-0"
2. The side-yard requirement is 5'-0". We request a reduction to 4'-0".
3. The building setback (front yard) requirement is 20'-0" we request 17'-0".

Proper drainage, and fire exiting and access are accounted for on-site. There is ample landscaping (desert motif) conforming to the standard set forth in the *City of Las Vegas Zoning Code Title 19*. Parking stalls are the required dimensions of 9'-0" wide by 19'-0" deep. There is one accessible parking stall on site with a 5'-0" loading/off-loading striped area on each side. Please see attached site plan for more information.

We feel this establishment will not adversely affect any of the surrounding infrastructure and will architecturally enhance the neighborhood. The structure itself will emulate a "modern office" motif. We will use a combination of materials aesthetically comparable to other modern office properties in the area.

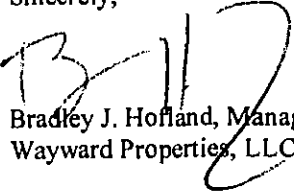
VAR-19609
04/12/07 PC

January 31, 2007
City of Las Vegas - Planning & Deveopment
Page 2 of 2

Wayward Properties, LLC feels that the building will contribute to the re-vitalization movement in the downtown sector and increase value to the surrounding area.

If there are any questions, feel free to contact our office at 702.895.6760.

Sincerely,



Bradley J. Hoffman, Managing Member
Wayward Properties, LLC.

VAR-19609
04/12/07 PC

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

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

Re: Attached Notices

Meeting March 8, 2007

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OBJECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Please contact me with any

Marlene Walshin

ITEM # 13-16
CASE # See above
PC MTG 3-8-07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 24, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Marlene Walshin

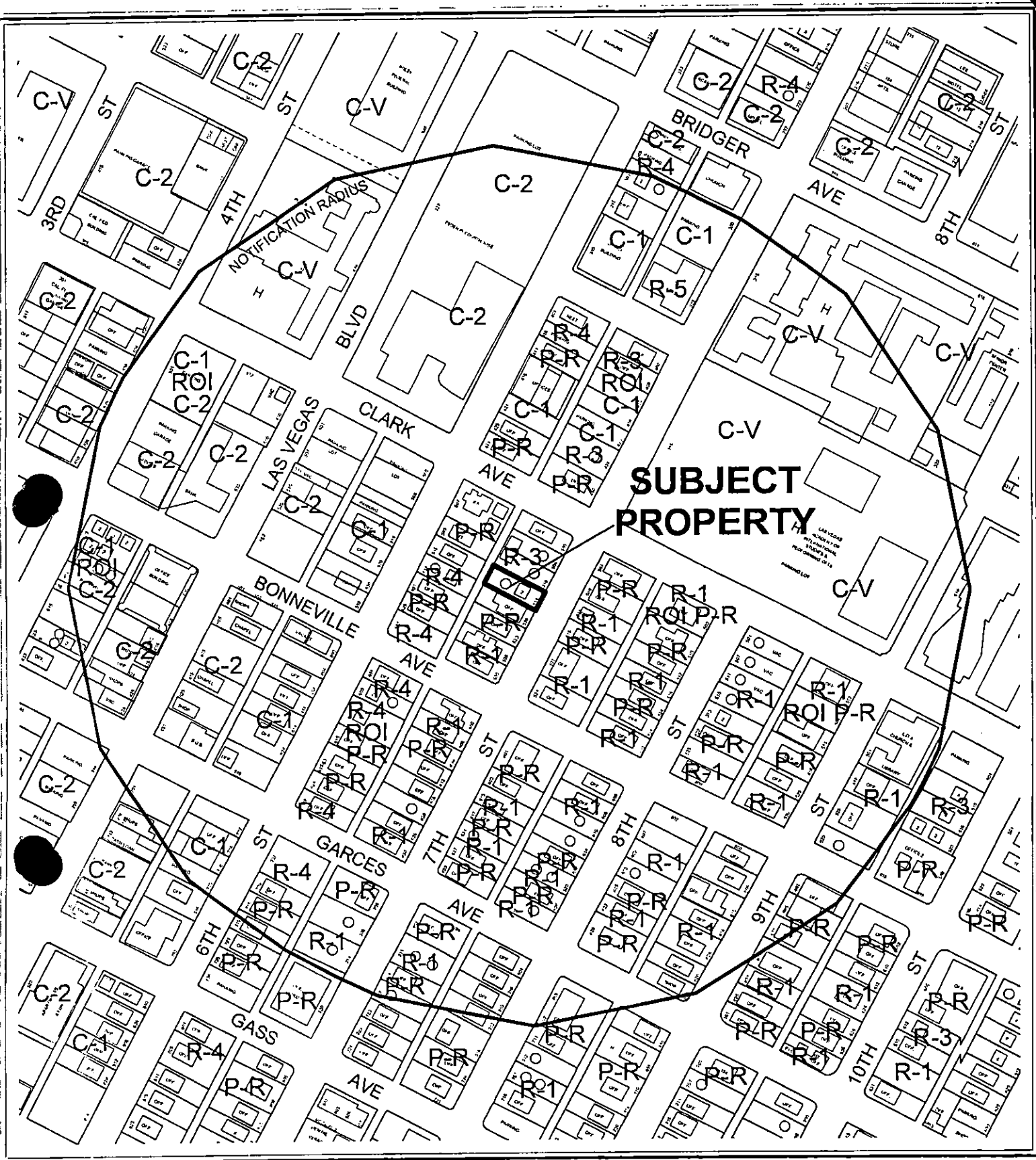
MOTION:

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

(6:02 – 6:07)

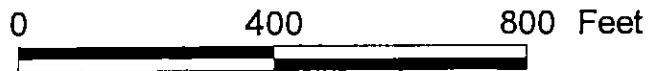


CASE: **SDR-18925**

RADIUS: 1000 ft

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-18925 - APPLICANT/OWNER:
WAYWARD PROPERTIES, INC

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE MAY 24, 2007 PLANNING
COMMISSION MEETING**

WAYWARD PROPERTIES

4495 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121
(702) 895-6760
FACSIMILE: (702) 731-6923

March 30, 2007

City of Las Vegas
Planning & Development Department
Current Planning Division
ATTN: John Korkosz
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Wayward Properties

Dear Mr. Korkosz:

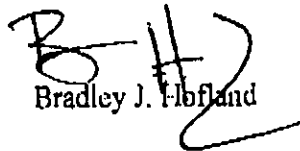
Please allow this letter to serve as our request for an abeyance until the May 24, 2007 Planning Commission meeting for the following matters:

SDR-18925 - SITE DEVELOPMENT PLAN REVIEW
ZON-18923 - REZONING
VAR-19609 - VARIANCE
VAR-18924 - VARIANCE

Our request is on the basis our office needs addition time to prepare for and resolve some of the Planning Commission Division's concerns and to develop the design into a more pleasing and compatible project.

Please contact our office if you have any questions. Thank you in advance for your assistance.

Sincerely,


Bradley J. Hobfand



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18925** APN: #139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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

☐ Yes

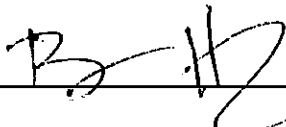
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

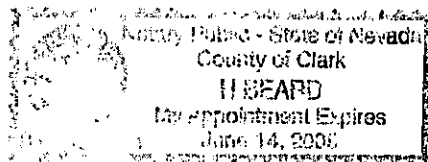
Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

This 26th day of December, 2006

H. Beard
Notary Public in and for said County and State



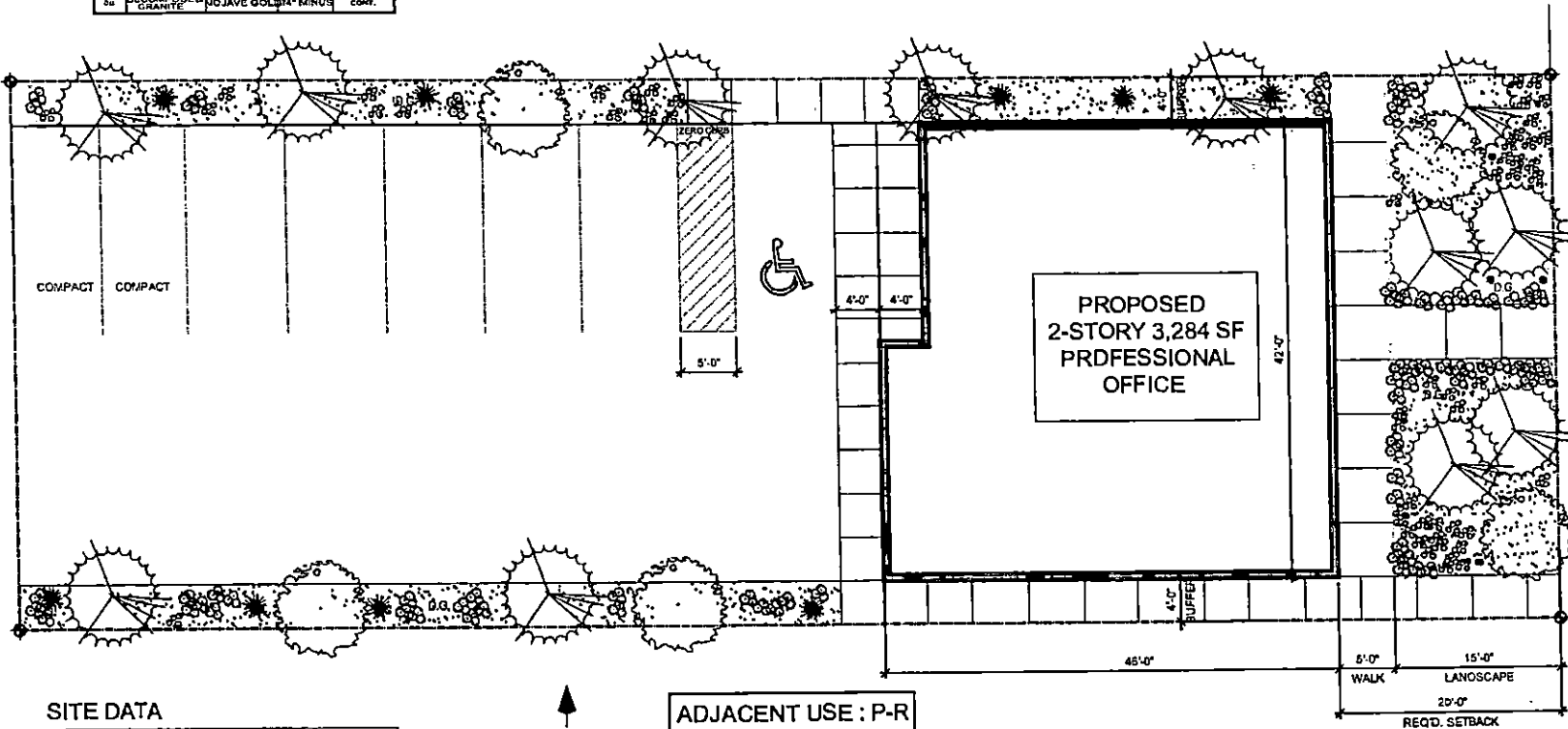
VAR-18924
SDR-18925
04/12/07 PC

PLANT LEGEND				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE / QUANTITY	REMARKS
TREES				
⊗	PERSEIDUM FLORIDUM	FLORIDA PALM	24" BOX	MULTI TRUNK
⊙	FRAXINUS GREGGII	TEXAS ASH	24" BOX	STANDARD TRUNK
SHRUBS/GROUNDCOVERS				
⊗	CASSIA NEROPHYLLA	DESERT CASSIA	5 GAL.	3" O.C.
⊙	RAPIHOLEPIS INDICA	BIDIAN HAWTHORN	1 GAL.	1" O.C.
⊙	YUCCA RUPEOLA	TWISTED YUCCA	15 GAL.	
⊙	DECOMPOSED GRANITE	NO JAVE GOLDEN MINUS	CONT.	

ADJACENT USE : R-3

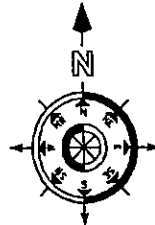
20' WIDE ALLEY ACCESS

7 TH STREET



SITE DATA

LAND: 2.29AC 7000SF
 BLDG: 3284 SF, 2-STORY (1642 SF FOOTPRINT)
 LAND/BLDG: 2.13/1000 COVERAGE 46%
 PARKING:
 REQUIRED: 1/300 per CLV Zoning Ordinance 19.10
 3284/300=10.94 = 11 SPACES REQD.
 PROVIDED: 8 SPACES INCL. (1) ACCESSIBLE SPACE



ADJACENT USE : P-R

NOTE: DG TO BE 2" DEEP MINIMUM IN ALL PLANTING AREAS
 TREES ADJACENT TO RESIDENTIAL TO BE 20'-0" O.C.
 NON-ADJACENT TO RESIDENTIAL SHALL BE 30'-0" O.C.

RECEIVED
 DEC 26 2006

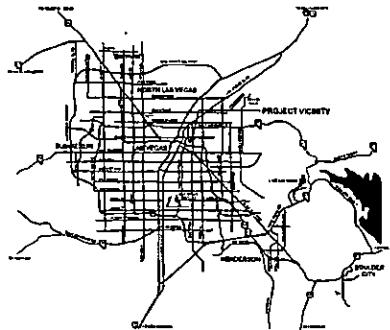
WAYWARD PROPERTIES

PROPOSED LANDSCAPE PLAN (APN # 139-34-71-0024)

1/16"=1'-0"

4 SOUTH SEVENTH STREET, LAS VEGAS, NV

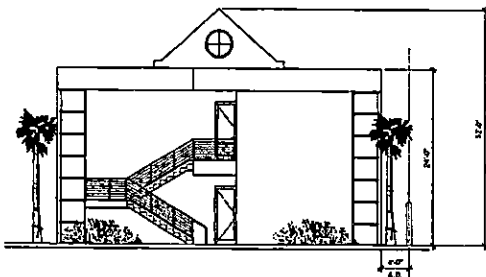
ZON-18923 VAR-18924
 SDR-18925 04/12/07 PC



VICINITY MAP



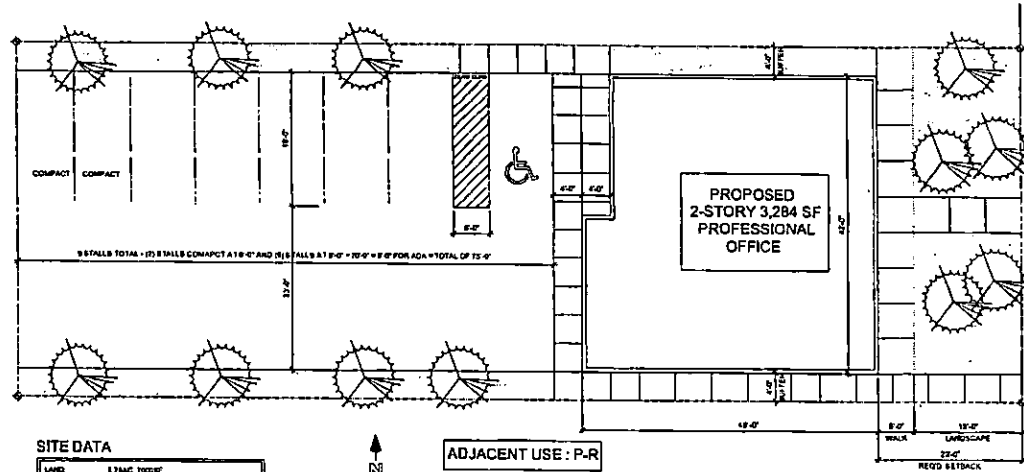
WAYWARD **P**ROPERTIES
ELEVATION - VIEW FROM 7TH STREET
514 SOUTH SEVENTH STREET, LAS VEGAS, NV



WAYWARD **P**ROPERTIES
REAR ELEVATION
514 SOUTH SEVENTH STREET, LAS VEGAS, NV

ADJACENT USE : R-3

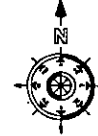
20' WIDE ALLEY ACCESS



7TH STREET

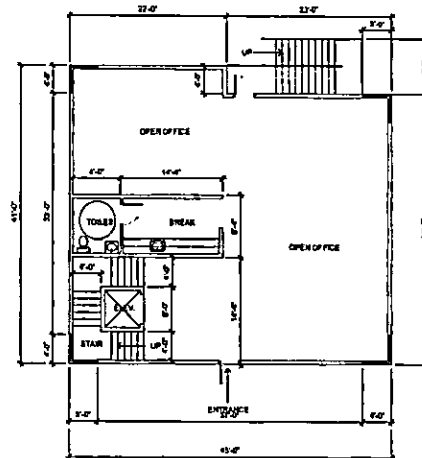
SITE DATA

LAND:	1.26 AC 10000 SF
BUILD:	3284 SF, 2-STORY (1842 SF FOOTPRINT)
LANDING:	3 1/2' SIDEWALK COVERAGE 40%
PARKING:	
REQUIRED:	1/400 per CLV Forming Ordinance 18.10
PROVIDED:	3284/2000 = 1.64 SPACES REQUIRED 8 SPACES INCL. 10 SPACE BUFFER SPACE

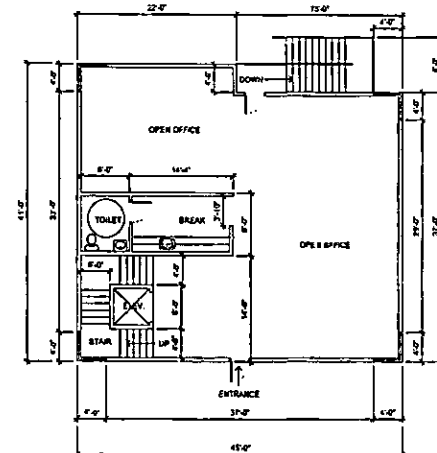


ADJACENT USE : P-R

WAYWARD **P**ROPERTIES
A PROPOSED PROFESSIONAL OFFICE BUILDING (APN # 139-34-71-0024)
VIEW 1/2"



WAYWARD **P**ROPERTIES
A 1ST FLOOR PLAN - ENTRANCE 7TH STREET
VIEW 1/2"



WAYWARD **P**ROPERTIES
B 1ST FLOOR PLAN - ALLEY SIDE
VIEW 1/2"

ZON-18923 VAR-18924
SDR-18925 04/12/07 PC

DEC 26 2006



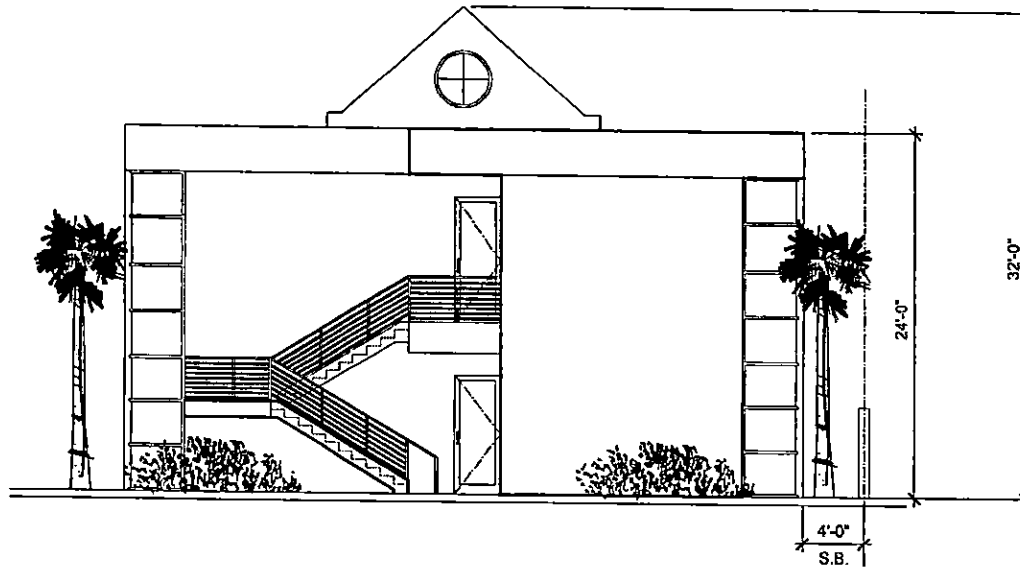
(B) ELEVATION - VIEW FROM 7TH STREET
1/8"=1'-0"

WAYWARD **P**ROPERTIES

514 SOUTH SEVENTH STREET, LAS VEGAS, NV

RECEIVED
DEC 26 2006

ZON-18923 VAR-18924
SDR-18925 04/12/07 PC



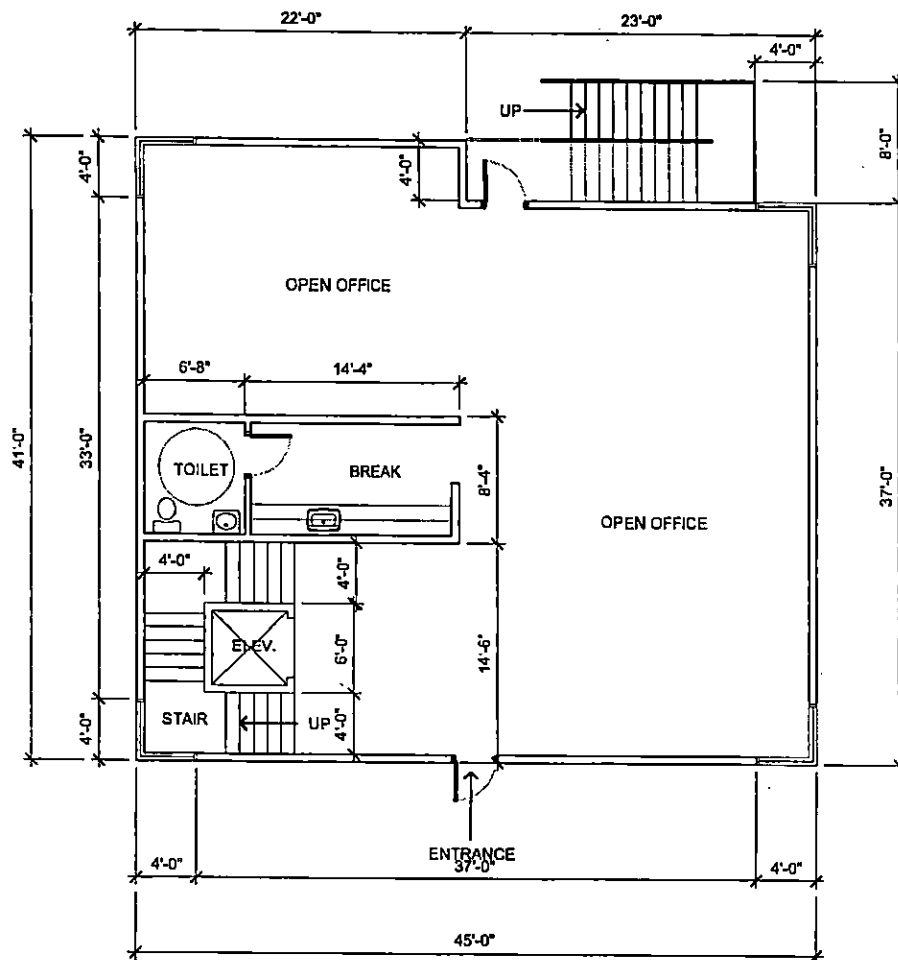
(B) REAR ELEVATION
1/8"=1'-0"

WAYWARD**P**ROPERTIES

514 SOUTH SEVENTH STREET, LAS VEGAS, NV

RECEIVED
DEC 26 2006

ZON-18923 VAR-18924
SDR-18925 04/12/07 PC



A

1ST FLOOR PLAN - ENTRANCE 7TH STREET

1/8"=1'-0"

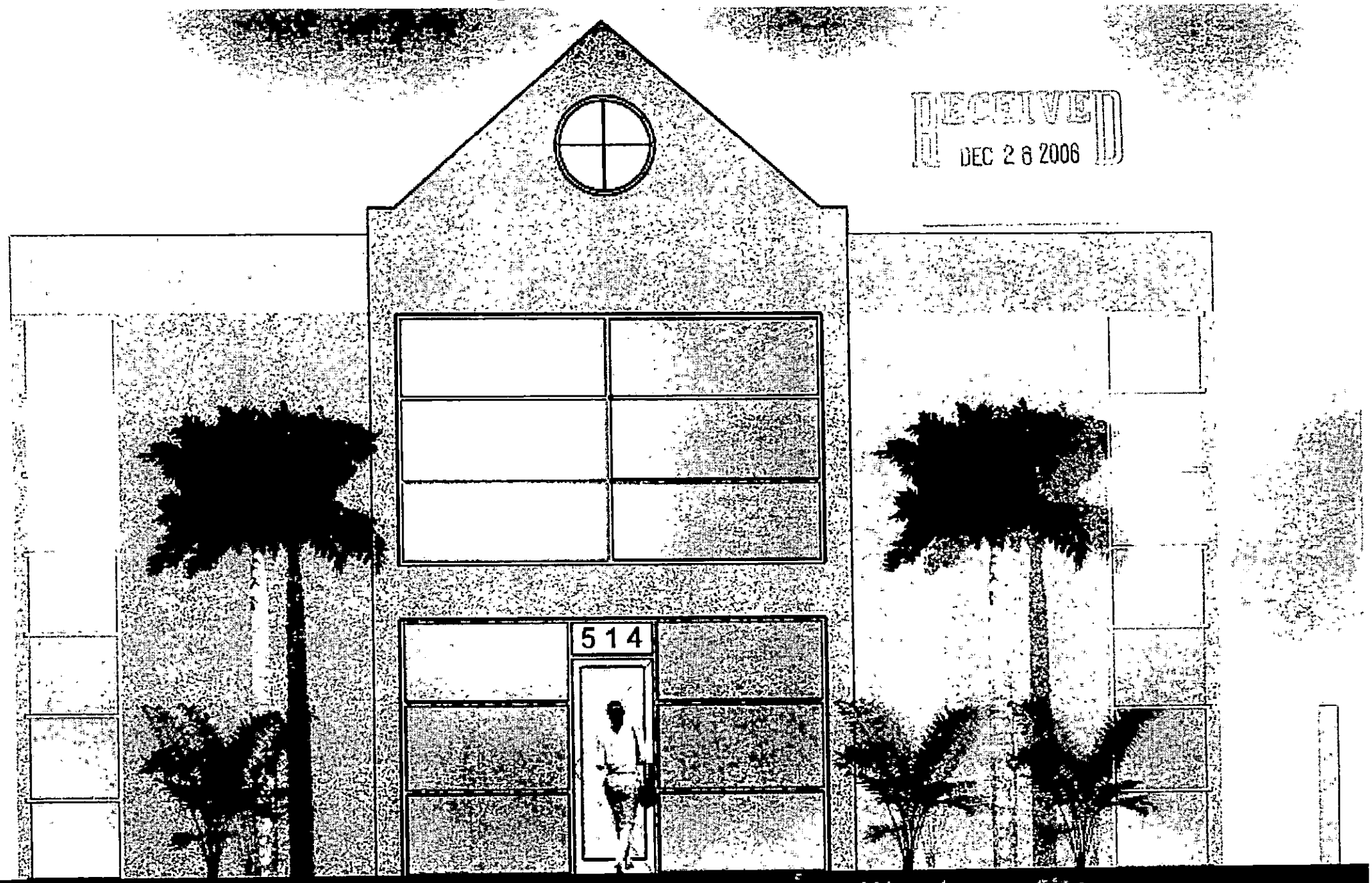
WAYWARD **P**ROPERTIES

514 SOUTH SEVENTH STREET, LAS VEGAS, NV

RECEIVED
DEC 26 2006

ZON-18923 VAR-18924
SDR-18925 03/08/07 PC

RECEIVED
DEC 26 2006



ZON-18923 VAR-18924
SDR-18925 04/12/07 PC

RECEIVED
DEC 26 2006



RECEIVED
DEC 26 2006

ZON-13923 VAR-18924
SDR-18925 04/12/07 PC



ZON-18923, VAR-18924, VAR-19609 AND SDR-18925 - APPLICANT/OWNER: WAYWARD PROPERTIES, INC

514 SOUTH SEVENTH STREET

APRIL 12, 2007 PLANNING COMMISSION

01/08/07



ZON-18923, VAR-18924, VAR-19609 AND SDR-18925 - APPLICANT/OWNER: WAYWARD PROPERTIES, INC
514 SOUTH SEVENTH STREET
APRIL 12, 2007 PLANNING COMMISSION

01/08/07

December 19, 2006

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

RE: Justification Letter - APN# 139-34-71-0024

To Whom It May Concern:

The proposed development on a property located about the streets of Clark and 7th in the downtown sector of the City of Las Vegas, is currently zoned "R-1". We respectfully request the zoning to be amended to allow a development that will utilize a "Commercial / Office" use. (C-2 per title 19 CLV Zoning Code)

We feel this establishment will not adversely affect any of the surrounding infrastructure and will architecturally enhance the neighborhood. The structure itself will emulate a "modern office" motif. We will use a combination of materials aesthetically comparable to other modern office properties in the area. Wayward Properties, LLC feels that the building will contribute to the re-vitalization movement in the downtown sector.

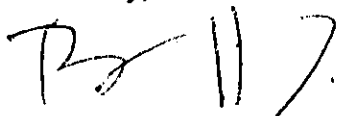
Included in the proposed development will be Law Offices / Professional Offices. The operational hours of this building will be 8am - 5pm. There are 8 parking stalls provided on-site including 1 accessible stall for this proposed use.

Other recently approved conversions to P-R in the area are as follows:

1. 611 S. 6th Street, VAR-12265, parking Variance approved to allow 18 stalls where 19 were required (6/7/6 City Council).
2. 500 S. 8th St, VAR-6030, parking Variance approved to allow 14 stalls where 18 were required (4/6/5 City Council).
3. 504 S. 9th Street, VAR-10432, parking Variance approved to allow 6 stalls where 7 were required (2/15/6 City Council).

Proper drainage, and fire exiting and access are accounted for on-site. The building will adhere to all applicable building and local zoning codes. Please see attached site plan for more information. If there are any questions, feel free to contact us at 702.895.6760

Sincerely,



Bradley J. Hofland (Managing Member
Wayward Properties, LLC.

ZON-18923 VAR-18924
SDR-18925 04/12/07 PC

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

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

Re: Attached Notices

Meeting March 8, 2007

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OBJECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Please contact me with any

Marlene Walshin # 13-116
CASE # See above
PC MTG 3-8-07 PC

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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).

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:

STEINMAN – 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 for Items 30-31.

DOUG RANKIN, Planning and Development Department, stated the zone change request is compatible with the surrounding land uses and recommended approval. He also supported the requested landscape waivers as this property is bounded by the US 95 and Craig Road interchange.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 30 – ZON-19647

MINUTES – Continued:

ED RENOVICH, 3610 North Rancho Drive, appeared on behalf of the applicant and agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 30-31.

(7:22 – 7:25)

1-3108

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-19643) 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

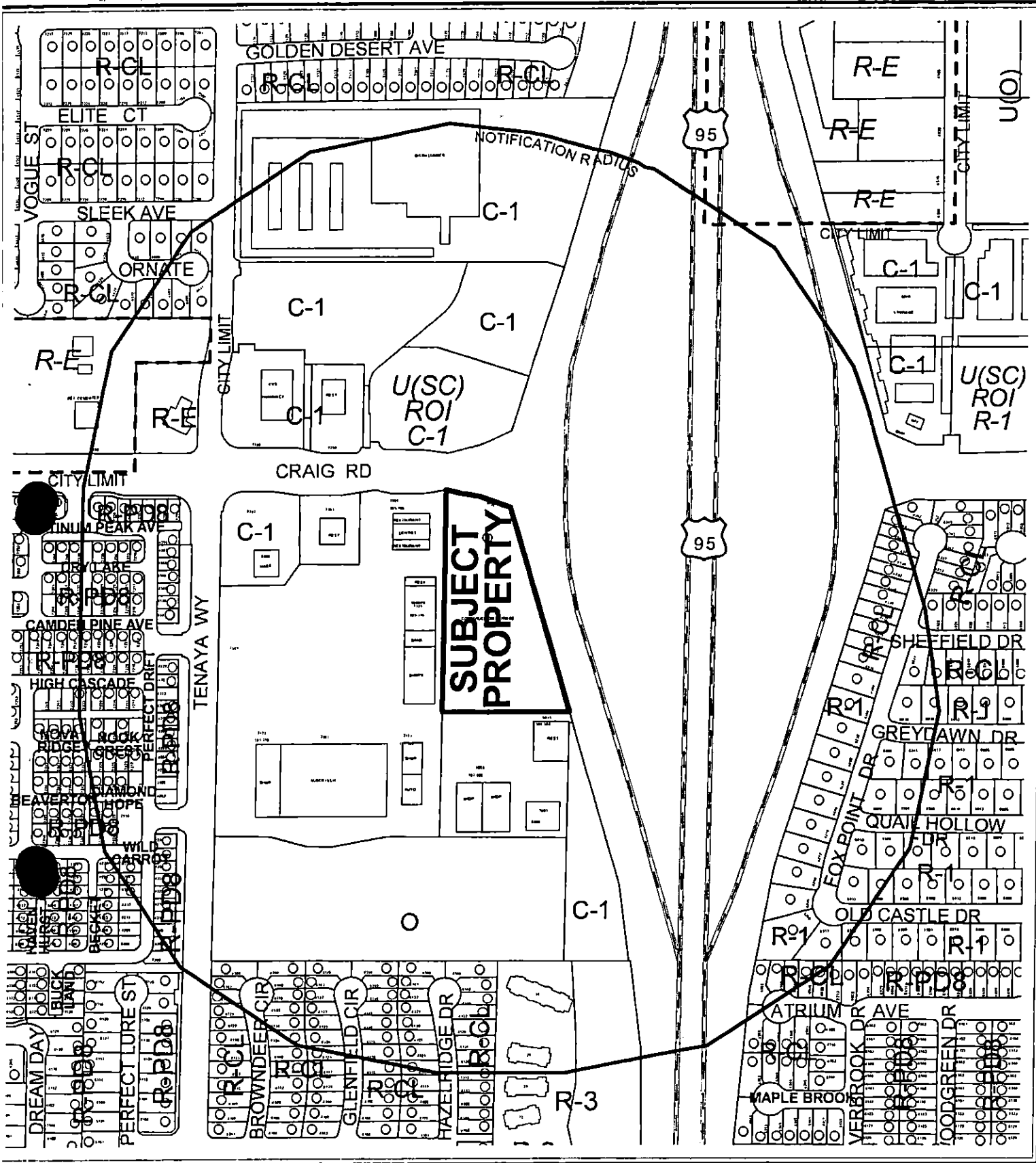
3. Dedicate additional rights-of-way necessary for a right turn lane on the southwest corner of Craig Road and U.S. 95 prior to the issuance of any permits, unless specifically noted as not required in an approved Traffic Impact Analysis.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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 Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 30 -- ZON-19647

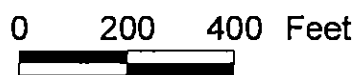
CONDITIONS – Continued:

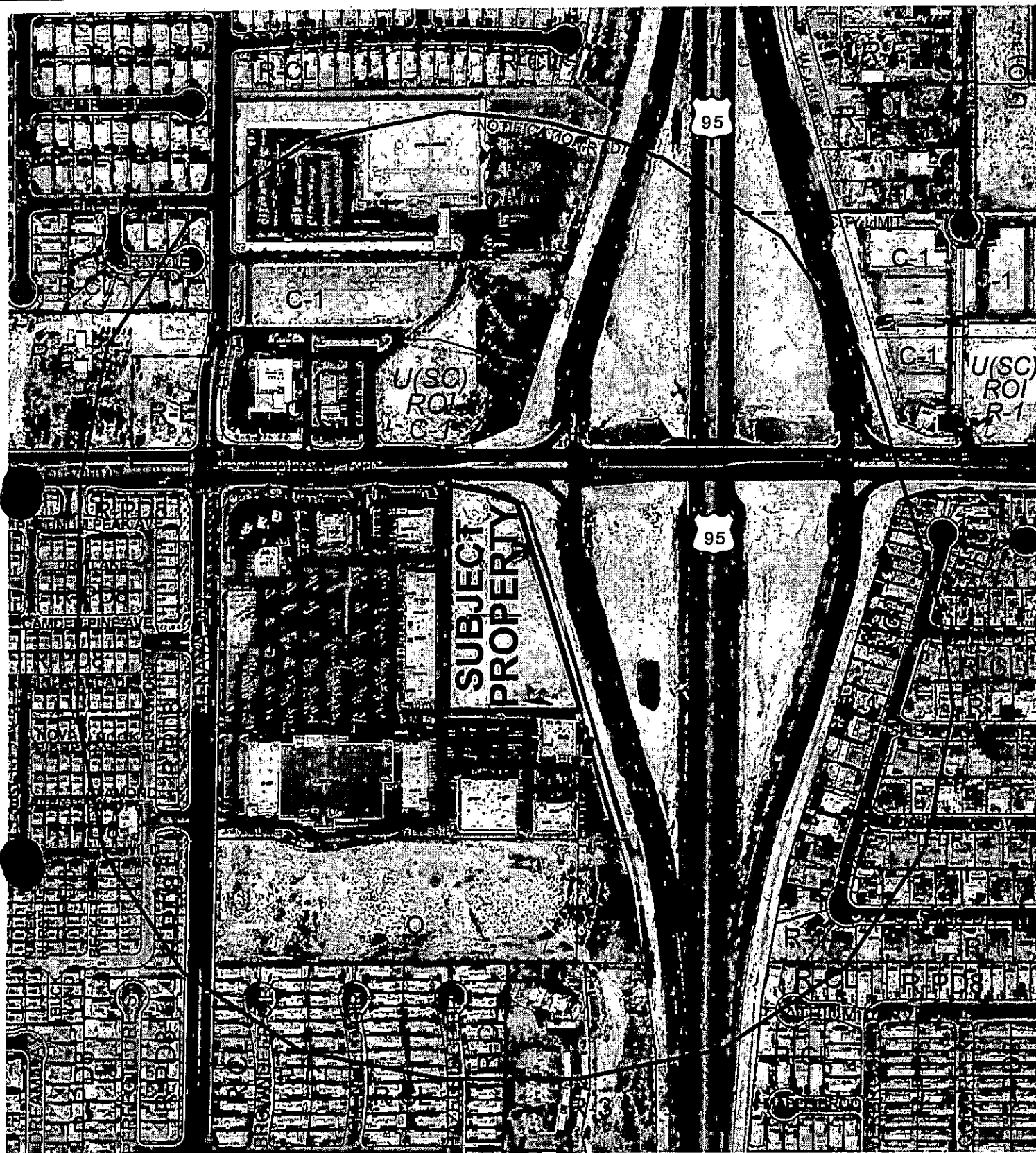
be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer. We note that this site is within a FEMA "AE" Flood Zone.



CASE: ZON-19647
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY:
 U(SC) UNDEVELOPED (SERVICE COMMERCIAL)
PROPOSED ZONING OF SUBJECT PROPERTY:
 C-1 (LIMITED COMMERCIAL)





CASE: ZON-19647

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U(SC) UNDEVELOPED (SERVICE COMMERCIAL)

PROPOSED 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: ABEYANCE - ZON-19647 - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT**

**** 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-19643) 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 additional rights-of-way necessary for a right turn lane on the southwest corner of Craig Road and U.S. 95 prior to the issuance of any permits, unless specifically noted as not required in an approved Traffic Impact Analysis.
4. 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. 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 Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically

ZON-19647 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer. We note that this site is within a FEMA "AE" Flood Zone.

ZON-19647 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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

The proposed C-1 (Limited Commercial) zoning of the site will be consistent with the existing zoning of surrounding parcels to the north, south and west, and will allow a range of permissible uses compatible with the surrounding development in the area.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg, Etc.	
11/06/96	The City Council accepted a request to Withdraw without prejudice an application for General Plan Amendment (GPA-42-96) to GC (General Commercial) and a Rezoning (Z-94-96) to C-2 (General Commercial) on the subject site as part of a larger request.
01/12/98	The City Council voted to Withdraw without prejudice a Rezoning (Z-0115-97) from U (Undeveloped) to PD (Planned Development) for a proposed commercial development on the subject site. The Planning Commission recommended denial of the Rezoning request.
12/20/01	The Planning Commission voted to Table a Rezoning from U (Undeveloped) to C-1 (Service Commercial) (Z-0074-01) and a Site Development Plan Review [Z-0074-01(1)] for a proposed office/retail complex on the subject site. The staff recommended approval of the requests on 10/18/01.
01/21/04	The City Council approved a Rezoning (ZON-3197) to C-1 (Service Commercial) for the subject site. A condition of approval specified a two year time limit, which expired on 01/21/06. The staff recommended approval on 11/20/03 and the Planning Commission recommended approval on 12/18/03.
11/17/94	The City Council approved a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign. Staff and the Planning Commission recommended approval.
Pre-Application Meeting	
12/06/06	Staff explained the requirements for a zone change application
Neighborhood Meeting	
	A neighborhood meeting is not required for this application.

ZON-19647 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.53 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped with existing billboard	SC (Service Commercial)	U (Undeveloped) SC (Service Commercial) General Plan Designation
North	Undeveloped	SC (Service Commercial)	SC (Service Commercial) General Plan Designation
South	Retail/restaurants	SC (Service Commercial)	SC (Service Commercial) General Plan Designation
East	U.S. 95	U.S. 95	U.S. 95
West	Retail/restaurants	SC (Service Commercial)	SC (Service Commercial) General Plan Designation

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
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

The proposed C-1 (Limited Commercial) zoning of the site will be consistent with the existing zoning of surrounding parcels to the north, south and west, and will allow a range of permissible uses compatible with the surrounding development in the area. The Department of Public Works has indicated that this site is within a FEMA "AE" Flood Zone; therefore development of this parcel may be significantly impacted by the flood zone

ZON-19647 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

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) zoning conforms to the 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 by the C-1 (Limited Commercial) zoning will be compatible with the surrounding area, which are within the C-1 (Limited Commercial) zoning district.

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

The proposed C-1 (Limited Commercial) zone will allow for appropriate commercial uses on the subject site and will provide commercial businesses to serve the immediate area.

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

The only access to the subject site will be via a shared access drive within the adjacent commercial center to Craig Road, a 100-foot primary arterial. The applicant will be required to copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 4

NOTICES MAILED 196 [Mailed with VAR-19646 and SDR-19643]

ZON-19647 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19647**

APN: 138-03-701-003

Name of Property Owner: Craig 95 LLC c/o Abrar Mgmt

Name of Applicant: Platinum Realty and Development

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

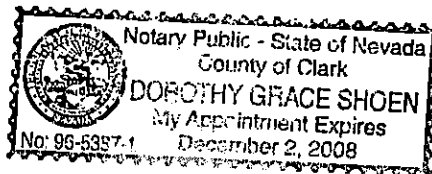
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 12th day of Sept., 20 06

Dorothy Grace Shoen
Notary Public in and for said County and State



RECEIVED

FOR
PLATINUM REALITY DEVELOPMENT
 IN THE
CITY OF LAS VEGAS, STATE OF NEVADA
APN: 138-03-701-003

EX CONC CHANNEL

EX BILLBOARD SIGN (TO BE REMOVED)

RETAIL
 15,900 SF

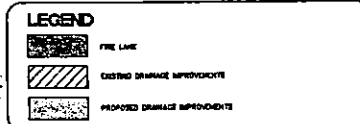
APN 138-03-701-008

SMART AND FINAL
 14,000 SF

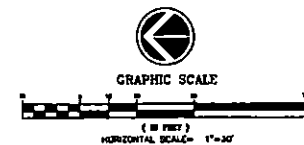
GRAND ROAD

ADDRESS ROAD

RECEIVED
 MAR 7 2007



JUN 85 AND CRAIG RETAIL CENTER		PROPOSED WARRANTS	
RETAIL BLDG. RENT:	37,000 SF		AND YAMAGUCHI
COIN LOT CHAIRS			1. FURNISH LANDSCAPE TREES
NET AREA	2,843 SQ		2. FURNISH LANDSCAPE
CURRENT CHAIRS			
PROPOSED CHAIRS	C-1		
REPLACEMENT	171 EA		
171 (C-1) CHAIRS (FURNISH)			
FURNISH PROPOSED TOTAL:	152 EA		
MANUFACT. (FURNISH)	3 EA		
MANUFACT. (WOOD)	3 EA		
CONTRACT (1200)	43 EA		
MANUFACT. (FURNISH)	101 EA		
OCCUPANCY (C-1) 875 SF 2 EXITS NEED FOR			
30 OCCUPANTS ON 875 SF			
12,000 SF OF WAREHOUSE IS FURNISH BLDG.		NOT OCCUPANTS	
12,000 SF OF RETAIL BLDG.		100 OCCUPANTS	



RECEIVED

MAR 14 2007

ZON-19674
04/12/07 PC
REVISED

NOTICE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND REPAIRS THEREON IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE EMPLOYER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN PROPER LOCATION.

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CALL
before you
Dig
1-800-222-2800

THE UNIVERSITY OF CHICAGO



PRELIMINARY SITE PLAN

CRAIG & US 95 COMMERCIAL SITE

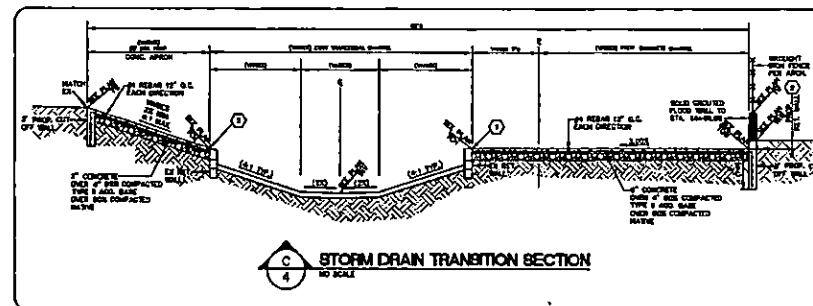
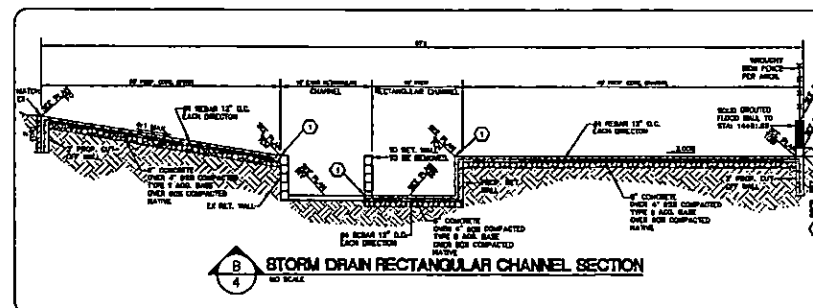
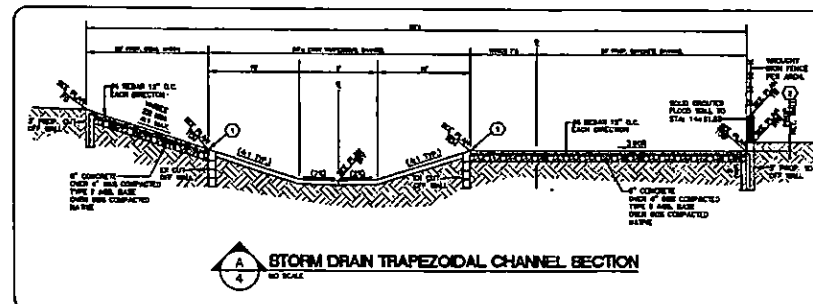
July

100

DRAG

11

DATE _____
PAGE _____



- NOTES:**
1. APPLY CONCRETE REINFORCING BARS TO 18" BARS. USE 18" BARS SPACED @ 12" ON CENTER. BARS TO BE SPACED 12" MAX. ALONG CONNECTION.
 2. STRUCTURAL DESIGN BY OTHER.
 3. MATCH AND REPLACE EXISTING SPILL-UP AS REQUIRED.

RECEIVED

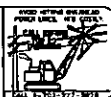
MAR 14 2007

ZON-19647 VAR-19646
SDR-19643 04/12/07
REVISED

NOTICE TO CONTRACTOR:

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT SHOWN ON THESE PLANS OR SHOWN IN OTHER RECORD LOCATIONS.

CALL before you dig
1-800-227-2500
www.callbeforeyoudig.com



DATE	BY	REVISION

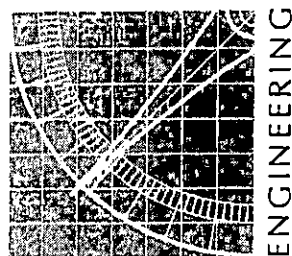


STAMP DATE: 04/12/07
I, David M. Rasch, a duly Licensed Professional Engineer in the State of Nevada, do hereby certify that I am the author of the design shown on these plans and that I am a duly Licensed Professional Engineer in the State of Nevada.



PRELIMINARY SITE PLAN
CRAIG & US 95 COMMERCIAL SITE

DATE	BY	REVISION



SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

March 13, 2007

Mr. Andy Reed
City of Las Vegas Planning
731 South Fourth Street
Las Vegas, NV 89101

**Re: Craig and 95 – Revised Justification Letter
Rezoning, Site Development Plan Review, and Waiver
SWE Ref. No. 060509**

Dear Andy:

On behalf of our client, Platinum Realty, Inc., please accept the Rezoning, Site Development Plan Review, and Perimeter Landscape Waiver for property located at the southwest corner of Craig Road and US 95 on approximately 3.53 acres. APN: 138-03-701-003

Rezoning:

The Rezoning is being submitted to rezone the property from Undeveloped, Service Commercial (General Plan Designation) to Limited Commercial (C-1). The major tenant on this site will be Smart and Final; with approximately 18,025 square feet. Other buildings are proposed within the Retail Shopping Development; consisting of 19,900 square feet.

Site Development Plan Review:

The site is a Commercial Retail shopping center consisting of approximately 37,925 square footage of building area. The site is adjacent to the Craig Marketplace and is compatible with the surrounding development.

Perimeter Landscape Waiver:

Perimeter Landscape is required along the south and east boundary. We are requesting the City of Las Vegas to waive this requirement as the south and east boundary are presenting landscaped with the existing Craig Marketplace development. We are requesting a waiver to the requirement for planter fingers (normally required every 6 parking spaces) due to the configuration of our site and the drainage channel that is required through this project.

RECEIVED
MAR 14 2007

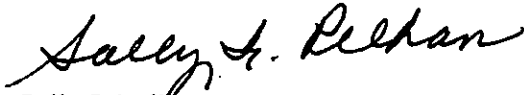
**ZON-19674
04/12/07 PC
REVISED**

Our Retail Shopping Center will make a positive contribution to the surrounding area and will provide distinctive architecture design. The project will provide a harmonious architectural character and will contribute to the residential character of Las Vegas Retail Commercial developments.

Thank you for your consideration.

Very truly yours,

SOUTHWEST ENGINEERING



Sally I. Pelham
Director of Processing

RECEIVED
MAR 14 2007

**ZON-19674
03/22/07 PC
REVISED**

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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).

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:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with EVANS excused

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

MINUTES:

See Item 30 for related discussion.

(7:22 – 7:25)

1-3108

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 31 – SDR-19643

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19647) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 03/14/07 and landscape plan and building elevations, 02/06/06, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow no landscaping along the south and east property lines where an eight foot buffer is required, and to allow a two foot wide buffer along the north property line where eight feet is required
5. An Exception from Title 19.12 is hereby approved, to allow 14 parking lot trees where 25 are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

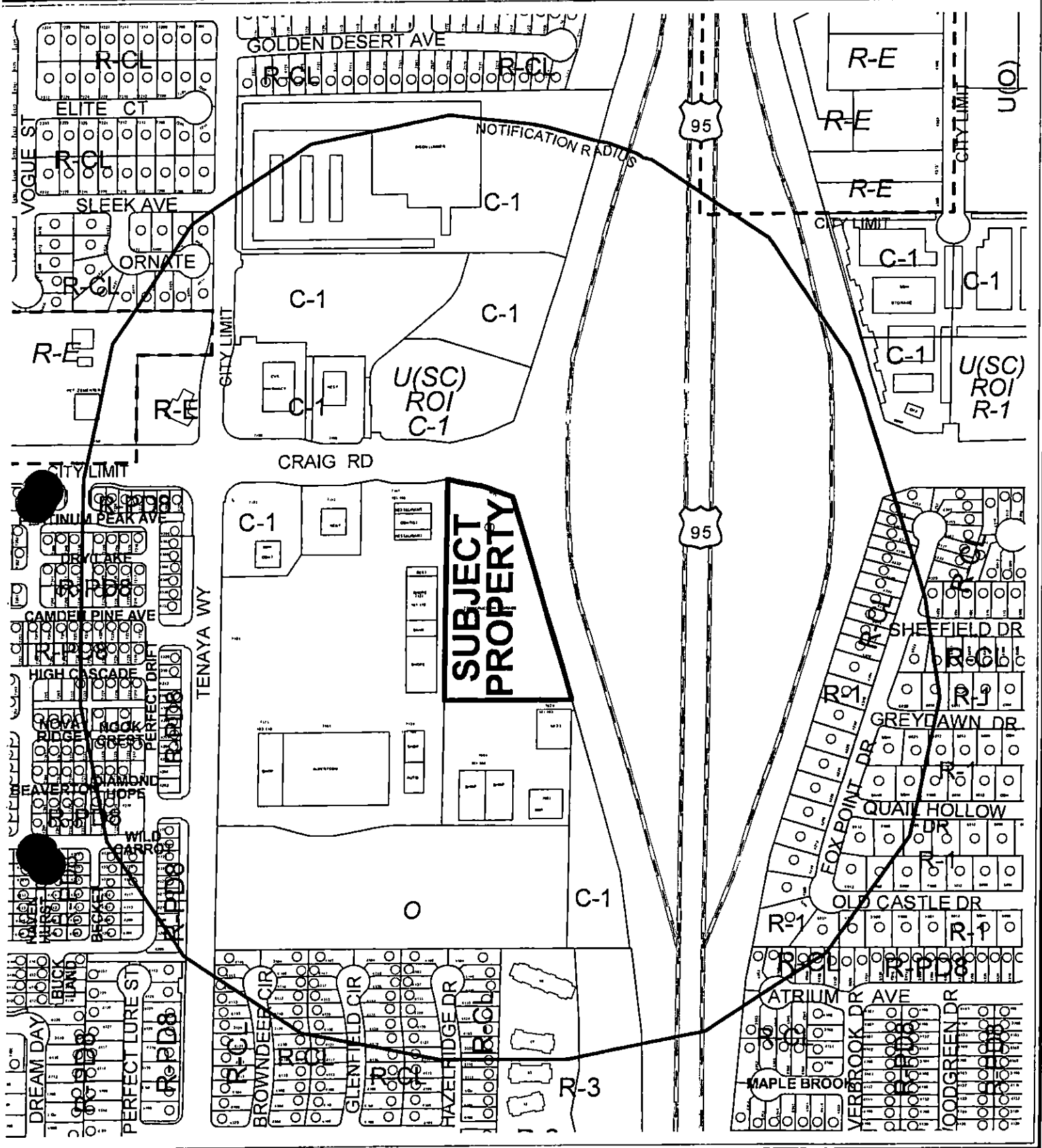
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 31 – SDR-19643

CONDITIONS – Continued:

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

Public Works

15. 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.
16. Provide a copy of a recorded joint access agreement between this site and Assessor's Parcel No. 138-03-715-004 prior to the issuance of any permits.
17. 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.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19647 and all other applicable site-related actions.



0 200 400 Feet



CASE: **SDR-19643**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U(SC) UNDEVELOPED (SERVICE COMMERCIAL)

PROPOSED 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: ABEYANCE - SDR-19643 - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19647) 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.
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SDR-19643 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

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10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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15. 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.
16. Provide a copy of a recorded joint access agreement between this site and Assessor's Parcel No. 138-03-715-004 prior to the issuance of any permits.
17. 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.

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April 12, 2007 - Planning Commission Meeting

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19647 and all other applicable site-related actions.

SDR-19643 - 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 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 property 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.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
11/06/96	The City Council accepted a request to Withdraw without prejudice an application for General Plan Amendment (GPA-42-96) to GC (General Commercial) and a Rezoning (Z-94-96) to C-2 (General Commercial) on the subject site as part of a larger request.
01/12/98	The City Council voted to Withdraw without prejudice a Rezoning (Z-0115-97) from U (Undeveloped) to PD (Planned Development) for a proposed commercial development on the subject site. The Planning Commission recommended denial of the Rezoning request.
12/20/01	The Planning Commission voted to Table a Rezoning from U (Undeveloped) to C-1 (Service Commercial) (Z-0074-01) and a Site Development Plan Review [Z-0074-01(1)] for a proposed office/retail complex on the subject site. The staff recommended approval of the requests on 10/18/01.
01/21/04	The City Council approved a Rezoning (ZON-3197) to C-1 (Service Commercial) for the subject site. A condition of approval specified a two year time limit, which expired on 01/21/06. The staff recommended approval on 11/20/03 and the Planning Commission recommended approval on 12/18/03.
11/17/94	The City Council approved a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign. Staff and the Planning Commission recommended approval.
Pre-Application Meeting	
12/06/06	Staff explained the requirements for a zone change application
Neighborhood Meeting	
	A neighborhood meeting is not required for this application.

Details of Application Request	
Site Area	
Gross Acres	3.53

SDR-19643 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped with existing billboard	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
North	Undeveloped	SC (Service Commercial)	SC (Service Commercial) General Plan Designation
South	Retail/restaurants	SC (Service Commercial)	SC (Service Commercial) General Plan Designation
East	U.S. 95	U.S. 95	U.S. 95
West	Retail/restaurants	SC (Service Commercial)	SC (Service Commercial) General Plan Designation

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
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

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	3.53 acres	Y
Min. Lot Width	100 Feet	350 Feet	Y
Min. Setbacks			
• Front	• 20 Feet	• 23 Feet	• Y
• Side	• 10 Feet	• 21 Feet	• Y
• Rear	• 20 Feet	• 65 Feet	• Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	N/A	40 Feet	Y

Per Title 19.08.060, the following standards apply:

Residential/Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	120 Feet	850 Feet	Y
Trash Enclosure	50 Feet	850 Feet	

AR

SDR-19643 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Per Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree /6 Spaces	25 Trees	14	N
Buffer:				
Min. Trees	1 Trees/30 Linear Feet	58 Trees	32	N
Min. Zone Width				
North prop line	8 feet		2 feet	N
South prop line	8 feet		0 feet	N
East prop line	8 feet		0 feet	N
West prop line	8 feet		8 feet	Y

In regard to the parking lot trees, the applicant is proposing to place additional trees along the west property line, adjacent to the main parking lot. Staff finds this to be an acceptable alternative and recommends approval.

In regard to the property line buffers, staff notes that the east and north property lines are adjacent to a raised freeway, and has no objection to a waiver of the buffer requirement along those property lines. The applicant is also proposing no landscaping along the south property line. Because this will allow better vehicular circulation with the commercial development to the south, staff has no objection to this waiver as well.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking summary is provided:							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping center	37, 925 sf	1/250 sf	152	6	152	6	Y
TOTAL			152	6	152	6	Y

Waivers		
Request	Requirement	Staff Recommendation
Min. Zone Width		
Two feet along north prop line	8 feet	Approval
Zero feet along south prop line	8 feet	Approval
Zero feet along east prop line	8 feet	Approval

SDR-19643 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct a 19,900 square foot retail building in the north portion of the site, and an 18,025 square foot grocery store in the south. The site plan indicates that both buildings comply with the setback requirements of the zoning code. Access is provided by a 30 foot wide driveway to Craig Road which is shared with the existing shopping center immediately to the west. The majority of the parking spaces are located west of the buildings, with some spaces also shown on the remaining sides of the structures. An eight foot wide landscape buffer with 32 trees is shown along the west property line. Additional planting areas with trees, shrubs and ground cover are depicted in the parking lot. The amount of parking lot trees does not comply with city standards; however, staff finds that the applicants' provision of additional trees within the west property line buffer is an acceptable alternative. In regard to the north and east property line buffers, staff notes that these property lines are adjacent to a raised freeway, and has no objection to a waiver of the buffer requirement along those property lines. The applicant is also proposing no landscaping along the south property line. Because this will allow better vehicular circulation with the commercial development to the south, staff has no objection to this waiver as well.

The elevations for both structures depict a stucco exterior with a decorative stone veneer. A flat roof is shown for both structures, with peaked standing seam metal roofs providing articulation.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;

SDR-19643 - Staff Report Page Five
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1":

The proposed development is compatible with the commercial uses occurring along this portion of Craig Road.

In regard to "2":

The proposed development complies with the General Plan. The applicant has requested waivers of certain landscape requirements. Because this site is adjacent to a freeway, staff has no objection to the waivers.

In regard to "3":

The site is adjacent to Craig Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will not be adversely impacted by this request.

In regard to "4":

The submitted building elevations are typical of commercial development in this portion of the city. The substantial landscape buffer along the west property line will provide an aesthetically pleasing streetscape when viewed from Craig Road.

In regard to "5":

The elevations for the new buildings are compatible with the existing shopping center to the west and other development in the area.

In regard to "6":

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

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April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 4

NOTICES MAILED 196 [Mailed with ZON-19647 and VAR-19646]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19643** APN: 138-03-701-003

Name of Property Owner: Craig 95 LLC c/o Abrar Mgmt

Name of Applicant: Platinum Realty and Development

Name of Representative: Southwest Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

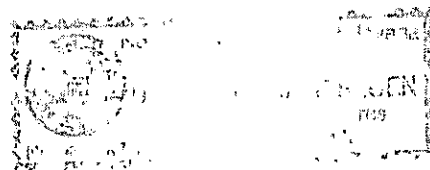
APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 13th day of December, 2006
Dorothy Grace Chen
Notary Public in and for said County and State



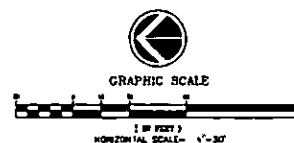
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PLATINUM REALITY DEVELOPMENT
 IN THE
CITY OF LAS VEGAS, STATE OF NEVADA
APN: 138-03-701-003

CONIC CHANNEL
 US 93/104 ROAD
 CRANE ROAD
 ALDER ROAD
 BILLBOARD SIGN (TO BE REMOVED)
 RETAIL 19,900 SF
 SMART AND FINAL 18,025 SF
 EXISTING COMMERCIAL BLDG
 EXISTING COMMERCIAL BLDG



LEADS AND GRAND JURY CENTER	PROPOSED HANOVER AND VARIANTS
TOTAL BLDG. SUFF.	37,765 SF
LEADS (LOWEST)	1
LEAD AREA	2,632 SQ.
CURRENT ZONING	W
PROPOSED ZONING	C-2
RECAPED PARKING	152 EA
(SF) (EXISTING/RECAPED PARKING)	
PARKING PROVIDED TOTAL:	152 EA
RECAPED (TOTAL)	8 EA
HANDICAP (VANS)	8 EA
COMPACT (TWO)	43 EA
RECAPED (TOTAL)	53 EA
COMPARISON: 40% (W) & 60% MAX. PARK.	
REQUIREMENT OF 2000 SF	
USERS OF BLDG. & PARK. SUFF.	80% OCCUPANTS
USERS OF BLDG. & PARK. SUFF.	25 OCCUPANTS



RECEIVED

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SDR-19643
04/12/07 F
REVISED

PRELIMINARY SITE PLAN

CRAIG & US 95 COMMERCIAL SITE

CITY OF LAS VEGAS

1

INTERCOMING • TRAILING • DISCOVERY CASES AND PLANNING • PARTIAL • DEPENDENT



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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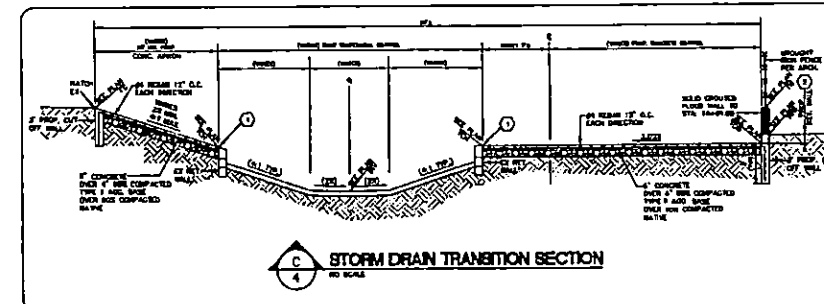
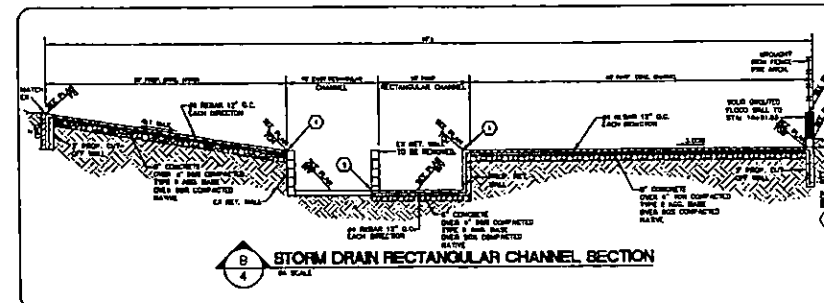
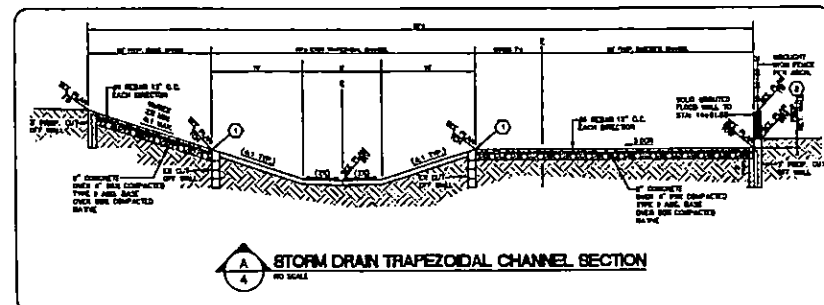
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NOTICE TO CONTRACTOR:

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONSTRUCTION AND REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON AND THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

EVER CUTTING UNDERGROUND
UTILITIES? IT'S COSTLY

CALL
before you
Dig
1-800-222-2500



- NOTES:**
1. APPLY CONCRETE BONDING AGENT TO EX. WALL, USE 12" RETAIN BORDERS. EXISTING 12" WALL WITH NEW CONCRETE WITH BONDING AGENT. SHOULD TO BE BRACK 12" WALL, BONDING CONNECTION.
 2. STRUCTURE, DESIGN BY OTHERS.
 3. HATCH AND REPLACE EXISTING PIPE-LINE AS REQUIRED.

RECEIVED

MAR 4 2007

ZON-19647 VAR-19646
SDR-19643 04/12/07 PC
REVISED

NOTICE TO CONTRACTOR:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE. ONLY TO BE USED BY THE CONTRACTOR FOR INFORMATION TO DETERMINE THE EXISTING UTILITY AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE LOCATION AND DEPTH OF ALL UTILITIES NOT SHOWN IN THIS PROJECT LOCATION.

CALL before you Dig

1-800-727-2600

UTILITY LOCATING SERVICE

PRELIMINARY SITE PLAN

CRAIG & US 95 COMMERCIAL SITE

REVISIONS

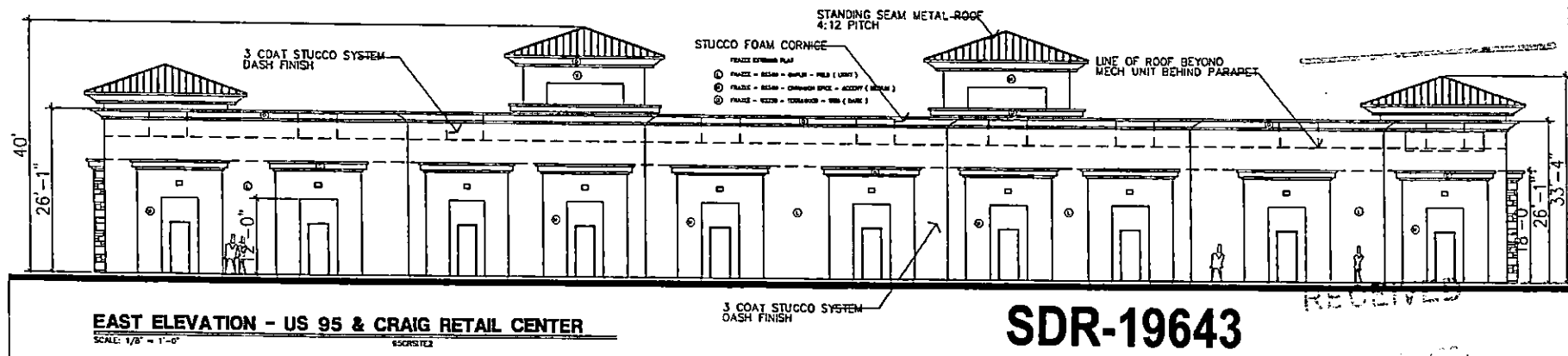
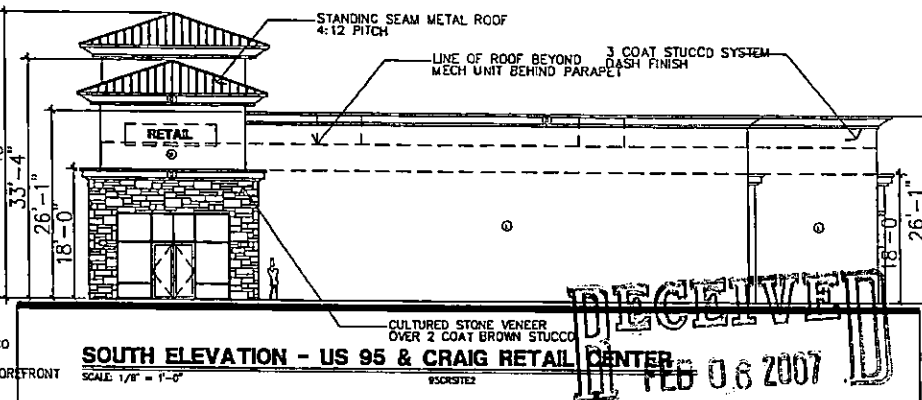
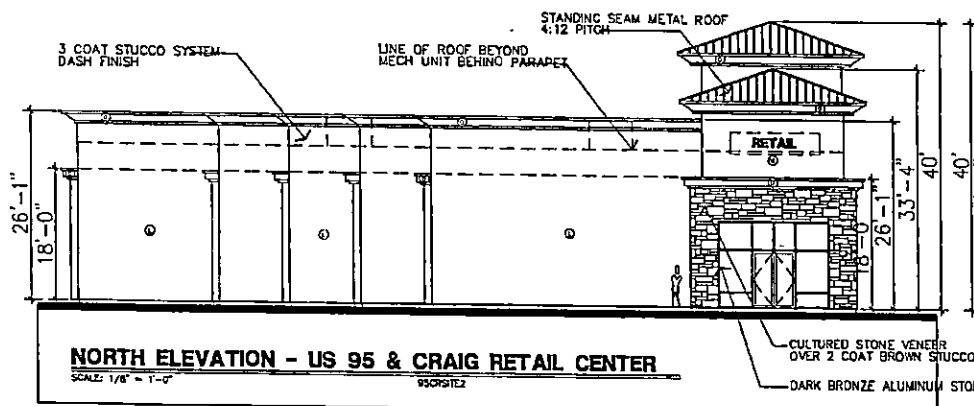
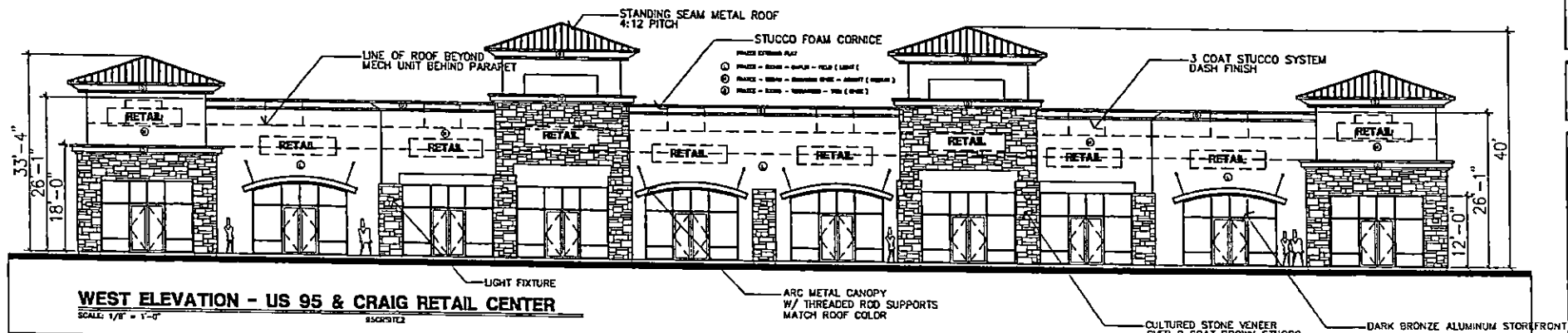
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DESIGNED BY
ENGINEER
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF NEVADA

PROJECT
CRAIG & US 95 COMMERCIAL SITE
CITY OF LAS VEGAS

DATE
04/12/07

SCALE
AS SHOWN



SDR-19643
04/12/07 PC

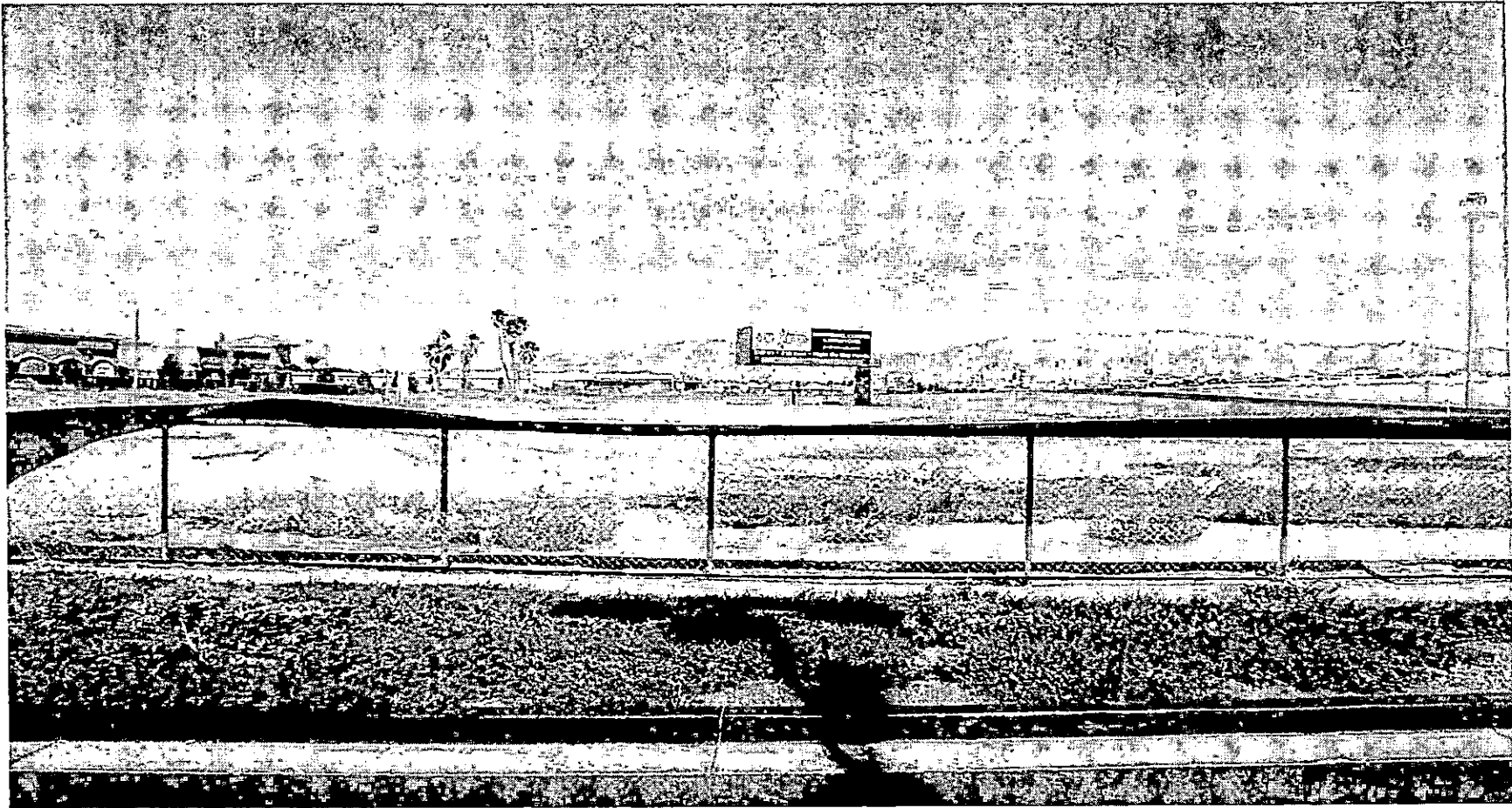
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EXTERIOR ELEVATIONS
OWNER / DEVELOPER
BATES & BATES
1111 N. 11th St.
LAS VEGAS, NEVADA 89101

GREGORY J. MOORE
C. 11.1.0
1111 N. 11th St.
LAS VEGAS, NEVADA 89101

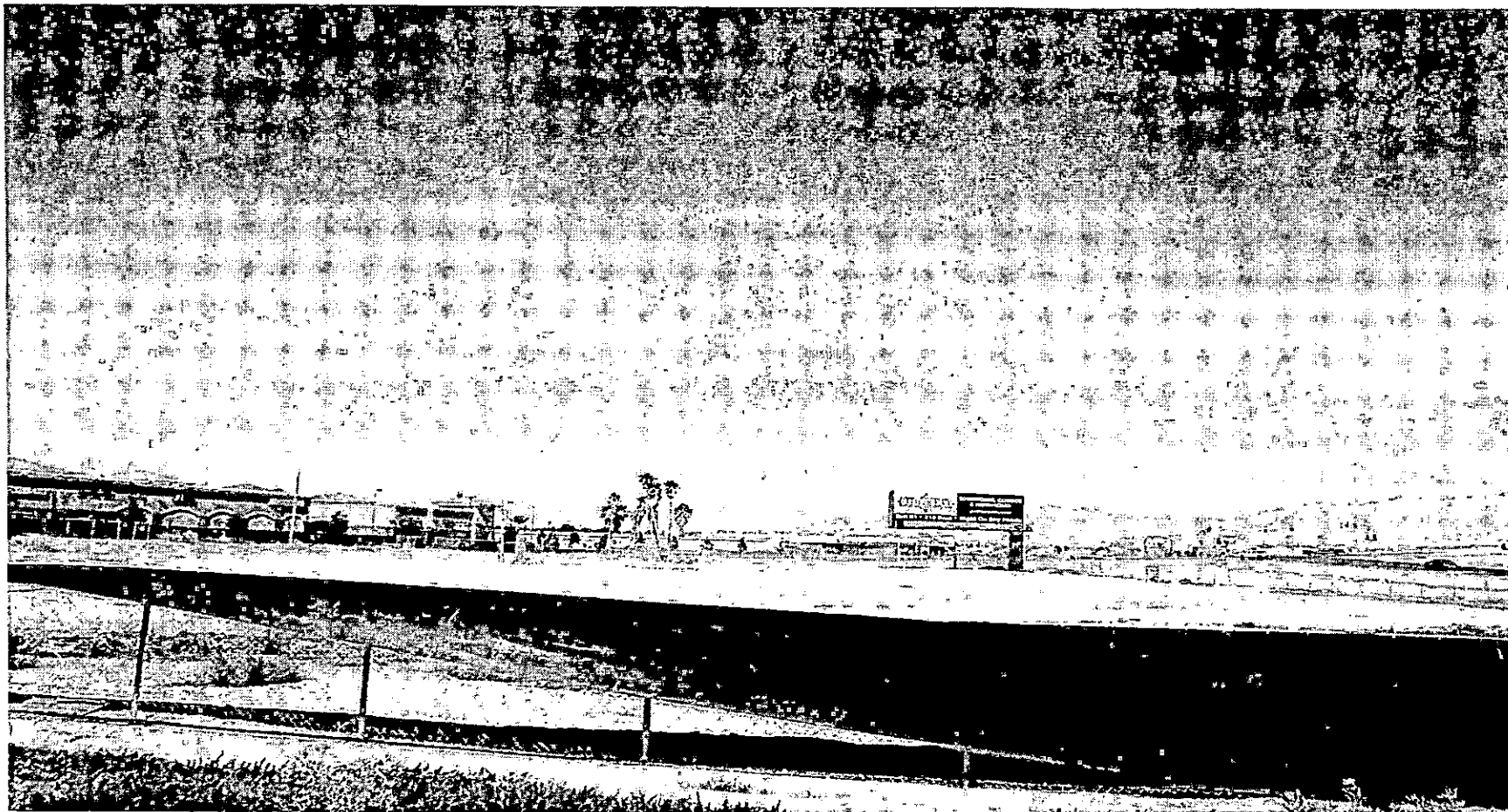
US 95 & CRAIG ROAD
RETAIL CENTER
IN AN AND CASH ROAD
LAS VEGAS, NEVADA

A-2



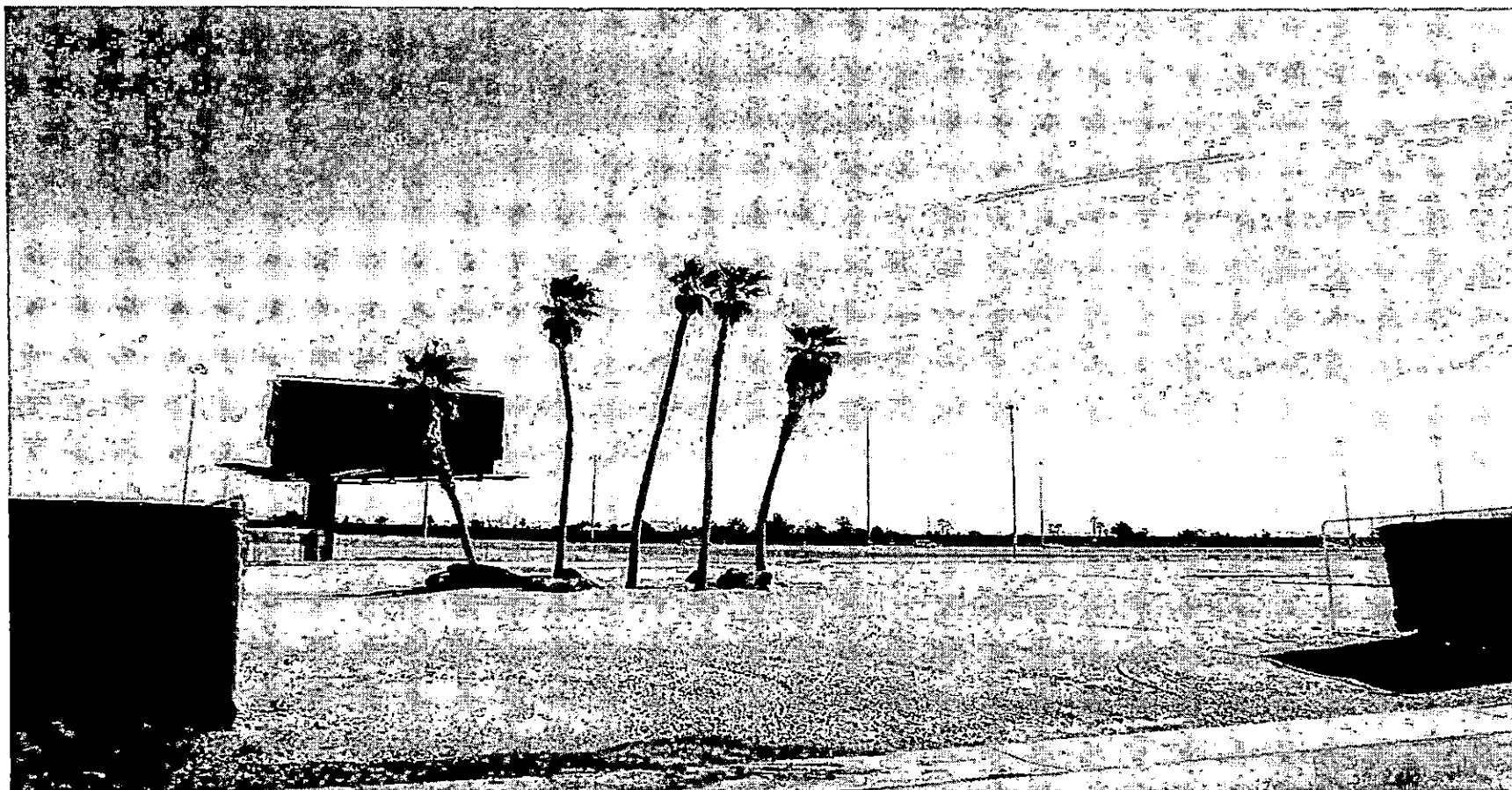
ZON-19647 & SDR-19643 - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95
LLC C/O ABRAR MANAGEMENT
SOUTH SIDE OF CRAIG ROAD, WEST OF U.S. 95
APRIL 12, 2007 PLANNING COMMISSION

02/16/07



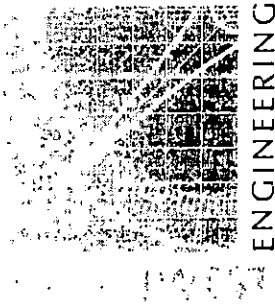
ZON-19647 & SDR-19643 - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95
LLC C/O ABRAR MANAGEMENT
SOUTH SIDE OF CRAIG ROAD, WEST OF U.S. 95
APRIL 12, 2007 PLANNING COMMISSION

02/16/07



ZON-19647 & SDR-19643 - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95
LLC C/O ABRAR MANAGEMENT
SOUTH SIDE OF CRAIG ROAD, WEST OF U.S. 95
APRIL 12, 2007 PLANNING COMMISSION

02/16/07



• • • • •

March 13, 2007

Mr. Andy Reed
City of Las Vegas Planning
731 South Fourth Street
Las Vegas, NV 89101

**Re: Craig and 95 -- Revised Justification Letter
Rezoning, Site Development Plan Review, and Waiver
SWE Ref. No. 060509**

Dear Andy:

On behalf of our client, Platinum Realty, Inc., please accept the Rezoning, Site Development Plan Review, and Perimeter Landscape Waiver for property located at the southwest corner of Craig Road and US 95 on approximately 3.53 acres. APN: 138-03-701-003

Rezoning:

The Rezoning is being submitted to rezone the property from Undeveloped, Service Commercial (General Plan Designation) to Limited Commercial (C-1). The major tenant on this site will be Smart and Final; with approximately 18,025 square feet. Other buildings are proposed within the Retail Shopping Development; consisting of 19,900 square feet.

Site Development Plan Review:

The site is a Commercial Retail shopping center consisting of approximately 37,925 square footage of building area. The site is adjacent to the Craig Marketplace and is compatible with the surrounding development.

Perimeter Landscape Waiver:

Perimeter Landscape is required along the south and east boundary. We are requesting the City of Las Vegas to waive this requirement as the south and east boundary are presenting landscaped with the existing Craig Marketplace development. We are requesting a waiver to the requirement for planter fingers (normally required every 6 parking spaces) due to the configuration of our site and the drainage channel that is required through this project.

RECEIVED
MAR 14 2007

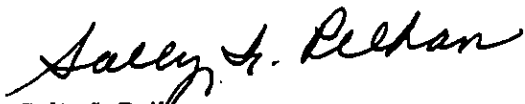
**SDR-19643
04/12/07 PC
REVISED**

Our Retail Shopping Center will make a positive contribution to the surrounding area and will provide distinctive architecture design. The project will provide a harmonious architectural character and will contribute to the residential character of Las Vegas Retail Commercial developments.

Thank you for your consideration.

Very truly yours,

SOUTHWEST ENGINEERING



Sally I. Pelham
Director of Processing

RECEIVED
MAR 14 2007

**SDR-19643
04/12/07 PC
REVISED**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions and adding the following condition:

- The only variance being granted here is for setback.
- 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 32 – VAR-18090

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 32-33.

DOUG RANKIN, Planning and Development Department, stated the Variance request is a self-imposed hardship and recommended denial. Regarding the Site Plan Review, he expressed concern that the project is not a true mixed use project due to the separation of the commercial and residential components and recommended denial.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and described the proposal as a horizontal mixed-use project. She briefly went over the site plan and highlighted the project's connectivity and innovativeness. Due to a Major Modification of the Cliff's Edge Master Plan, she pointed out that one of the variances was unnecessary and added that the remaining variance could be reduced. In response to CHAIRMAN DAVENPORT'S inquiry, she clarified that the fence would be topped with wrought iron. ATTORNEY ALLEN also submitted a revised roofline elevation and suggested additional conditions, as requested by the neighbors. She also listed the neighbors' concerns and explained how the applicant had addressed those issues. With regards to Condition 5 on the Site Plan review, ATTORNEY ALLEN expressed concern with its impact on the project's financing and development and suggested alternative wording which would allow concurrent development of the residential and commercial components.

MARGO WHEELER, Director of Planning and Development Department, stated the applicant's suggestion for Condition 5 was acceptable but could not accept the remaining additional conditions as the City cannot regulate or enforce a development's CC&Rs since that would be the responsibility of the Homeowners' Association (HOA).

In response to COMMISSIONER TROWBRIDGE'S questioning, ATTORNEY ALLEN informed him an HOA enforces the CC&Rs and that the project had the approval of the master developer.

COMMISSIONER STEINMAN expressed his support for amending Condition 5, observing that it was unworkable for this project, but requested clarification of the new wording. ED McCOY, Fairfield Residential, 5510 Morehouse Drive, San Diego, clarified that the applicant would like to build the commercial development as a shell and obtain its certificate of occupancy, before allowing residential occupancy. MR. McCOY explained the developer would like to pull all the building permits at the same time, allowing the residential and commercial components to be built and financed concurrently. COMMISSIONER STEINMAN praised the developer for not including high walls in this project's design.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 32 – VAR-18090

MINUTES – Continued:

COMMISSIONER TRUESDELL encouraged the developer to be aware of the impacts of the retail use on the residential component.

DEPUTY CITY ATTORNEY JAMES LEWIS requested clarification of the wording for Condition 5 and MS. WHEELER assisted COMMISSIONER STEINMAN in the crafting of the motion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 32-33.

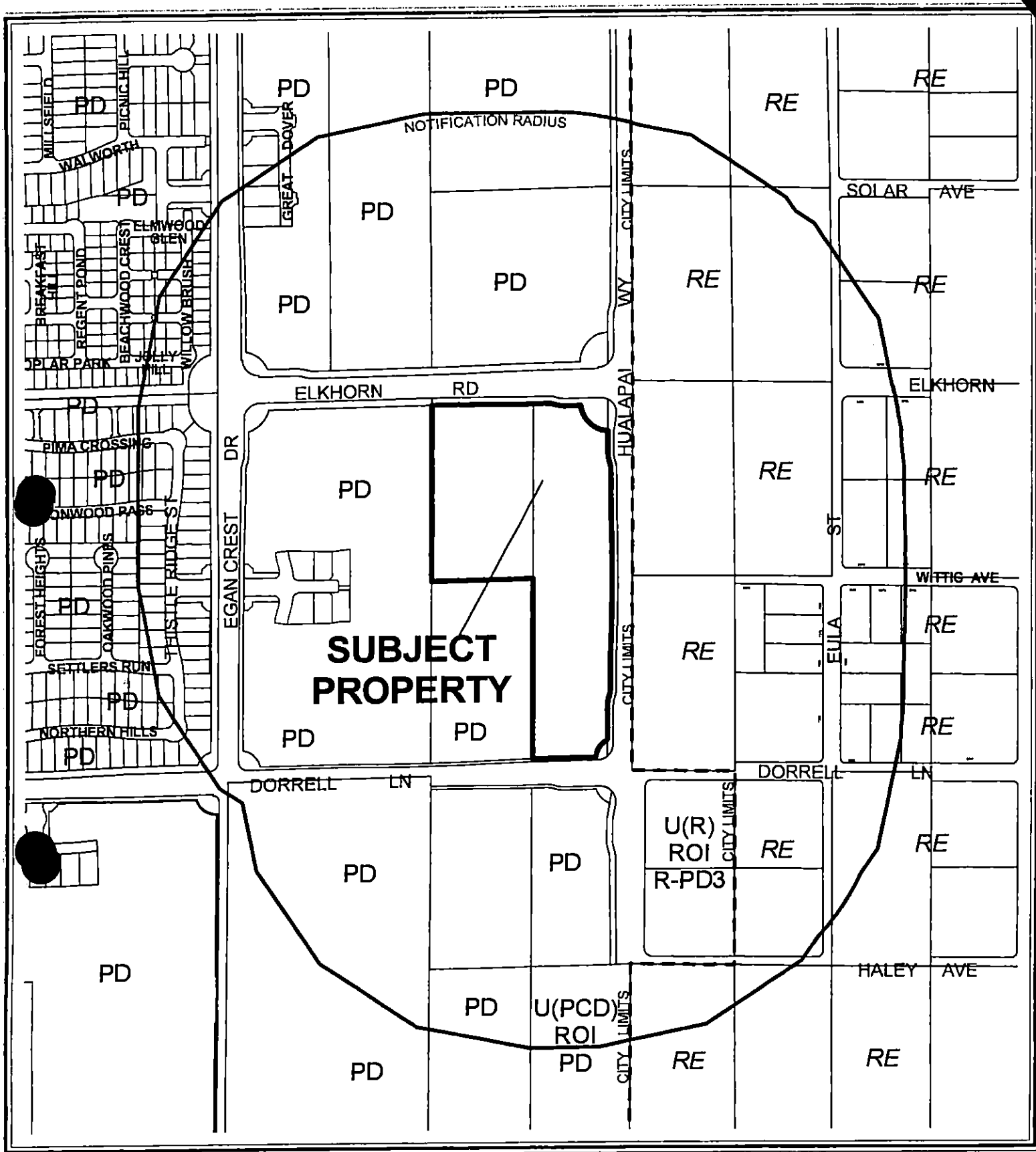
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1-3650

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1520 and ZON-2184) shall be required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18031) shall be required.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-18090**

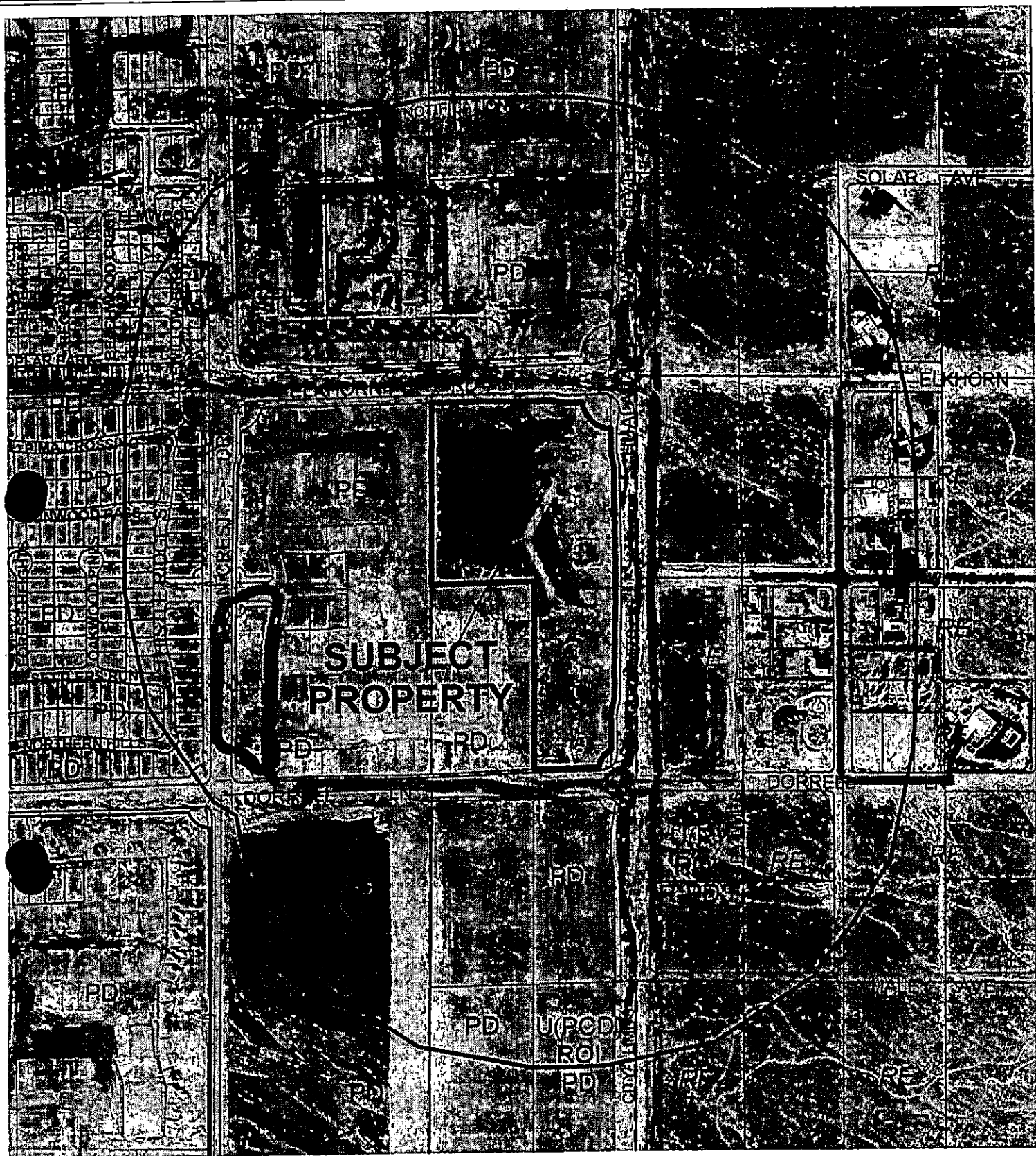
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]

0 100 200 Feet





0 1000 Feet



CASE: **VAR-18090**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-18090 - APPLICANT/OWNER:
FAIRFIELD HUALAPAI, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1520 and ZON-2184) shall be required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18031) shall be required.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18090 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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.

The applicant has created a self-imposed hardship by proposing setbacks that do not comply with the development standards. Alternative development plans would allow conformance to the Cliff's Edge Master Development Plan and Design Guidelines. Staff recommends denial.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/16/03	City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
07/16/03	City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
11/16/05	City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
03/22/07	The Planning Commission approved an abeyance request for a Site Development Plan Review (SDR-18031) and Variance (VAR-18090) on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road.
<i>Pre-Application Meeting</i>	
10/09/06	The Cliff's Edge Design Standards were discussed. Staff indicated that a trail would be required along Hualapai Way.

VAR-18090 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Neighborhood Meeting	
03/12/07	A neighborhood meeting was held at 5:30 PM at Mountain Crest Community Center, 4701 N. Durango. Six members of the public, five representatives of the applicant, one Clark County liaison, and one City of Las Vegas liaison attended. The issues discussed were walk ability of the site, location of delivery loading zones, concern over density, traffic issues; the lack of mixed-use in the site plan and insufficient parking.

Details of Application Request	
Site Area	
Net Acres	11.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation]
North	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]
South	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation]
East	Undeveloped (County)	County	Clark County Zoning [Rural Estates Residential [2 Units Per Acre](R-E)]
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]

AR

VAR-18090 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Cliff's Edge	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Cliff's Edge	X		Y
Special Purpose and Overlay Districts		X	Y
Trails	X		N
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

Map 2 of the Master Plan Transportation Trails Element depicts a Multi-Use Transportation Trail along the west side of Hualapai Way adjacent to this site. Staff has addressed this issue within the related Site Development Plan Review.

DEVELOPMENT STANDARDS

RESIDENTIAL PORTION:

Standard (Cliff's Edge)	Required/Allowed	Provided	Compliance
Min. Setbacks			
Principle Buildings and Accessory Structures from the Property Line			Y
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet N/A 30 Feet	10 Feet N/A 30 Feet	
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter			
- Single Story Structure - Two Story Structure - Three Story Structure	10 Feet 20 Feet 25 Feet	N/A N/A 25 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl			
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A 23 Feet	Y
Living Area or Porch from Private Street or Parking	10 Feet	2 Feet	N*

VAR-18090 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y
Building Separation - Balcony to Balcony - Balcony to Non-Balcony - Non-Balcony to Non-Balcony - Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	24 Feet N/A 20.5 Feet N/A	N* N/A Y N/A
Maximum Bldg Height Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	40.3 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

*These issues have been addressed in the subject Variance VAR-18090.

COMMERCIAL AREA

Standard (Cliff's Edge)	Required/Allowed	Provided	Compliance
From Master Plan Arterial (Hualapai Way) to Building	20 feet	76 feet	Y
From Master Plan Collector (Elkhorn Road) to Building	15 feet	136 feet	Y
From Adjacent Parcel PL to Building	15 feet	21 feet at closest point	Y
From Master Plan Arterial (Hualapai Way) to Parking	10 feet	26 feet	Y
From Master Plan Collector (Elkhorn Road) to Parking	6 feet	30 feet	
From Adjacent Parcel PL to Parking	6 feet	20 feet	Y
Maximum building coverage on a commercial parcel	50%	21.7%	Y

VAR-18090 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 10 Spaces	22 Trees	Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	Trees	Trees	Y
TOTAL		Trees	Trees	Y
Min. Zone Width Hualapai Way	20 Feet		20 Feet	Y
Landscape area within commercial area	20%		27.6 %	Y

Open Space Standards per 19.10 Office Ridge Master Development Plan					
Total Acreage	Density	Required	Provided		Compliance
11.85	18.4	100 Sq. Ft/Unit	21,800 Sq. Ft.	35,900 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	124 Units	1 per 1.25	155				
Two Bedroom units	94	1 per 1.75	165				
Visitor parking	1 per 5 units	1 per 0.2	44				
Retail Shopping center	32,400	1 per 250 sq ft	130	5		8	Y
TOTAL			494	5*	541	8	Y

* Handicap parking only required for commercial use portion.

Per Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	121 Feet	218 Feet	Y
Adjacent development matching setback	10 Feet	30 Feet	Y
Trash Enclosure	50 Feet	10 Feet	N*

*This issue has been addressed within the related Site Development Plan Review.

VAR-18090 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing setbacks that do not comply with the development standards. Alternative development plans would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 35 [Mailed with SDR-18031]

APPROVALS 0

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18090** APN: 126-24-510-003

Name of Property Owner: Fairfield Hualapai L.L.C.

Name of Applicant: Fairfield Hualapai L.L.C.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Fairfield Hualapai LLC

Print Name: See attached Signature page

~~Subscribed and sworn before me~~

~~This _____ day of _____, 20____~~

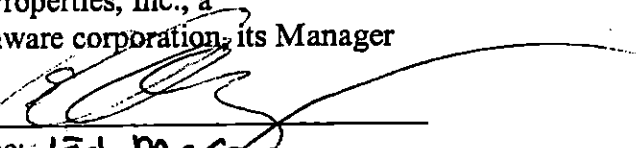
~~Notary Public in and for said County and State~~

See attached Jurat

**SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC**

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: 
Name: Ed McCa
Title: Vice President

NOV 08 2006

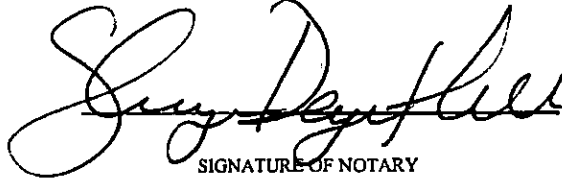
CALIFORNIA JURAT WITH AFFIANT STATEMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

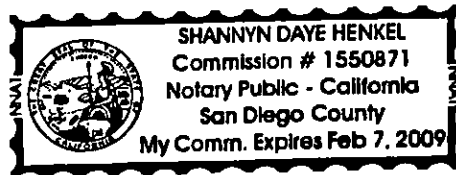
Subscribed and sworn to (or affirmed) before me on this 6th day of
November, 2006 by Ed McCoy personally known to me.

Name of signers(s)

WITNESS my hand and official seal.



SIGNATURE OF NOTARY



-OPTIONAL SECTION- CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill
in the date below, doing so may prove invaluable
to persons relying on the document.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(s)

TITLE(s)

- ☐ PARTNERS(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

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

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

Title or Type of Document: Statement of Financial Interest

Number of Pages: 3 Date of Document: Not Dated

Signer(s) Other Than Named Above

NOV 08 2006

RECEIVED

MAR 19 2007

SITE INFORMATION

ZONING: PD Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate to be Varied)
Net Area 150,300 sf 3.450 acres

Retail:	
Retail - 1	16,000 gsf
Retail - 2	6,200 gsf
Retail - 3	8,400 gsf
Total Retail Area	30,600 gsf
FAR (150,300 sf)	0.204

PARKING REQUIREMENTS

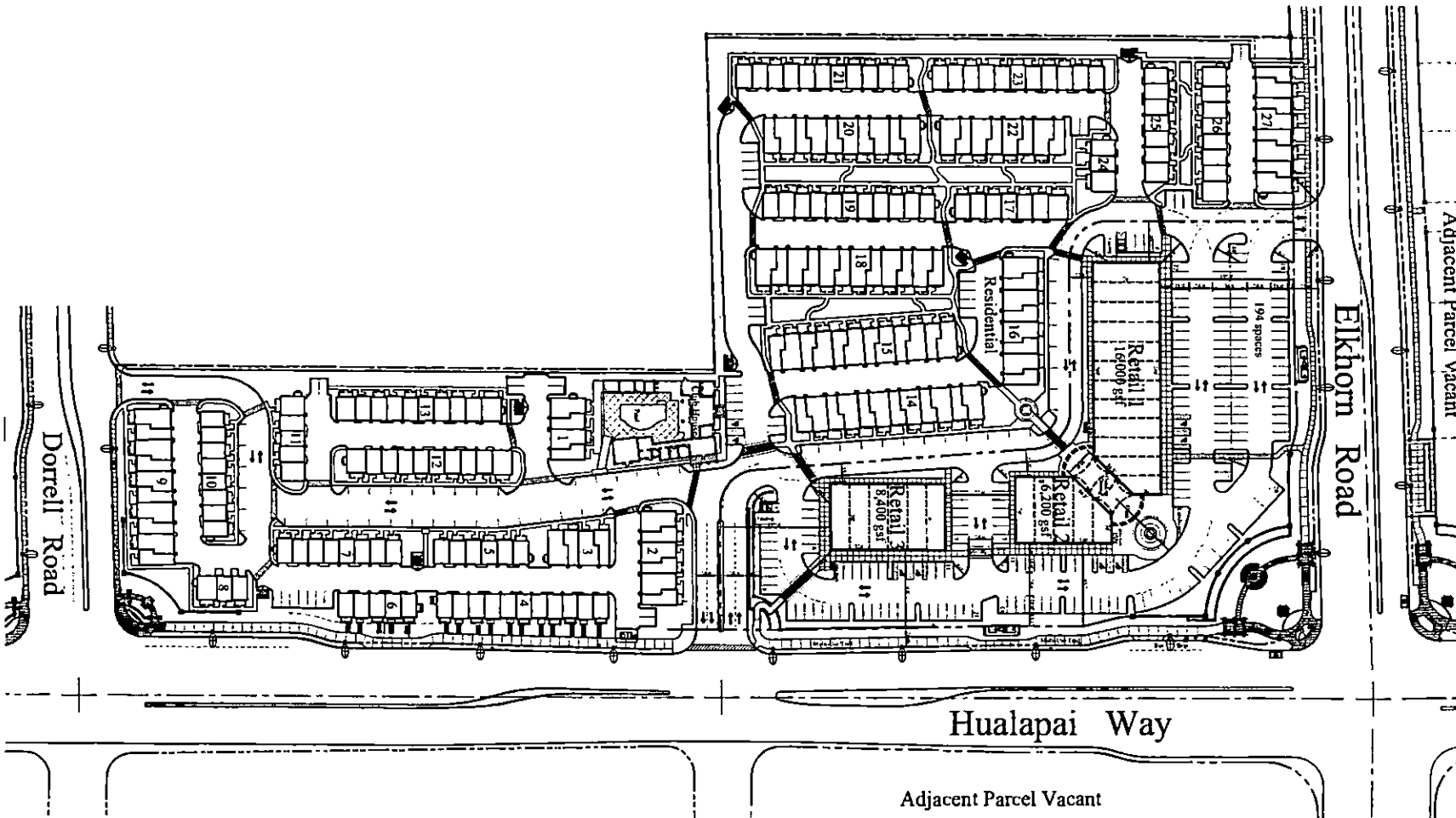
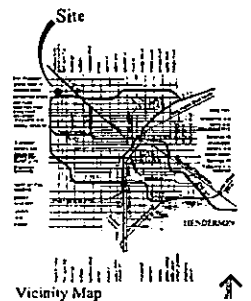
General Retail over 25,000 sf	
1 per 150 sf	22,500 sf / 150 sf = 90
Restaurant (8,100 sf)	
1:50 sf public + 1:200 sf service + 1:50 sf restaurant	10.1
3,500 sf + 4,600/200 + 500/50 sf =	
Total Required:	193
Provided:	194
Total Provided:	194
Parking Ratio:	6.3 per 1000 1 per 158
H/C Required:	Per CLV Rule 19 = 6
Provided:	6

SITE COVERAGE

Max. Allowed:	Building/Site Area	58%
Provided:	10,000 sf / 150,300 sf =	20.4%

LANDSCAPE AREA

Min. Allowed:	Site Area-Bldgs-Philp Drive	20%
Provided:	17,013 sf / 150,300 sf =	24.9%



Overall Site Plan - B-4

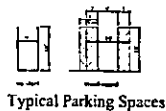
PROVIDENCE MIXED-USE
Las Vegas, Nevada

VAR-18090 SDR-18031
REVISED 04/12/07 PC

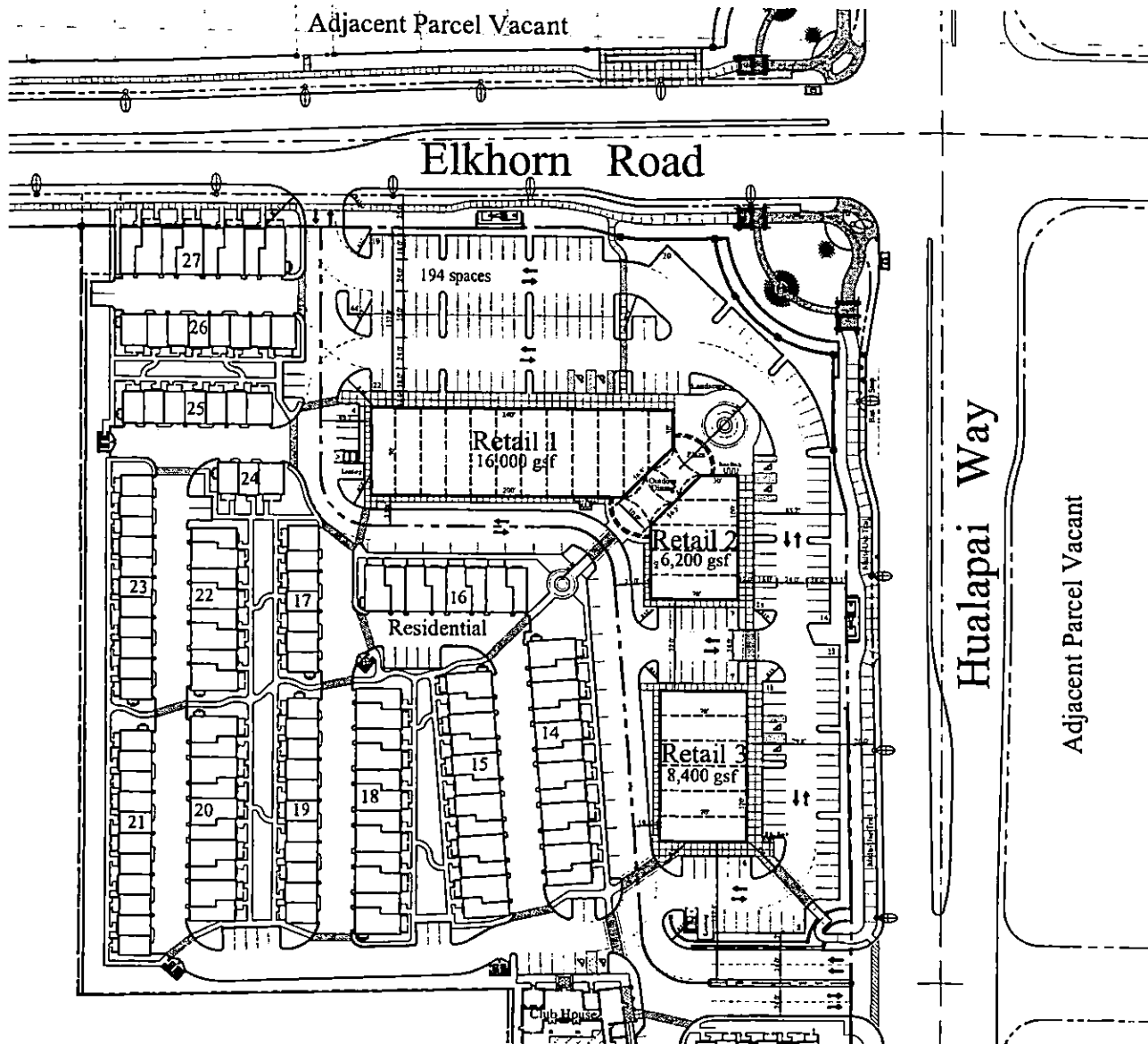
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GREEN STREET
PROPERTIES

Pedman
DESIGN GROUP
PLANNING & ARCHITECTURE



RECEIVED
MAR 19 2007



SITE INFORMATION

ZONING: PD **Assessor Parcel No's:** 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate to be Verified)		
Net Area	150,300 sf	3.450 acres
Retail:		
Retail - 1		16,000 gsf
Retail - 2		6,200 gsf
Retail - 3		8,400 gsf
Total Retail Area		30,600 gsf
FAR (150,300 sf)		0.204

PARKING REQUIREMENTS

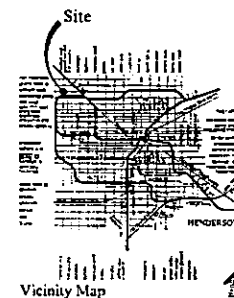
General Retail over 25,000 sf	22,500 sf / 250 sf =	90
Restaurant (8,000 sf)		
1,500 sf public + 1,200 sf service area + 1,500 sf outdoor dining		
3,500 sf = 4,600/1000 + 500/50 sf =		103
Total Required:		193
Provided:		
Total Provided:		194
Parking Ratio:	6.3 per 1000	1 per 158
H/C Required:		
Provided:	Per CLV Table 17 =	6

SITE COVERAGE

Max. Allowed: Building Site Area		50%
Provided:	10,400 sf / 150,300 sf =	20.4%

LANDSCAPE AREA

Min. Allowed: Site Area-Bldg+Prkg+Driv		20%
Provided:	17,435 sf / 150,300 sf =	24.9%



Commercial Site Plan - B-4

PROVIDENCE MIXED-USE
Las Vegas, Nevada

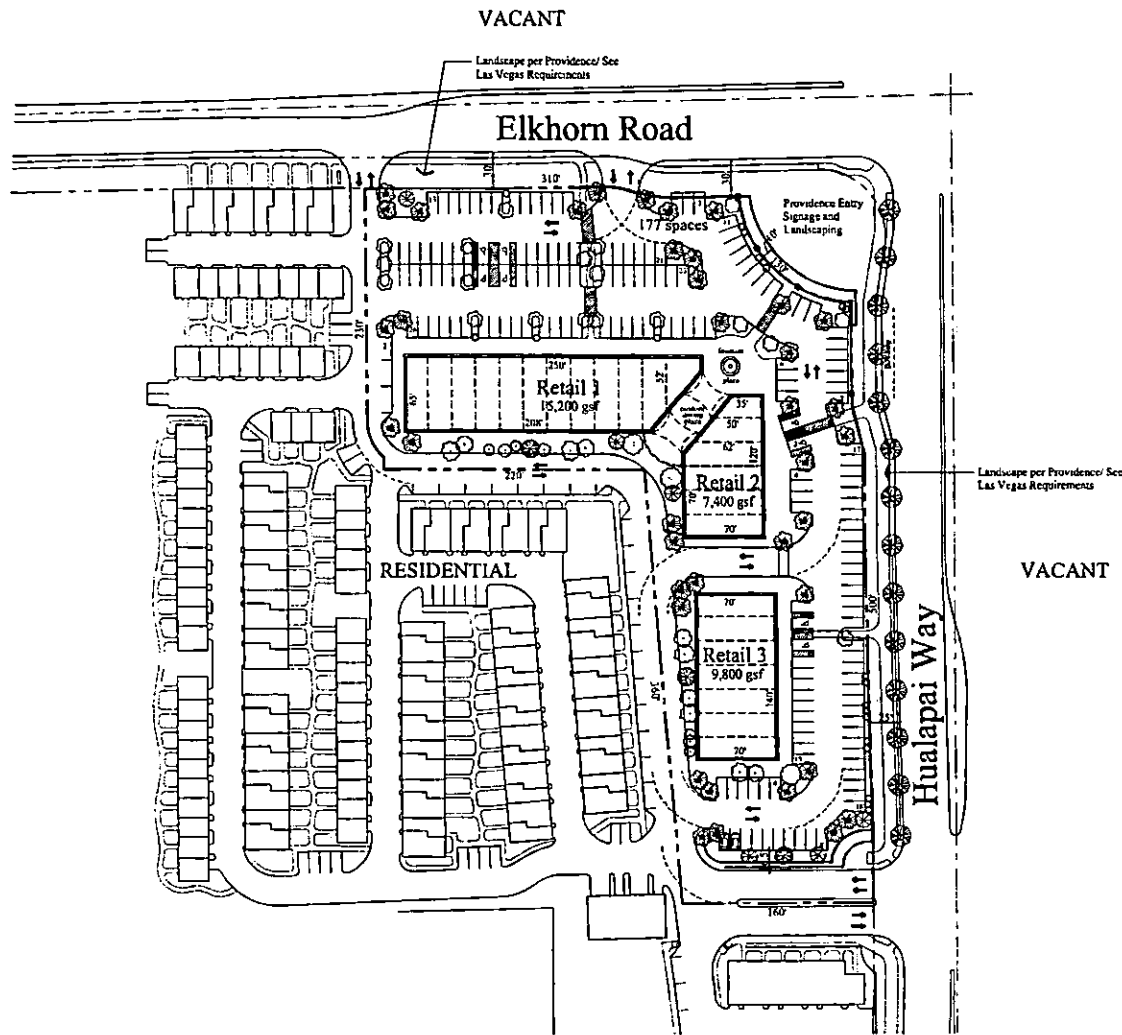
VAR-18090 SDR-18031
REVISED 04/12/07 PC

GREEN STREET
PROPERTY

Perdman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

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This plan is prepared for the use of the client and is not to be used for any other purpose without the written consent of the architect.
The architect assumes no responsibility for the accuracy of the information provided by the client or for the results of the design.

Scale: 1" = 40'
PROJECT No 706105 March 19, 2007



SITE INFORMATION

ZONING: PD Assessor Parcel No: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)
Net Area 149,645 sf 3.435 acres

SITE COVERAGE

Max. Allowed: 50%
Building Site Area 32,400 sf / 102,845 sf
Provided: 21.7%

LANDSCAPE AREA

Min. Allowed: 20%
Site Area - 8 Mps-Prq Devices 41,100 sf / 142,845 sf
Provided: 27.6%

TREE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	<i>Dalbergia eugenioides</i>	Orchid Tree	24" Box	Standard, Accent Tree
	<i>Cordatum floridum</i>	Blue Palo Verde	36" Box	Multi-Trunk
	<i>Catalpa baccata</i>	Catalpa	24" Box	Standard, Accent Tree at Front Door
	<i>Cupressus glabra</i>	Smooth Arizona Cypress	24" Box	Columnar, Screen Tree
	<i>Olea europaea 'Semi-Hill'</i>	Semi Hill Olive (Privet)	36" Box	Multi-Trunk, 36" Box at Project Entry
	<i>Ficus elastica</i>	Mondo Pine	36" Box	Low Branching, Screen Tree
	<i>Ficus alberti</i>	Chinese Palmetto	36" Box	Standard, Screen Shade Tree
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	Multi-Trunk, Screen Tree
	<i>Rhus lancea</i>	African Sumac	36" Box	Standard, Interior Street Tree

STREET TREE

Per City Requirement

Landscape Plan A-2



Scale: 1" = 40'
PROJECT No. 706105 January 09, 2007

GREEN STREET
PROPERTIES

PROVIDENCE MIXED-USE

Las Vegas, Nevada

VAR-18090 SDR-18031

REVISED

04/12/07 PC

RECEIVED

JAN 09 2007



PROJECT SUMMARY - CONDOS				TRASH SUMMARY			
GROSS ACREAGE	± 10.38 ACRES			RECOMMENDED	43 CY @ TWICE PER WEEK PICK-UP		
NET ACREAGE	± 8.49 ACRES			PROVIDED	SOUTH - 20 CY		
(EXCLUDING ROW & LANDSCAPE BUFFER)					NORTH - 28 CY		
TOTAL HOMES	218 HOMES			TOTAL	48 CY		
DENSITY	25.68 DU/AC						
PROJECT SUMMARY - COMMERCIAL				SETBACK CRITERIA			
GROSS ACREAGE	± 5.31 ACRES			APPROVAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL			
NET ACREAGE	± 3.95 ACRES			- Single Story Structures 10' - Two Story Structures 20' - Three Story Structures 30' - Four Story Structures 40'			
UNIT SUMMARY				PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET ROW			
PLAN	DESCRIPTION	UNITS	PERCENTAGE	- Single Story Structures 10' - Two Story Structures 20' - Three Story Structures 25' - Four Story Structures 30'			
A1	1 BR + LOFT / 1 S BA	112	51%	GARAGE FACE SETBACK FROM PRIVATE STREET			
A2	1 BR + DEN / 1 S BA	12	6%	Less than 5' or 15'			
B1	2 BR / 2 S BA	47	21%	BUILDING SEPARATION			
B2	2 BR / 2 S BA	28	13%	- Balcony to Balcony 30' - Balcony to Non-Balcony 20' - Non-Balcony to Non-Balcony 15' - Between Main Bldg. & Acc. Structure 10'			
B3	2 BR + DEN / 2 S BA	19	9%	LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING			
TOTAL		218	100%	10'			
BUILDING SUMMARY							
BUILDING TYPE A	# BUILDINGS	TOTAL # UNITS / BUILDING					
BA3	2	6					
BA5a	1	5					
BA5b	1	5					
BA6	1	5					
BA7	2	14					
BA8a	2	10					
BA8b	1	8					
BA10	2	28					
BA11	4	44					
SUB-TOTAL	15	124					
BUILDING TYPE B							
BB4	2	9					
BB6	1	4					
BB8	3	24					
BB10	2	20					
BB12	3	36					
SUB-TOTAL	11	94					
TOTAL	27	218					
PARKING SUMMARY							
PARKING REQUIRED							
1BR (124) X	1.25 =	155					
2BR (94) X	1.75 =	165					
GUEST (1218) 1 SPACE PER 5 UNITS	=	44					
TOTAL	=	364 SPACES					
PARKING PROVIDED							
GARAGES							
1BR	124 DU x 1 CAR	= 124 SPACES					
2BR (random)	47 DU x 1 CAR	= 47 SPACES					
2BR (random)	47 DU x 2 CARS	= 94 SPACES					
		= 265 COVERED (1121/UNIT)					
OPEN SPACES							
		99 OPEN					
TOTAL		364 SPACES (107/UNIT)					

NOV 03 2007

VAR-18090
04/12/07 PC

Development Summary

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada



PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

November 8, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

**RE: *Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 122 - townhomes
Site Plan Date: received 10/24/06***

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - townhomes.

Upon review the DRC "**approves**" your Preliminary Project Plan for POD 122 as noted:

- ◆ Please submit Construction Phasing Plan when available.
- ◆ Provide Proposed Pricing for Home Sales when available.
- ◆ In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- ◆ Please submit Preliminary Design of the Entry Landscape when available.
- ◆ Please submit Preliminary Design of Neighborhood Recreation Center when available.

Please note that the review of the site plan for your project for POD 122 was conducted using the development standards and setback criteria for the Medium Density Residential category (up to 25 du/ac) per Section 3.2.1 of the Providence Design Guidelines.

Upon review of the submitted site plan, all of the development standards and setback criteria were met with the exception of the following:

- 1) The required "balcony to balcony" separation of 30 feet is not met in several locations. The worst case scenario is a 24 foot separation between buildings on the interior of the site. We find this scenario acceptable for the following reasons:

**VAR-18090
04/12/07 PC**

REV 08 2006



PROVIDENCE

November 8, 2006

Page 2 of 3

On Pod 122, all buildings meet the minimum 30 feet requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases the balconies are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to the consultants who prepared the Providence Design Guidelines, the intent of Section 3.2.1 was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

- 2) The required "living area or porch to parking" separation of 10 feet is not met in several locations throughout the site. We find this scenario acceptable for the following reasons:

In some cases, a separation of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

- 3) The required living area, porch, stoop, and sidewalk setbacks of 10 feet from a property line are not met in two locations along Hualapai Way and Elkhorn Road. In addition, these architectural elements encroach into the adjacent common lots that are held by the Providence Master Home Owners Association. We find this scenario acceptable for the following reasons:

In some cases, a setback of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

The encroachment issue will be resolved amongst the Providence Master Developer, the Providence Master HOA, Fairfield Homes and the City of Las Vegas prior to final mapping of this project.

VAR-18090
04/12/07 PC

NOV 08 2006



PROVIDENCE

November 8, 2006

Page 3 of 3

We approve the above noted deviations based on the justifications given. However our approval of these deviations does not imply the granting of these deviations by the City of Las Vegas. Please follow all City of Las Vegas zoning procedures necessary to ensure appropriate review and approval of these items.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel, Calvin Champlin, Bruce Jorgensen, Lenny Badger, Jeff Geen,
Randy Brown – Focus
David Browning – Landtek

VAR-18090
04/12/07 PC

NOV 08 2006

Carman Burney

From: Carmel Viado
Sent: Thursday, February 22, 2007 11:50 AM
To: Carman Burney
Subject: FW: SDR 18031

FYI ☺

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:24 AM
To: Agenda Items
Subject: SDR 18031

13-Feb

Brigitte Solvie

7030 N. conquistador

5sols@msn.com

x

opposed to SDR 18031

Brigitte Solvie called to express her opposition to SDR 18031. She will be attending the planning commission meeting. Wants to pick up the actual information.

Sheila D. Lambert
Liaison to Councilman Ross
Tele: (702) 229-2385
Fax: (702) 464-2556
SLambert@LasVegasNevada.gov

Carman Burney

From: Carmel Viado
Sent: Thursday, February 22, 2007 11:50 AM
To: Carman Burney
Subject: FW: RE: SDR#18031

FYI ☺

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: RE: SDR#18031

From: Michelle Thackston
Sent: Thursday, February 15, 2007 2:45 PM
To: Sheila Lambert
Subject: RE: SDR#18031

Kathleen Bruce called 9880 Elkhorn Rd. 240-7187. She is opposed to SDR#18031 and has questions regarding project. This is going before planning commission 02/21/07.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wittage Ave. (702)334-2872 mddishon@interact.ccsd.net. They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters
6. Submitted at meeting – New Elevations Plans by Kummer Kaempfer Bonner Renshaw & Ferrario

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following conditions:

4. All development shall be in conformance with the site plan, landscape plan, date stamped 03/19/07, building elevations, date stamped 01/09/07, and the revised elevations submitted to the City Clerk on 4/12/07, except as amended by conditions herein.
 5. A certificate of occupancy for the shell of Buildings 1, 2 and 3, retail, shall be issued before the request for final certificates of occupancy on all of the residential units.
- 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 33 – SDR-18031

MINUTES:

See Item 32 for related discussion.

(7:48 – 8:12)

1-3650

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning ZON-1520 and ZON-2184 shall be required.
2. Approval of and conformance to the Conditions of Approval for VAR-18090 shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, date stamped 03/19/07, and building elevations, date stamped 01/09/07, except as amended by conditions herein.
5. Building permits for a maximum of 73 condominium units will only be issued after a certificate of occupancy has been issued for the first commercial building. Building permits for an additional maximum of 73 units shall be issued after a certificate of occupancy has been issued for the second commercial building. Building permits for the remaining units shall be issued after a certificate of occupancy has been issued for the third and final commercial building.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map or a building permit, indicating that all trash enclosures will be located at least 50 feet from existing residential property.
7. Conformance to the trail plan, date stamped 04/05/07, depicting a Multi-Use Transportation Trail.
8. 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 33 – SDR-18031

CONDITIONS – Continued:

- same time application is made for a building permit or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
 10. 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.
 11. 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).
 12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 13. Air conditioning units shall not be mounted on rooftops within the residential portion of this proposal unless the air conditioning units are not visible from the street level.
 14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 16. 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 33 – SDR-18031

CONDITIONS – Continued:

17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

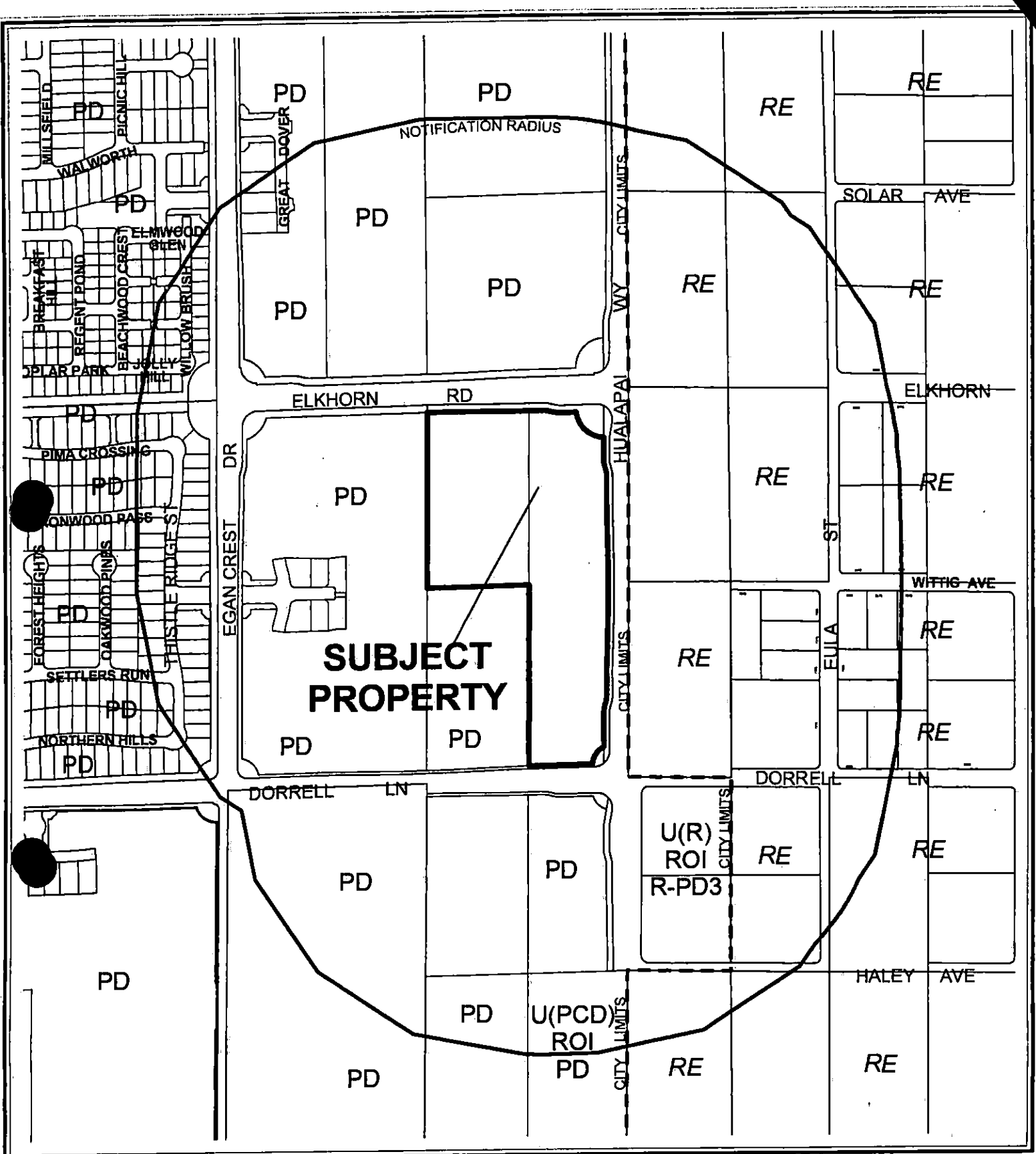
Public Works

19. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of the Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. If not already constructed by the Master Developer, construct half-street improvements, including appropriate over paving, on Hualapai Way and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
21. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way (if any) adjacent to this site concurrent with development of this site.
22. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements (if any) in the public rights-of-way adjacent to this site.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Dorrell Lane shall be a crash gate only.
24. This site plan proposes shared access between the residential and commercial portions of this project on a private "loop road". The first map that includes the "loop road" shall

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 33 – SDR-18031

CONDITIONS – Continued:

- provide the full length and width. Upon subdivision, perpetual common access rights between the various parcels/owners within this Mixed Use development shall be preserved.
25. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 26. Show and dimension the common lots and adjacent right-of-way on the Tentative Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
 27. 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.
 28. 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.
 29. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.



CASE: SDR-18031

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]

0 1000 200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-18031 - APPLICANT/OWNER:
FAIRFIELD HUALAPAI, LLC**

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

1. Conformance to the Conditions of Approval for Rezoning ZON-1520 and ZON-2184 shall be required.
2. Approval of and conformance to the Conditions of Approval for VAR-18090 shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, date stamped 03/19/07, and building elevations, date stamped 01/09/07, except as amended by conditions herein.
5. Building permits for a maximum of 73 condominium units will only be issued after a certificate of occupancy has been issued for the first commercial building. Building permits for an additional maximum of 73 units shall be issued after a certificate of occupancy has been issued for the second commercial building. Building permits for the remaining units shall be issued after a certificate of occupancy has been issued for the third and final commercial building.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map or a building permit, indicating that all trash enclosures will be located at least 50 feet from existing residential property.
7. Conformance to the trail plan, date stamped 04/05/07, depicting a Multi-Use Transportation Trail.

SDR-18031 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

8. 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 or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Air conditioning units shall not be mounted on rooftops within the residential portion of this proposal unless the air conditioning units are not visible from the street level.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. 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.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

SDR-18031 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

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

Public Works

19. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of the Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. If not already constructed by the Master Developer, construct half-street improvements, including appropriate over paving, on Hualapai Way and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
21. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way (if any) adjacent to this site concurrent with development of this site.
22. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements (if any) in the public rights-of-way adjacent to this site.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Dorrell Lane shall be a crash gate only.
24. This site plan proposes shared access between the residential and commercial portions of this project on a private "loop road". The first map that includes the "loop road" shall provide the full length and width. Upon subdivision, perpetual common access rights between the various parcels/owners within this Mixed Use development shall be preserved.
25. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

SDR-18031 - Conditions Page Four
April 12, 2007 - Planning Commission Meeting

26. Show and dimension the common lots and adjacent right-of-way on the Tentative Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
27. 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.
28. 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.
29. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.

SDR-18031 - 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 a mixed-use development consisting of a proposed 218 townhouse units and a three building, 32,400 square-foot retail developments on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/16/03	City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
07/16/03	City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
11/16/05	City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission voted to hold this item in abeyance in an effort to allow the applicant an opportunity to work with the surrounding property owners and to prepare a site plan which is more reflective of a mixed-use development.
03/22/07	The Planning Commission approved an abeyance request for a Site Development Plan Review (SDR-18031) and Variance (VAR-18090) on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road.
<i>Pre-Application Meeting</i>	
10/09/06	The Cliff's Edge Design Standards were discussed. Staff indicated that a trail would be required along Hualapai Way.

SDR-18031 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Neighborhood Meeting	
03/12/07	A neighborhood meeting was held at 5:30 PM at Mountain Crest Community Center, 4701 N. Durango. Six members of the public, five representatives of the applicant, one Clark County liaison, and one City of Las Vegas liaison attended. The issues discussed were walk ability of the site, location of delivery loading zones, concern over density, traffic issues; the lack of mixed-use in the site plan and insufficient parking.

Details of Application Request			
Site Area			
Net Acres	11.85		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation]
North	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]
South	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation]
East	Undeveloped (County)	County	Clark County Zoning [Rural Estates Residential [2 Units Per Acre](R-E)]
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]

SDR-18031 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Cliff's Edge	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Cliff's Edge	X		Y
Special Purpose and Overlay Districts		X	Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

RESIDENTIAL PORTION:

Standard (Cliff's Edge)	Required/Allowed	Provided	Compliance
Min. Setbacks			
Principle Buildings and Accessory Structures from the Property Line			Y
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet N/A 30 Feet	10 Feet N/A 30 Feet	
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter			
- Single Story Structure - Two Story Structure - Three Story Structure	10 Feet 20 Feet 25 Feet	N/A N/A 25 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl			
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A 23 Feet	Y

SDR-18031 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Living Area or Porch from Private Street or Parking	10 Feet	2 Feet	N*
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y
Building Separation - Balcony to Balcony - Balcony to Non-Balcony - Non-Balcony to Non-Balcony - Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	24 Feet N/A 20.5 Feet N/A	N* N/A Y N/A
Maximum Bldg Height Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	40.3 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

*These issues have been addressed in related Variance VAR-18090.

COMMERCIAL AREA

Standard (Cliff's Edge)	Required/Allowed	Provided	Compliance
From Master Plan Arterial (Hualapai Way) to Building	20 feet	76 feet	Y
From Master Plan Collector (Elkhorn Road) to Building	15 feet	136 feet	Y
From Adjacent Parcel PL to Building	15 feet	21 feet at closest point	Y
From Master Plan Arterial (Hualapai Way) to Parking	10 feet	26 feet	Y
From Master Plan Collector (Elkhorn Road) to Parking	6 feet	30 feet	
From Adjacent Parcel PL to Parking	6 feet	20 feet	Y
Maximum building coverage on a commercial parcel	50%	21.7%	Y

SDR-18031 - Staff Report Page Five
 April 12, 2007 - Planning Commission Meeting

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 10 Spaces	22 Trees	Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	Trees	Trees	Y
TOTAL		Trees	Trees	Y
Min. Zone Width Hualapai Way	20 Feet		20 Feet	Y
Landscape area within commercial area	20%		27.6 %	Y

Open Space Standards per 21.3 Cliff's Edge Master Development Plan					
Total Acreage	Density	Required	Provided		Compliance
11.85	18.4	100 Sq. Ft/Unit	21,800 Sq. Ft.	35,900 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.

Parking Requirement							19.10.010
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	124 Units	1 per 1.25	155				
Two Bedroom units	94	1 per 1.75	165				
Visitor parking	1 per 5 units	1 per 0.2	44				
Retail Shopping center	32,400	1 per 250 sq ft	130	5		8	Y
TOTAL			494	5*	541	8	Y

* Handicap parking only required for commercial use portion.

Per Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	121 Feet	218 Feet	Y
Adjacent development matching setback	10 Feet	30 Feet	Y
Trash Enclosure	50 Feet	10 Feet	N*

*This issue has been addressed under condition number six of staff's recommendation.

AR

SDR-18031 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

ANALYSIS

This site is undeveloped and designated for VC (Village Commercial) [Cliff's Edge Special Land Use Designation]. Medium Density Residential uses (up to 25 units per acre) are permitted within that designation when developed as part of a mixed use project.

The submitted site plan depicts three retail buildings totaling 32,400 square feet of commercial space in the northeast corner of the site and a 218 unit condominium development in the remainder of the site. Access is provided by shared driveways located on Elkhorn Road and Hualapai Way.

Development in the commercial portion of the site consists of three buildings with a maximum height of 40 feet three inches. Landscape buffers of sufficient width to comply with city standards and containing 36 and 24 inch box trees, shrubs and ground cover are shown along the street frontages. Landscape buffers are depicted along the south and west sides of the commercial buildings. Planter islands with trees are shown in the parking lot.

The elevations depict stucco exteriors with a concrete tile roof. Decorative brick accents are shown along the building exterior.

The residential portion of this project consists of three story condominium units which are separated from the commercial development by a 40 foot wide drive aisle. Staff notes that this separation discourages pedestrian traffic between the residential and commercial portions of this project. The elevations depict a stucco exterior with decorative lapped and window shutters shown along the exteriors. Landscape areas which contain 24 inch box trees are shown along all the access drives.

Four trash enclosures are shown on the site plan that are less than 50 feet from the existing single family residential use to the west. Staff has addressed this issue in condition number six of staff's recommendation.

The Cliff's Edge Design Standards requires that living area or porch of Medium Density Residential structures maintain a setback of 10 feet from a private street or parking. A setback of two feet is indicated. These standards also require a balcony to balcony separation of 30 feet, and 24 feet in indicated on the plans. The applicant has requested a Variance to address these issues (VAR-18090) which is being considered concurrently. Staff is recommending denial of this variance because this is new construction and there is no hardship associated with the site. The applicant has also submitted a Major Modification to the Cliff's Edge Design Standards which would allow the proposed setbacks. Staff finds that the changes proposed under the Modification would allow development that is too intense and is recommending denial of that submittal.

SDR-18031 - Staff Report Page Seven
April 12, 2007 - Planning Commission Meeting

Staff finds that this proposal is not a true mixed use. The 40 foot wide drive that separates the residential and commercial portions of this site discourages pedestrian traffic between the uses. It appears that the applicant intends to develop the commercial and residential areas separately. In order to ensure that that this project is developed as a mixed use, staff has included a condition of approval which requires that the commercial buildings be constructed in conjunction with the residential uses.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1":

The proposed three story condominiums are 40 feet in height and are not compatible with the single family residential uses that are proposed to the west of this site.

SDR-18031 - Staff Report Page Eight
April 12, 2007 - Planning Commission Meeting

The Cliff's Edge Design Standards requires that living area or porch of Medium Density Residential structures maintain a setback of 10 feet from a private street or parking. A setback of two feet is indicated. These standards also require a balcony to balcony separation of 30 feet, and 24 feet in indicated on the plans. Staff finds that these setback reductions would allow development that is too intense and not compatible with the adjacent single family uses.

In regard to "2":

The 40 foot wide drive that separates the residential and commercial portions of this site discourages pedestrian traffic between the uses and does not comply with Objective 3.1 of the 2020 Master Plan, which seeks to ensure that new residential subdivisions are developed into walk able communities.

In regard to "3":

Staff finds that this proposal is not a true mixed use. The commercial and residential areas could be developed separately. Additionally, pedestrian access into the commercial area of the site is not encouraged.

In regard to "4":

The building and landscape materials are typical for development within the Cliff's Edge Plan Area.

In regard to "5":

As stated above, the proposed three story condominiums are 40 feet in height and are not compatible with the adjacent single family residential uses. The requested setback reductions would allow development that is out of character with the adjacent single family uses.

In regard to "6":

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

SDR-18031 - Staff Report Page Nine
April 12, 2007 - Planning Commission Meeting

NOTICES MAILED 35 [Mailed with VAR-18090]

APPROVALS 0

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18031** APN: 126-24-510-003

Name of Property Owner: Fairfield, Hualapai LLC. *PH*

Name of Applicant: Fairfield Residential L.L.C.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: SEE ATTACHED

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

See attached jurat

NOV 07 2008

**SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC**

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: 
Name: EDWARD F. McCay
Title: V.P.

NOV 07 2006

CALIFORNIA JURAT WITH AFFIANT STATEMENT

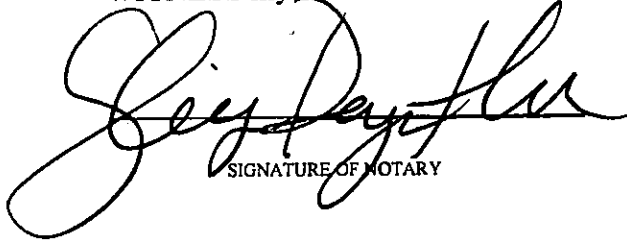
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 20th day of October, 2006 by Ed McCoy personally known to me.

Name of signer(s)

WITNESS my hand and official seal.


SIGNATURE OF NOTARY



-OPTIONAL SECTION- CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNERS(S)
☐ 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:

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

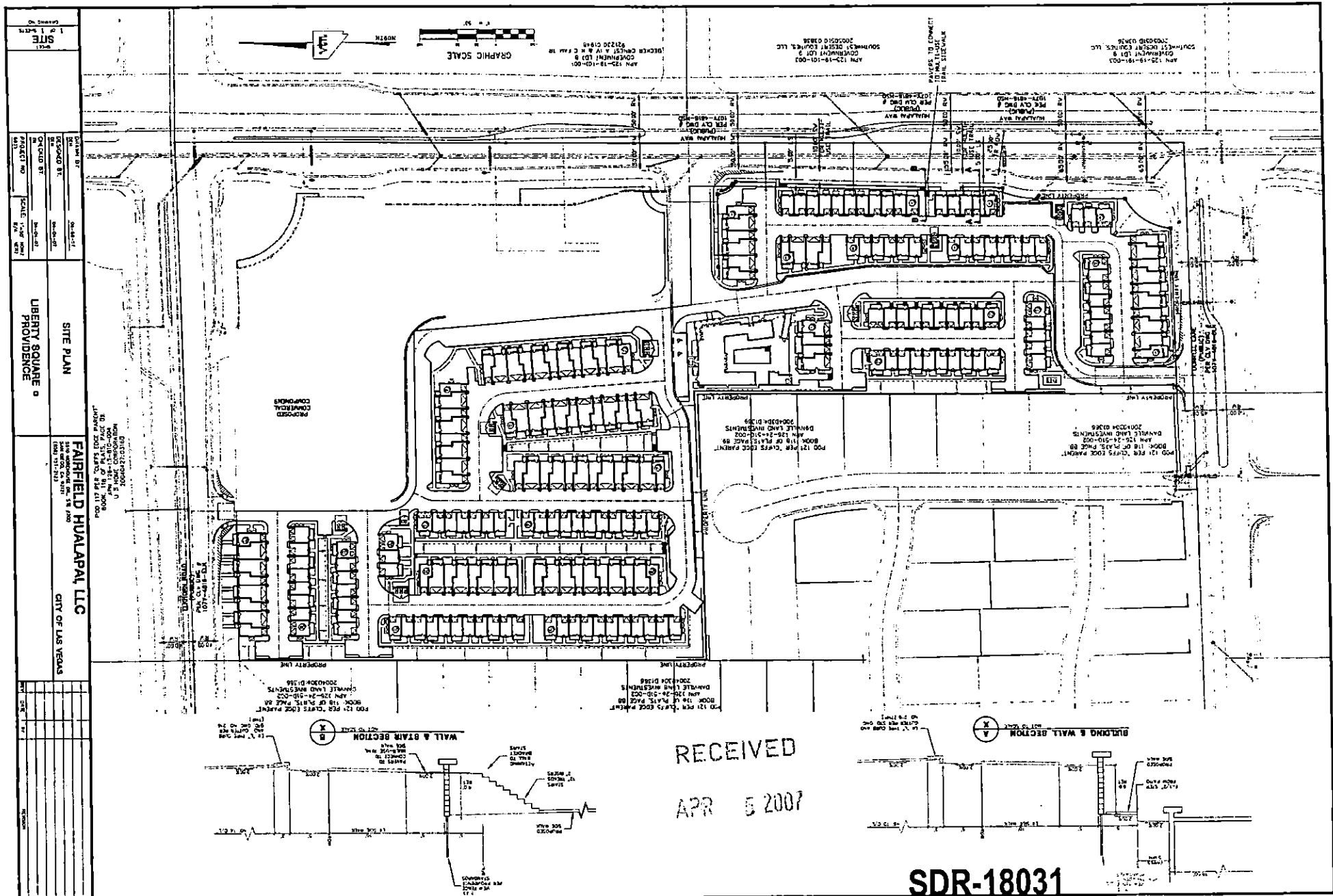
Title or Type of Document: Statement of Financial Interest, Providence

Number of Pages: 2

Date of Document: Not Dated

Signer(s) Other Than Named Above

NOV 07 2006



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MAR 19 2007

SITE INFORMATION

ZONING: PD Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)
Net Area 150,300 sf 3.450 acres

Retail:
Retail - 1 16,000 gsf
Retail - 2 6,200 gsf
Retail - 3 8,400 gsf

Total Retail Area 30,600 gsf

FAR (150,300 sf) 0.204

PARKING REQUIREMENTS

General Retail over 25,000 sf
1 per 250 sf 22,500 sf / 250 sf = 90
Restaurant (18,000 sf)
150 sf public = 1500 sf service = 150 sf outdoor dining
3,500/50 = 4,600/200 = 500/50 sf = 103

Total Required: 193

Provided: 194

Total Provided: 194

Parking Ratio: 6.3 per 1000 1 per 158

H/C Required: Per CLV Table 19 = 6

Provided: 6

SITE COVERAGE

Max. Allowed: Building Size Area 50%

Provided: 30,600 sf / 150,300 sf = 20.4%

LANDSCAPE AREA

Min. Allowed: 5% Area-Bldgs-Prkg-Driv = 20%

Provided: 37,450 sf / 150,300 sf = 24.9%

Site



Vicinity Map



Scale: 1" = 50'

Project No 706105 March 19, 2007

Overall Site Plan - B-4

PROVIDENCE MIXED-USE

Las Vegas, Nevada

VAR-18090

SDR-18031

REVISED

04/12/07 PC

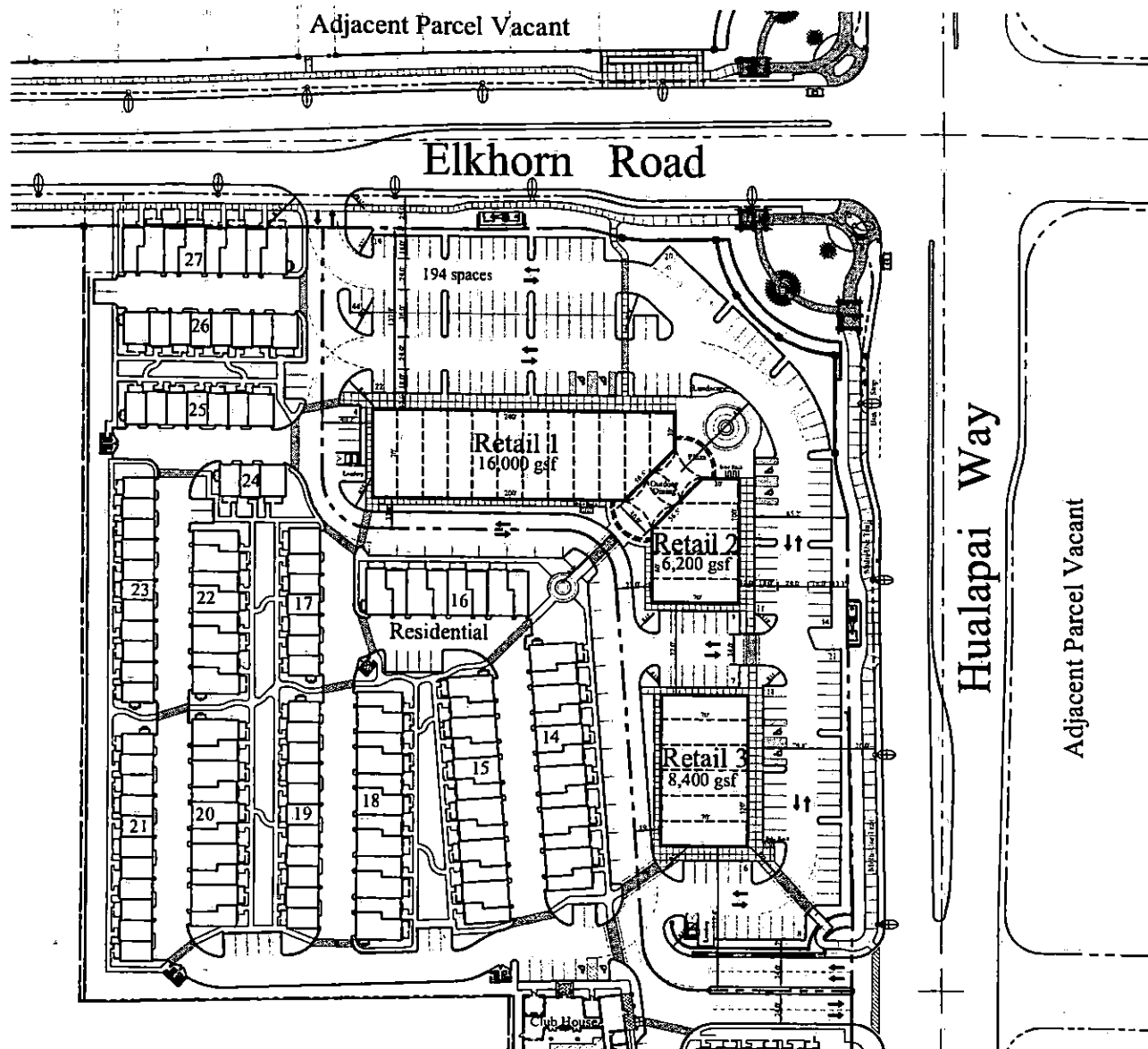
GREEN STREET
PROPERTIES

Perdman
DESIGN GROUP
PLANNING & INTERIORS
ARCHITECTURAL/INTERIOR DESIGN

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MAR 19 2007



SITE INFORMATION

ZONING: PD **Assessor Parcel No's:** 126-24-510-003

COMMERCIAL AREA :

Parcel 2 (Approximate to be Verified)
Net Area 150,300 sf 3.450 acres

Retail:
Retail - 1 16,000 gsf
Retail - 2 6,200 gsf
Retail - 3 8,400 gsf

Total Retail Area 30,600 gsf

FAR (150,300 sf) 0.204

PARKING REQUIREMENTS

General Retail over 25,000 sf
1 per 150 sf 22,520 sf / 250 sf = 90

Restaurant (8,100 sf)
150 sq ft public = 1/200 sq ft service area = 1/500 sq ft outdoor dining
3,500/50 = 4,600/200 = 500/50 sf = 183

Total Required: 193

Provided: 194

Total Provided: 194

Parking Ratio: 6.3 per 1000 1 per 151

H/C Required: Per CLV Table 19 = 6
Provided: 6

SITE COVERAGE

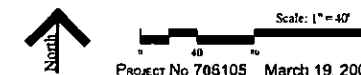
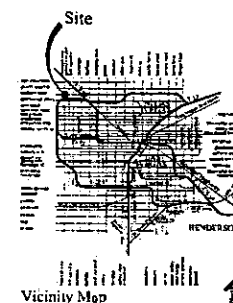
Max. Allowed: Building/Site Area 50%

Provided: 20.4%

LANDSCAPE AREA

Min. Allowed: See Area 04444-Prdg-Drives 20%

Provided: 24.9%



Commercial Site Plan - B-4

PROVIDENCE MIXED-USE
Las Vegas, Nevada

GREEN STREET
PROPERTIES

Perlman
DESIGN GROUP
FUTURE PLANNING & INTERIORS
SITE & EXTERIOR LANDSCAPE DESIGN

VAR-18090 SDR-18031
REVISED 04/12/07 PC

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VACANT

SITE INFORMATION

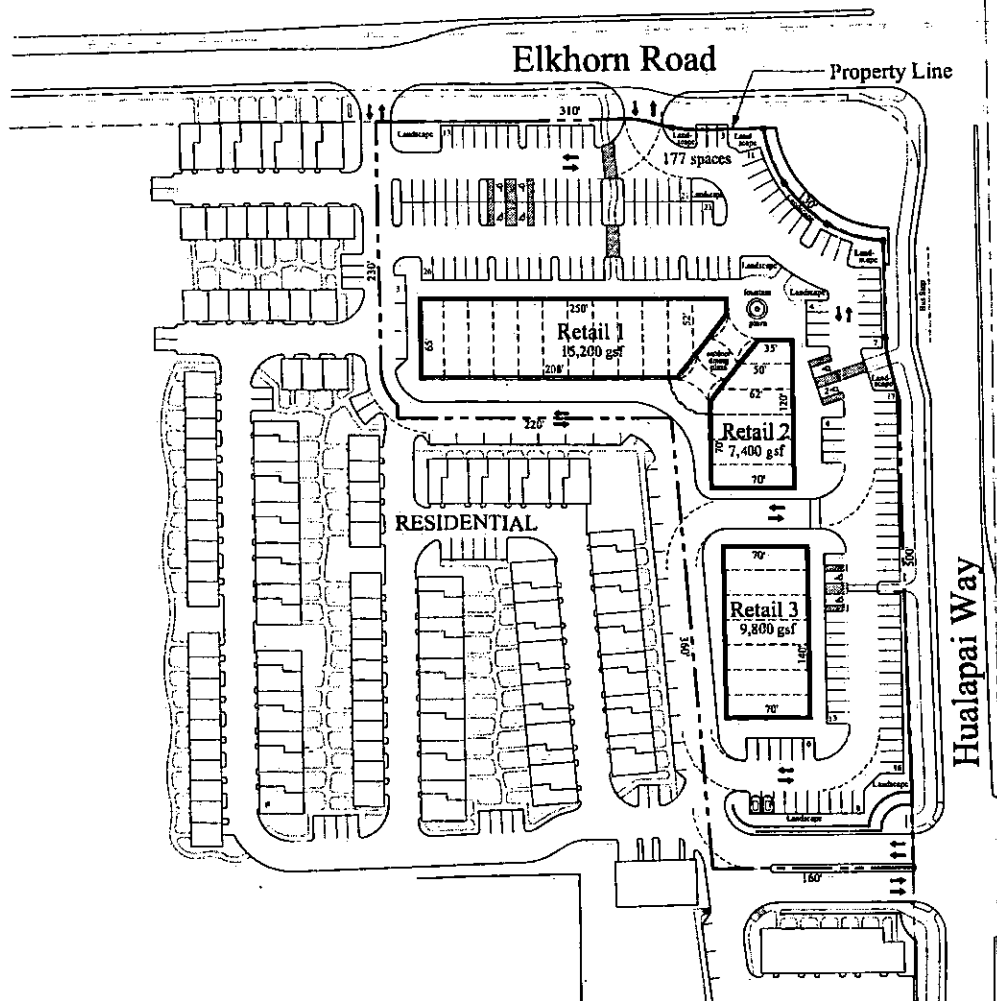
ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

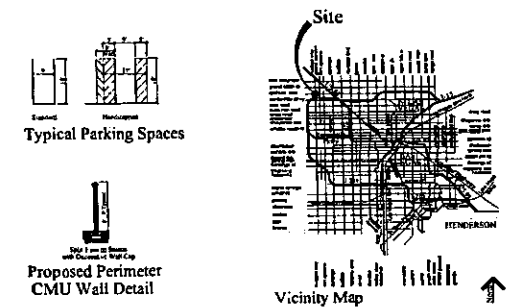
Parcel : (Approximate, to be Verified)		
Net Area	149,645 sf	3.435 acres
Retail:		
Retail - 1		15,200 gsf
Retail - 2		7,400 gsf
Retail - 3		9,800 gsf
Total Retail Area		32,400 gsf
FAR (149,645 sf)		0.217

PARKING REQUIREMENTS

Retail Required:		
Shopping Center	1 per 250 sf	
Total Required:	52.4 * 4	130
Provided:		
Total Provided:		177
Parking Ratio:	5.4 per 1000	1 per 175
M/C Required:		
Spaces per CLV table 1.8		5
Total Provided:		8



VACANT



Conceptual Site Plan A-2

VAR-18090 SDR-18031
REVISED

North
Scale: 1" = 40'
PROJECT No. 706105 January 09, 2807

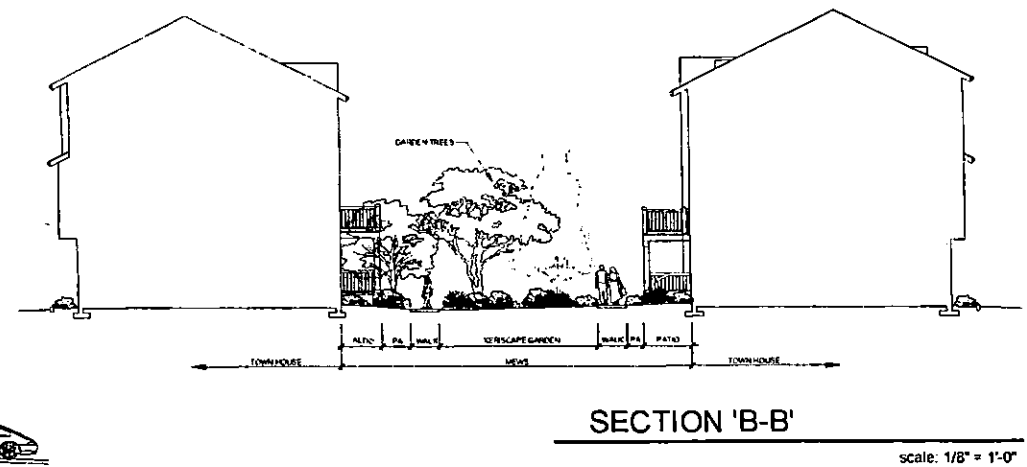
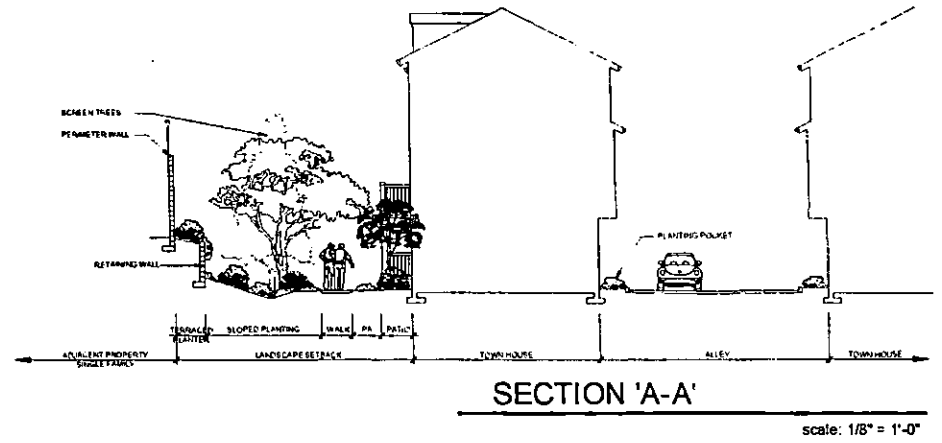
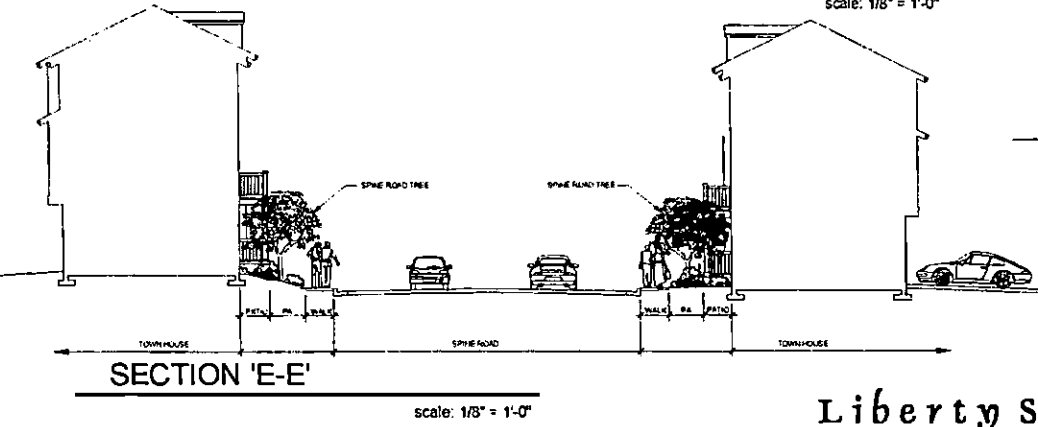
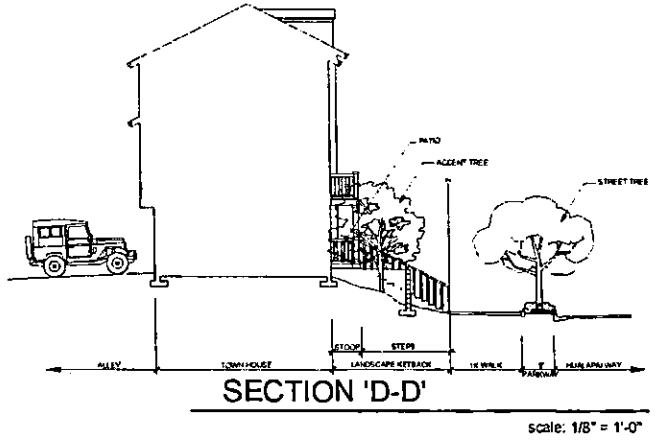
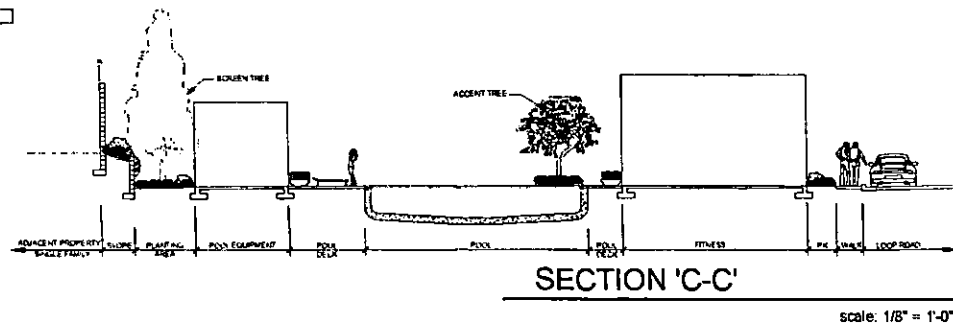
PROVIDENCE MIXED-USE 04/12/07 PC
Las Vegas, Nevada

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GREEN STREET
PROPERTIES



SECTIONS

Liberty Square
(Providence)
Las Vegas, Nevada

FAIRFIELD DEVELOPMENT LP
6615 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (619) 457-2125

VTV CONSULTING ENGINEERS & PLANNERS • LANDSCAPE ARCHITECTS
2707 SOUTH WILSON ROAD, SUITE 100
LAS VEGAS, NEVADA 89102-1000 PHONE (702) 875-7888 FAX (702) 875-7887

imd design
2500 michelson dr
suite 125
Irvine CA 92612
949.250.0023
949.250.0043 f
10/24/2008

Project Address:	Revision 2:
LAS VEGAS, NV	Revision 5:
Project Name:	Revision 6:
LIBERTY SQUARE	Revision 7:
Sheet Title:	Revision 8:
LANDSCAPE SECTIONS	Revision 9:
	Revision 10:
	Revision 11:
	Revision 12:
	Revision 13:
	Revision 14:
	Revision 15:
	Revision 16:
	Revision 17:
	Revision 18:
	Revision 19:
	Revision 20:
	Revision 21:
	Revision 22:
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	Revision 87:
	Revision 88:
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	Revision 90:
	Revision 91:
	Revision 92:
	Revision 93:
	Revision 94:
	Revision 95:
	Revision 96:
	Revision 97:
	Revision 98:
	Revision 99:
	Revision 100:

KTGY GROUP
ARCHITECTURE & PLANNING
10000 WYCHITILL CIRCLE
IRVINE, CALIFORNIA 92618
(949) 851-1100 FAX (949) 851-1100
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PROJECT SUMMARY - CONDOS			
GROSS ACREAGE ± 10.38 ACRES			
NET ACREAGE ± 6.49 ACRES (EXCLUDING ROW & LANDSCAPE BUFFER)			
TOTAL HOMES 218 HOMES			
DENSITY 25.68 DU/AC			
PROJECT SUMMARY - COMMERCIAL			
GROSS ACREAGE ± 5.31 ACRES			
NET ACREAGE ± 3.95 ACRES (EXCLUDING ROW)			
UNIT SUMMARY			
PLAN	DESCRIPTION	UNITS	PERCENTAGE
A1	1 BR + LOFT / 1.5 BA	112	51%
A2	1 BR + DEN / 1.5 BA	12	6%
B1	2 BR / 2.5 BA	47	21%
B2	2 BR / 2.5 BA	28	13%
B3	2 BR + DEN / 2.5 BA	19	9%
TOTAL		218	100%
BUILDING SUMMARY			
BUILDING TYPE A	# BUILDINGS	TOTAL # UNITS / BUILDING	
BA3	2	6	
BA5a	1	5	
BA5b	1	5	
BA6	1	6	
BA7	2	14	
BA9a	2	16	
BA9b	1	9	
BA10	2	20	
BA11	4	44	
SUB-TOTAL		18	124
BUILDING TYPE B			
BB4	2	8	
BB6	1	6	
BB8	3	24	
BB10	2	20	
BB12	3	36	
SUB-TOTAL		11	94
TOTAL		27	218
PARKING SUMMARY			
PARKING REQUIRED			
1BR (124) X	125 =	155	
2BR (94) X	175 =	166	
GUEST (218) 1 SPACE PER 5 UNITS	=	44	
TOTAL		= 264 SPACES	
PARKING PROVIDED			
GARAGES			
1BR	124 DU x 1 CAR	= 124 SPACES	
2BR (random)	47 DU x 1 CAR	= 47 SPACES	
2BR (garage)	47 DU x 2 CARS	= 94 SPACES	
		= 265 COVERED (1 21/UNIT)	
OPEN SPACES		99 OPEN	
TOTAL		364 SPACES (1 67/UNIT)	

TRASH SUMMARY	
RECOMMENDED	43 CY @ TWICE PER WEEK PICK-UP
PROVIDED	SOUTH - 20 CY NORTH - 26 CY
TOTAL	46 CY
SETBACK CRITERIA	
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL	
- Single Story Structures	10'
- Two Story Structures	20'
- Three Story Structures	30'
- Four Story Structures	40'
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET R.O.W	
- Single Story Structures	10'
- Two Story Structures	20'
- Three Story Structures	25'
- Four Story Structures	30'
GARAGE FACE SETBACK FROM PRIVATE STREET	
- Less than 5' or 18'	
BUILDING SEPARATION	
- Balcony to Balcony	30'
- Balcony to Non-Balcony	20'
- Non-Balcony to Non-Balcony	15'
- Between Main Bldg. & Acc. Structure	10'
LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING	
- 10'	

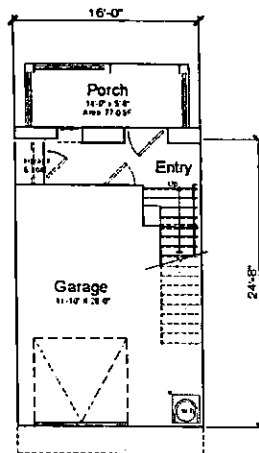
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Development Summary

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City of Las Vegas, Nevada

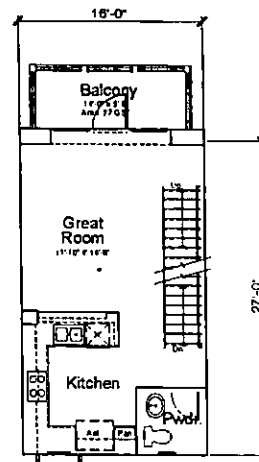
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Architecture :: Planning KTG GROUP, INC.
17022 Interstate South :: Irvine, CA :: P. 949.461.3140 :: F. 949.461.3100 :: 0906.3263.0000
KTGY No: 2006-0770 :: 10.23.06 :: Page 01



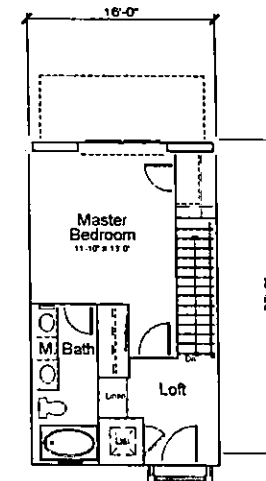
First Floor

125 S.F. Gross
104 S.F. Net
Garage Area: 289 GSF



Second Floor

437 S.F. Gross
402 S.F. Net



Third Floor

390 S.F. Gross
358 S.F. Net

1 Bedroom + Loft, 1.5 Bath

952 S.F. Gross
864 S.F. Net

Unit Plans (Plan A-1b)

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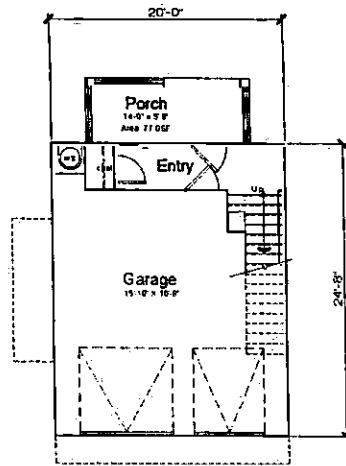
NET RESIDENTIAL	864 SF
GROSS RESIDENTIAL	952 SF
GROSS PORCH / BALCONY	83 SF
GROSS GARAGE	289 SF
GROSS BUILDABLE	1294 SF

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City of Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP, INC.**
1400 Mitchell Court :: Irvine, CA :: P. 949.851.8100 :: F. 949.851.8100 :: www.ktgy.com

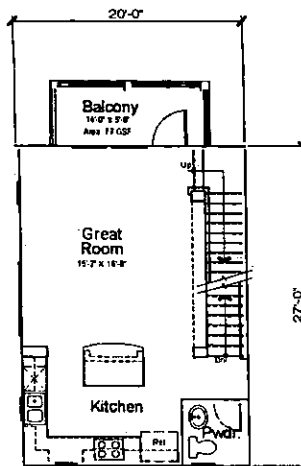
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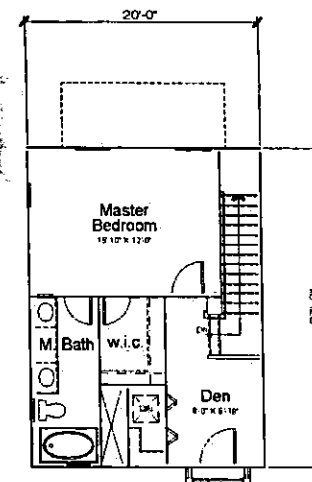
First Floor

131 S.F. Gross
108 S.F. Net
Garage Area: 362 GSF



Second Floor

540 S.F. Gross
508 S.F. Net



Third Floor

488 S.F. Gross
418 S.F. Net

1 Bedroom + Den, 1.5 Bath

1137 S.F. Gross
1035 S.F. Net

NET RESIDENTIAL	1035 SF
GROSS RESIDENTIAL	1137 SF
GROSS BALCONY	78 SF
GROSS GARAGE	362 SF
GROSS BUILDABLE	1577 SF

Unit Plans (Plan A-2b)

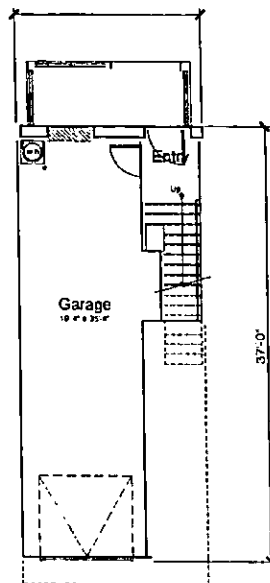
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Architecture :: Planning **KTGY GROUP, INC.**
17800 Mitchell South :: Irvine, CA :: P. 949.451.2122 :: F. 949.441.9188 :: www.ktgy.com

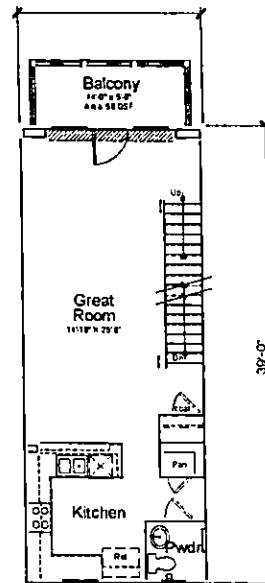
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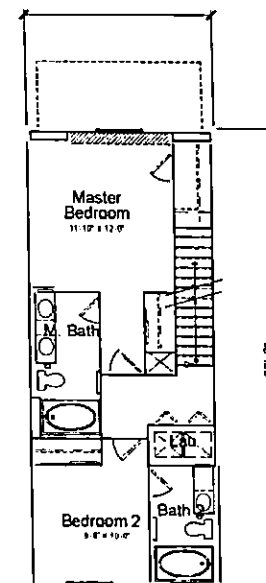
First Floor

83 S.F. Gross
68 S.F. Net
Garage Area: 399 GSF



Second Floor

808 S.F. Gross
571 S.F. Net



Third Floor

563 S.F. Gross
515 S.F. Net

2 Bedroom, 2.5 Bath
1254 S.F. Gross
1155 S.F. Net

NET RESIDENTIAL	1155 SF
GROSS RESIDENTIAL	1254 SF
GROSS BALCONY	60 SF
GROSS GARAGE	399 SF
GROSS BUILDABLE	1711 SF

Unit Plans (Plan B-1)

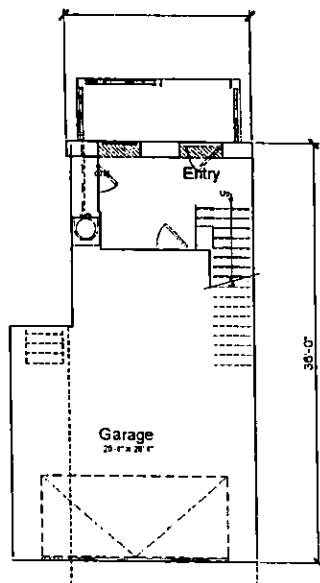
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Architecture :: Planning **KTGY GROUP, INC.**
17000 Wilshire Blvd :: Suite, CA :: P. 349.881.9100 :: F. 349.881.9100 :: WWW.KTGY.COM

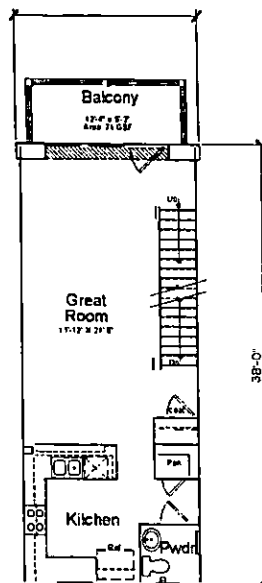
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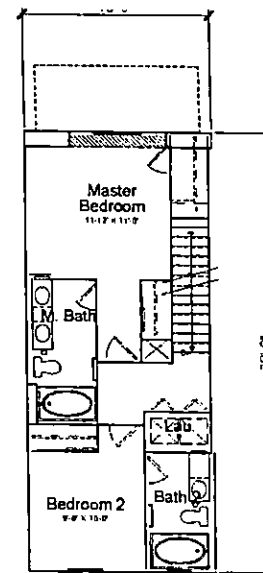
First Floor

183 S.F. Gross
141 S.F. Net
Garage Area: 554 GSF



Second Floor

608 S.F. Gross
571 S.F. Net



Third Floor

563 S.F. Gross
515 S.F. Net

2 Bedroom, 2.5 Bath

1333 S.F. Gross
1226 S.F. Net

Unit Plans (Plan B-2)

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City of Las Vegas, Nevada

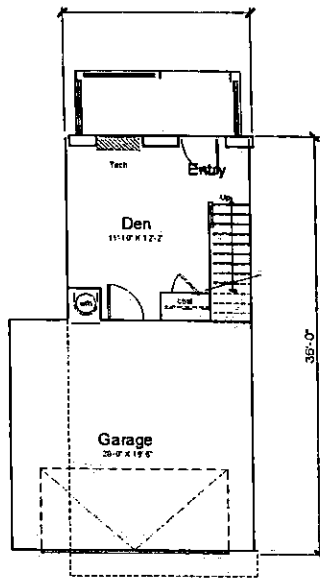
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NET RESIDENTIAL	1227 SF
GROSS RESIDENTIAL	1334 SF
GROSS BALCONY	71 SF
GROSS GARAGE	554 SF
GROSS BUILDABLE	1858 SF

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10000 Wilshire Blvd :: Suite 200 :: Beverly Hills, CA 90210-3001 :: Phone: 310.340.1000 :: Fax: 310.340.1001

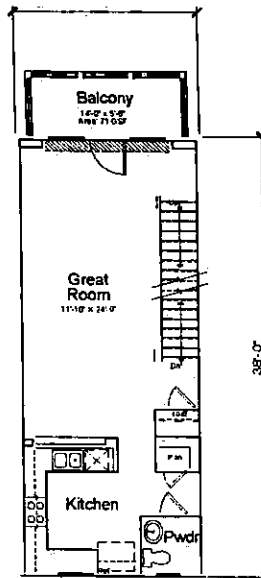
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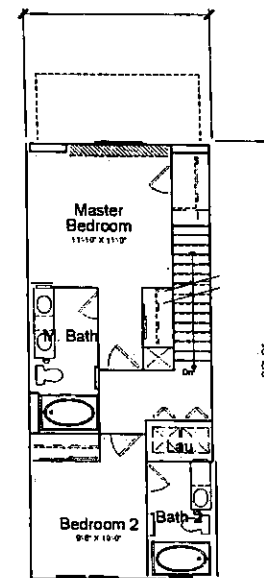
First Floor

250 S.F. Gross
229 S.F. Net
Garage Area: 439 GSF



Second Floor

608 S.F. Gross
571 S.F. Net



Third Floor

563 S.F. Gross
515 S.F. Net

2 Bedroom + Den, 2.5 Bath

1420 S.F. Gross
1313 S.F. Net

NET RESIDENTIAL	1315 SF
GROSS RESIDENTIAL	1421 SF
GROSS BALCONY	71 SF
GROSS GARAGE	439 SF
GROSS BUILDABLE	1631 SF

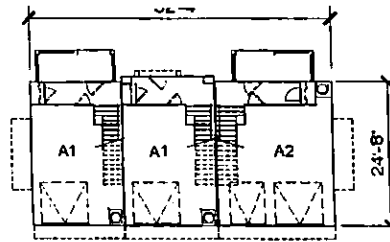
Unit Plans (Plan B-3)

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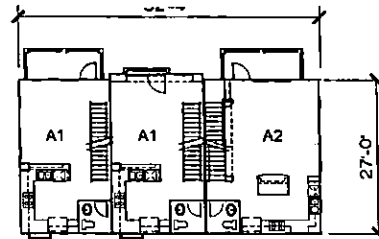
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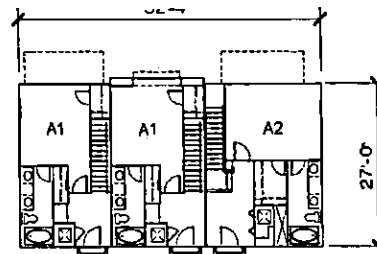
Architecture :: Planning **KTGY GROUP, INC.**
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (3-Plex)

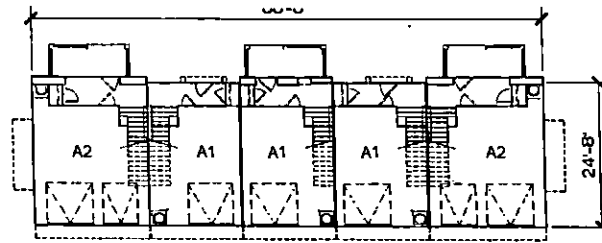
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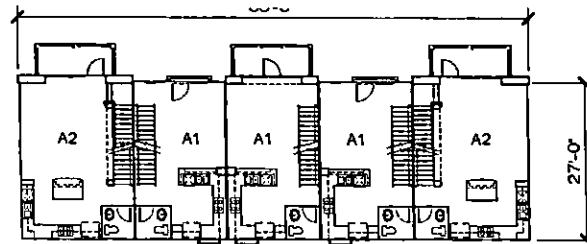
Architecture :: Planning **KTGY GROUP, INC.**
10000 Wilshire Blvd :: Suite 1000, CA 90246-5010 :: Tel: 310.551.0100 :: Fax: 310.551.0101

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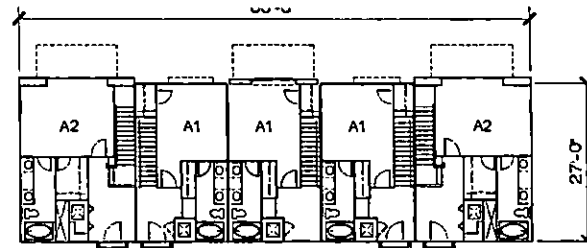
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (5-Plex)

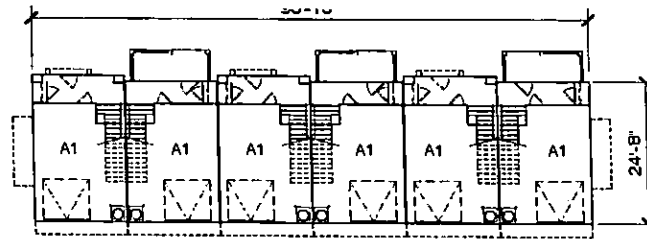
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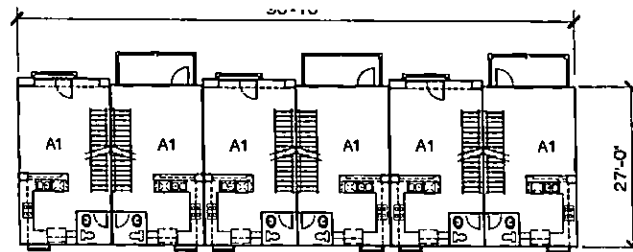
Architecture & Planning **KTGY GROUP, INC.**
17040 Wynnwood Blvd. #200, Las Vegas, NV 89130-5100 :: P: 702.591.5100 :: F: 702.591.5100

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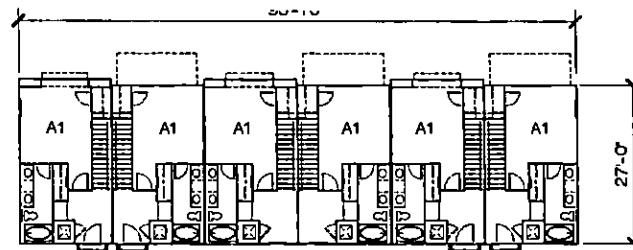
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (6-Plex)

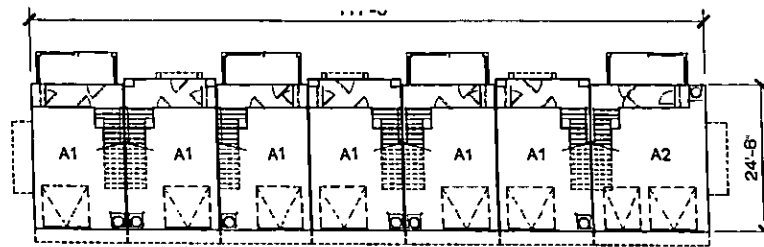
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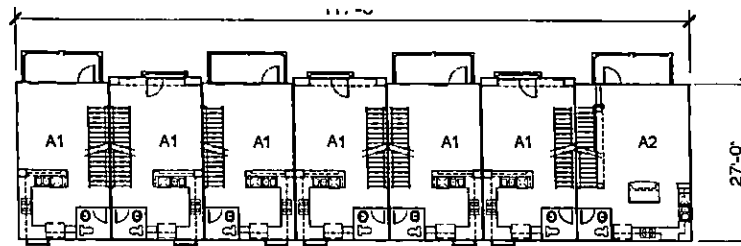
Architecture :: Planning **KTGY GROUP, INC.**
12000 Mitchell Street :: Irvine, CA :: P. 949.861.8100 :: F. 949.861.8100 :: www.ktgy.com

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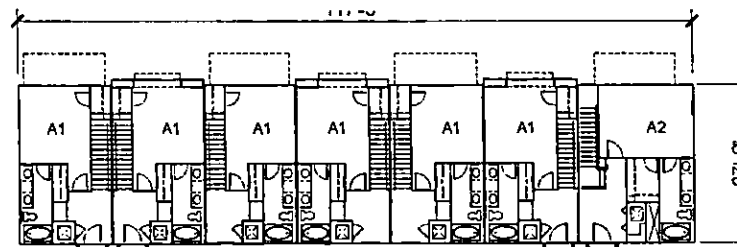
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (7-Plex)

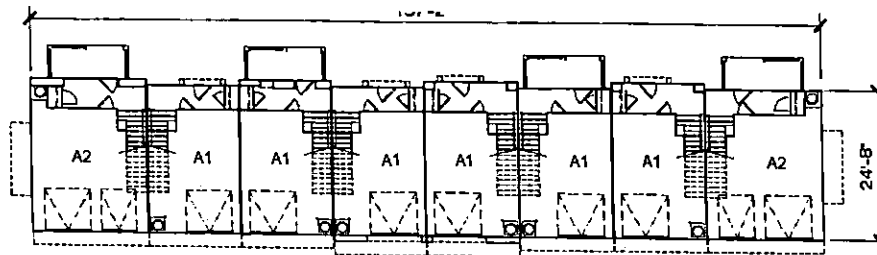
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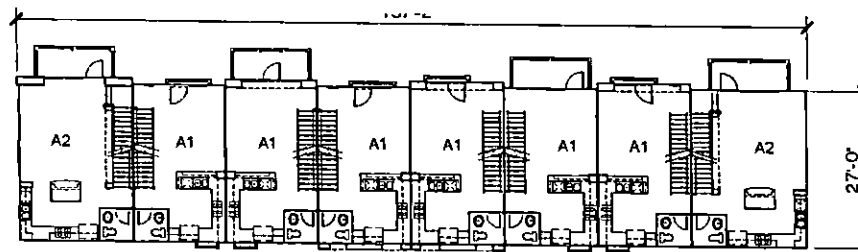
Architecture :: Planning **KTGY GROUP, INC.**
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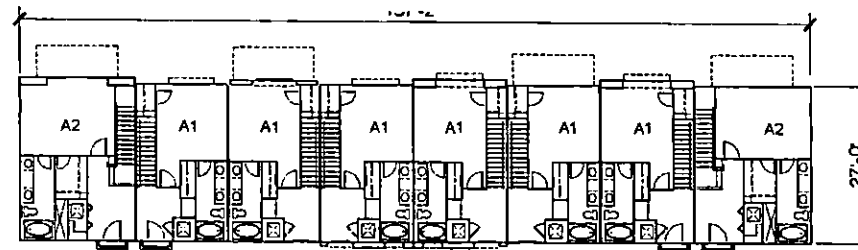
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (8-Plex)

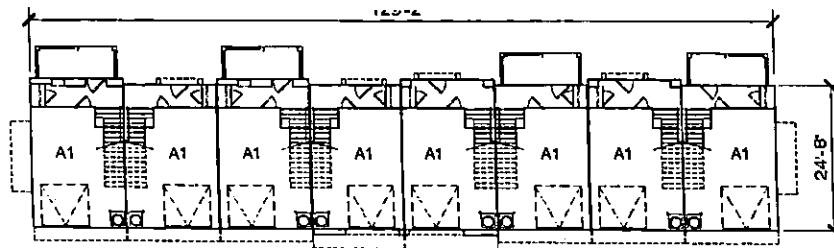
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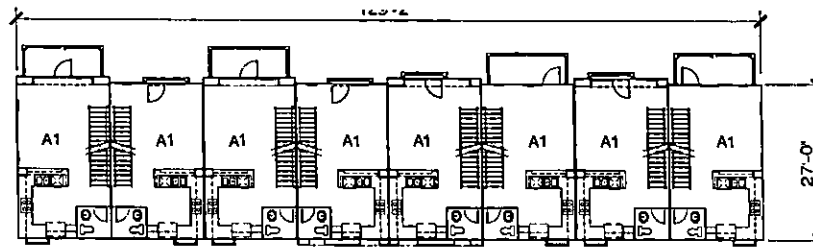
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17000 Wilshire Blvd :: Suite 1000, CA 90404-0001 :: 310.407.0001 :: www.ktg.com

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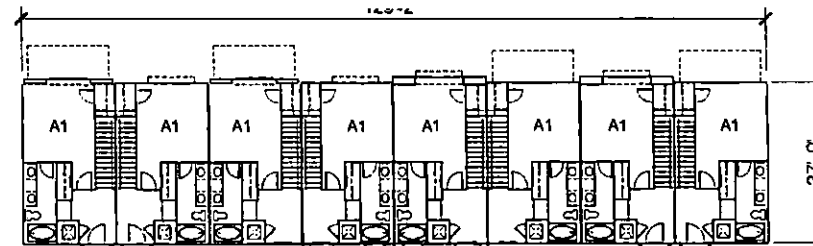
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (8-Plex)

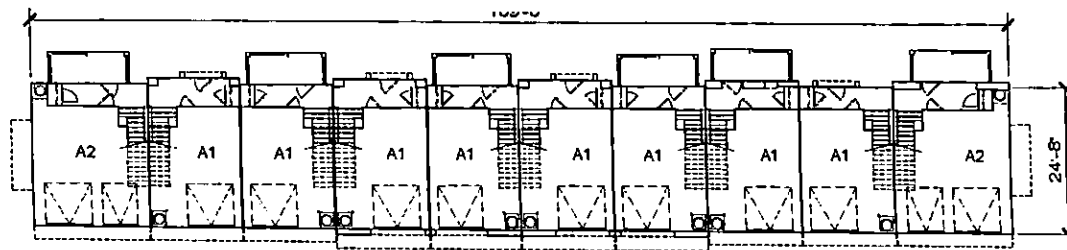
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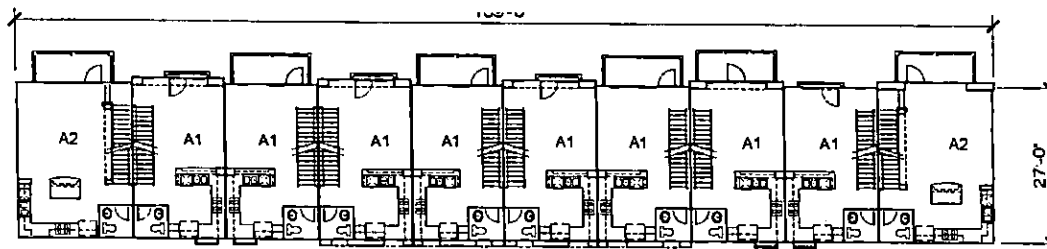
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17000 Wilshire Blvd., Irvine, CA 92614-1130, P. 949.861.8100 :: www.ktgy.com

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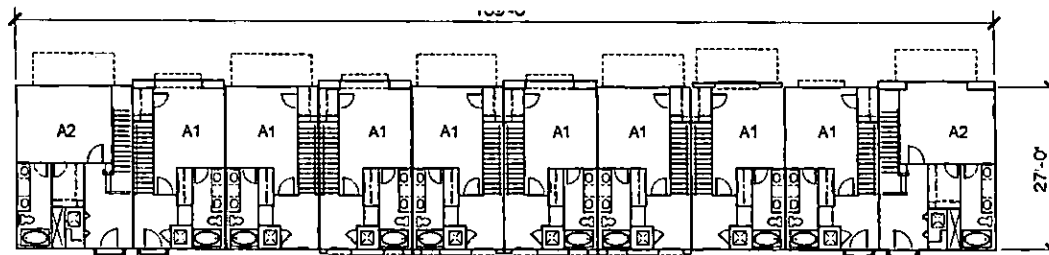
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (10-Plex)

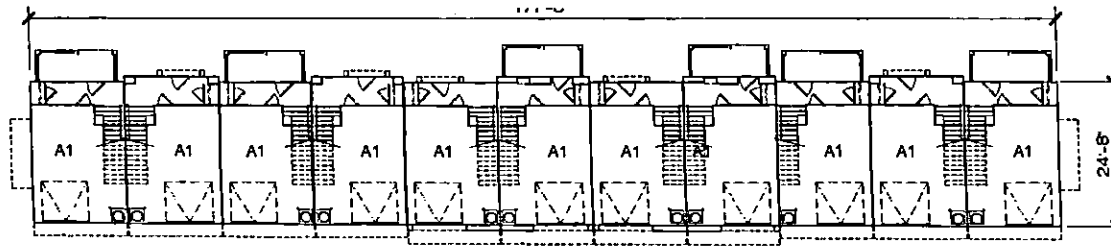
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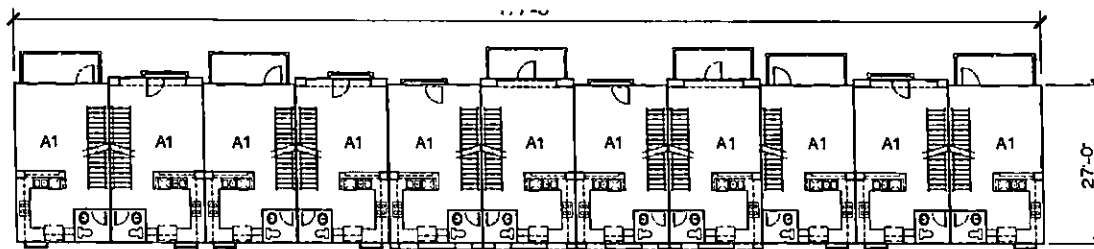
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17000 Wilshire Blvd :: Irvine, CA :: P.848.341.4100 :: P.848.341.4100 :: www.ktg.com

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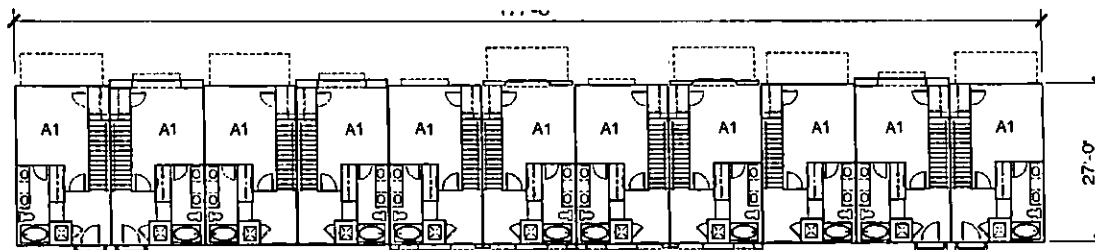
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (11-Plex)

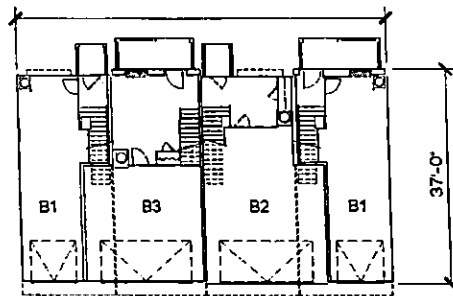
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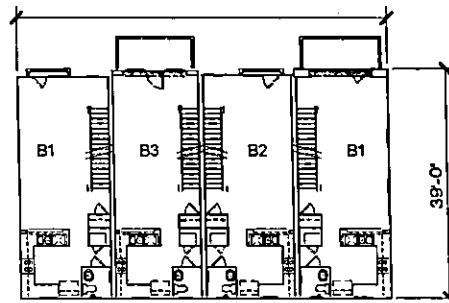
Architect: J. J. Freunberg KTG GROUP, INC.
12000 Mission Road :: Irvine, CA :: P. 949.451.2122 :: F. 949.451.9100 :: www.ktg.com

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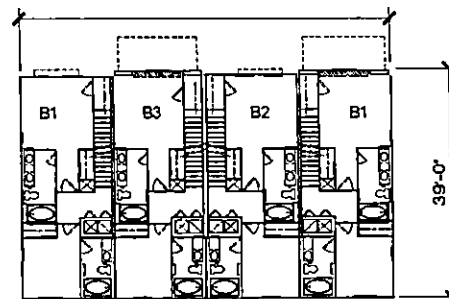
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First Floor



Second Floor



Thrid Floor

Building Composite - Type 'B' (4-Plex)

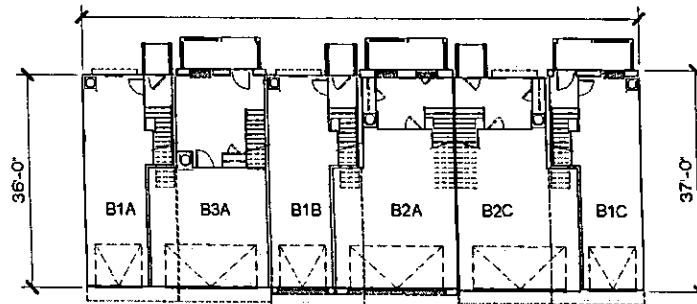
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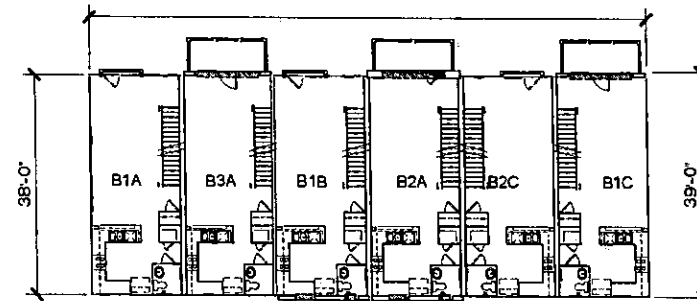
Architecture :: Planning **KTGY GROUP, INC.**
12000 Wilshire North :: Irvine, CA :: P: 949.881.8100 :: F: 949.881.8100 :: www.ktgy.com

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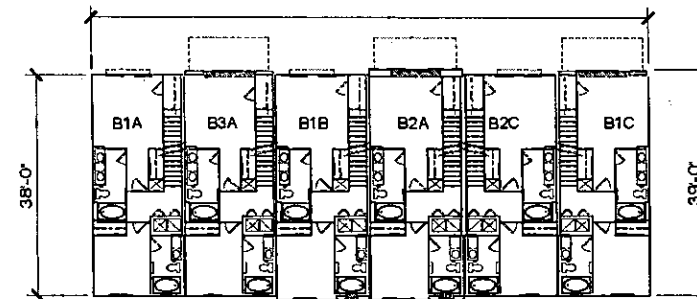
NOV 07 2006



First Floor



Second Floor



Thrid Floor

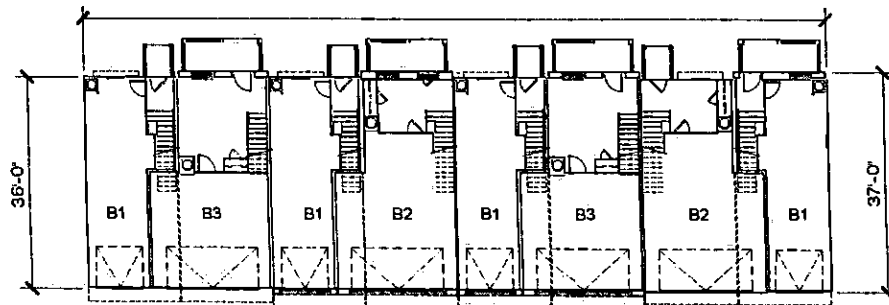
Building Composite - Type 'B' (6-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

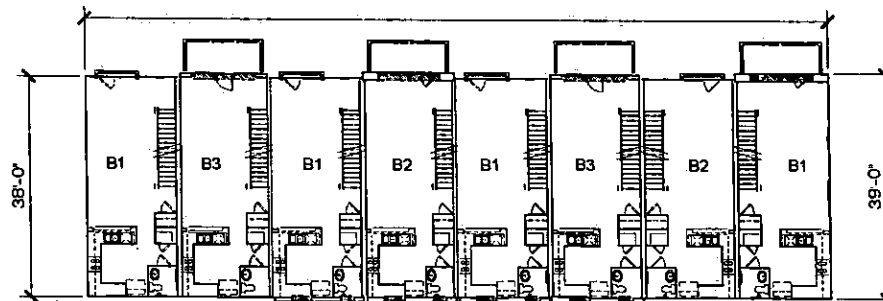
SDR-18031
03/22/07 PC

Architecture :: Planning KTG GROUP, INC.
17000 Mitchell Ranch :: Irvine, CA :: P. 949.881.6100 :: F. 949.881.6100 :: www.ktg.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 17

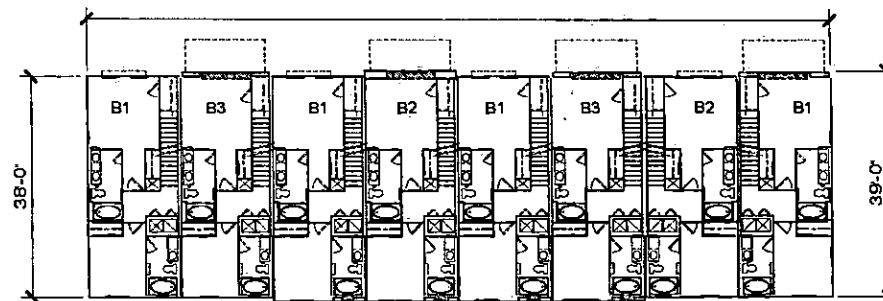
NOV 07 2006



First Floor



Second Floor



Thrid Floor

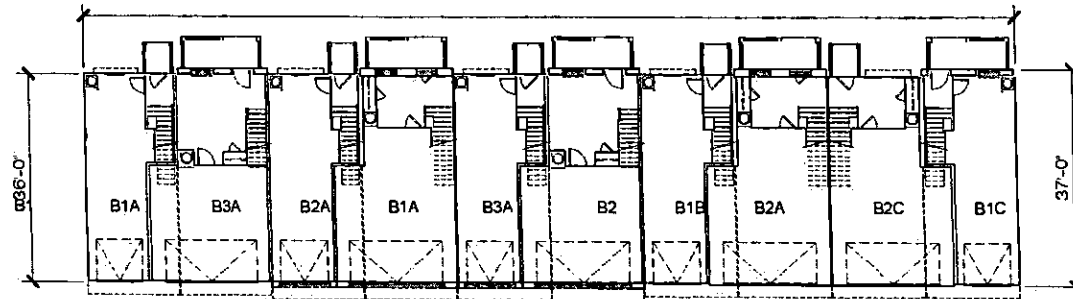
Building Composite - Type 'B' (8-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

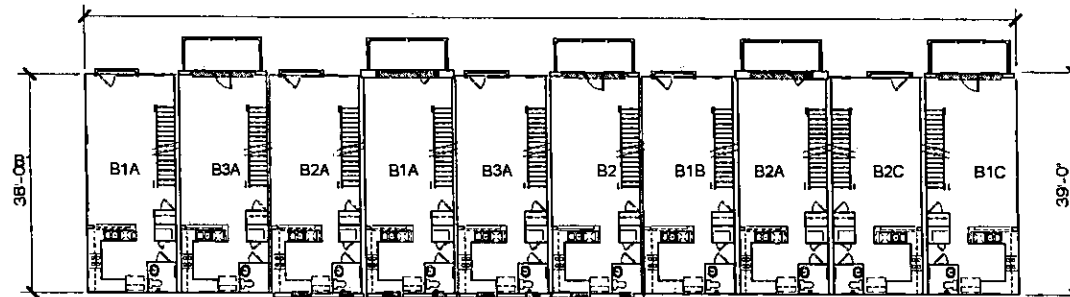
SDR-18031
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Architecture :: Planning **KTGY GROUP, INC.**
19000 Mitchell Court :: Irvine, CA 92614-0011 :: P: 949.801.8150 :: F: 949.801.8150 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 18

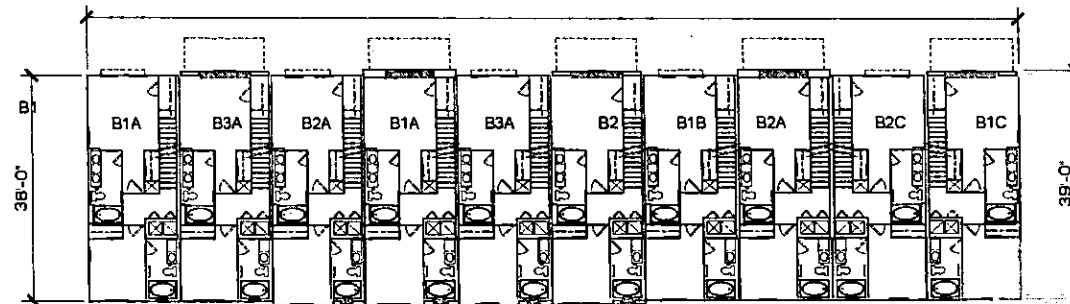
NOV 07 2006



First Floor



Second Floor



Third Floor

Building Composite - Type 'B' (10-Plex)

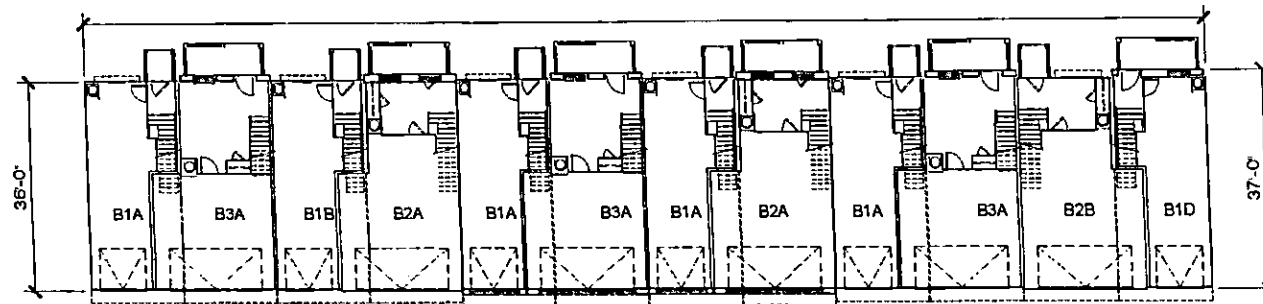
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
03/22/07 PC

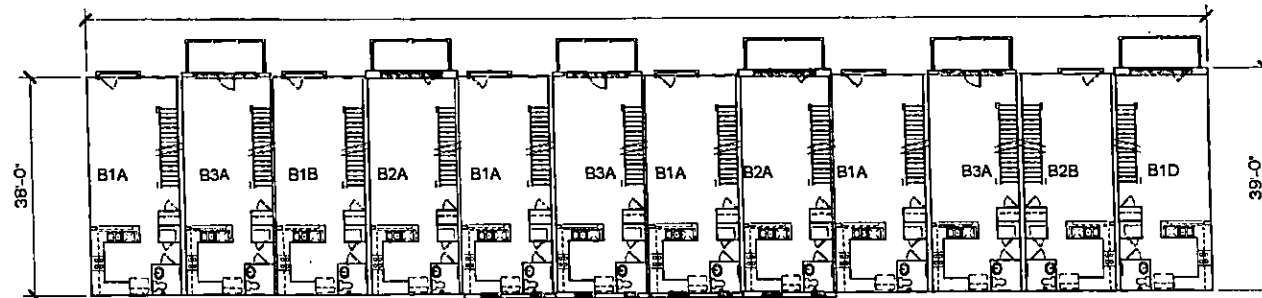
Architecture :: Planning **KTGY GROUP, INC.**
17200 Mitchell Court :: Irvine, CA :: P. 949.461.9128 :: F. 949.551.9100 :: WWW.KTGY.COM

KTGY No: 2006-0770 :: 10.23.06 :: Page 19

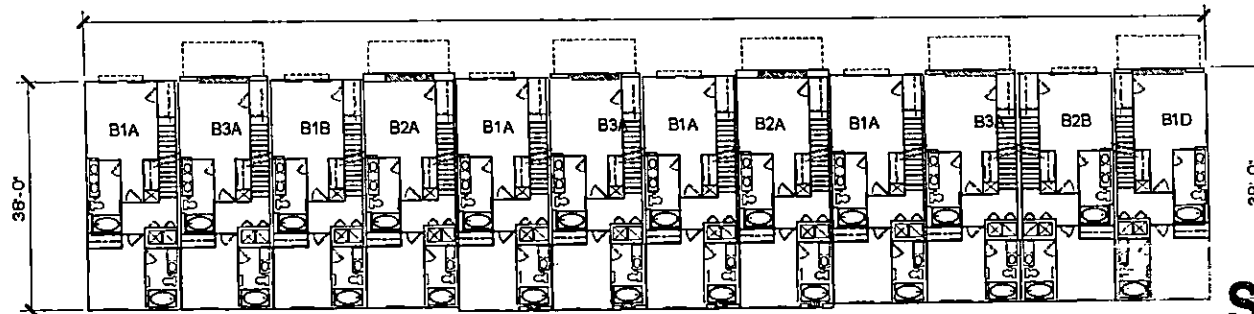
NOV 07 2006



First Floor



Second Floor



Thrid Floor

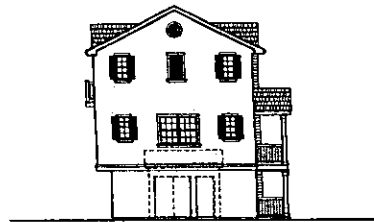
Building Composite - Type 'B' (12-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

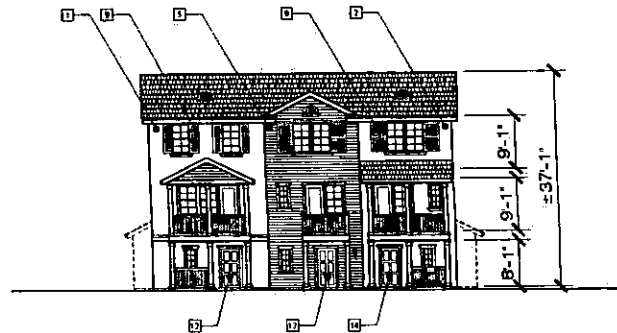
SDR-18031
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Architecture :: Planning **KTGY GROUP, INC.**
11000 Wilshire Blvd :: Irvine, CA :: P. 949.851.4123 :: F. 949.851.4144 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 20

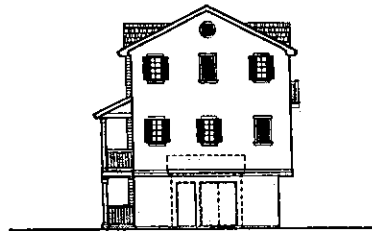
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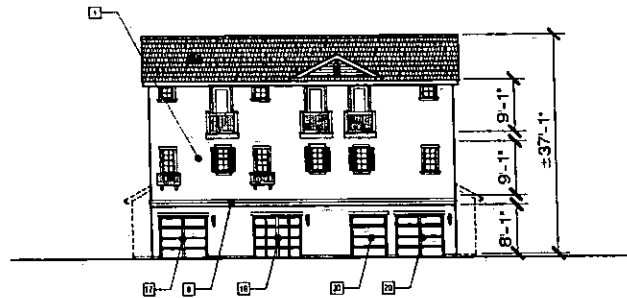
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 9 SHERWIN WILLIAMS SW2826 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -

- 16 SHERWIN WILLIAMS SW2825 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR -

- 21 FLAT TILE CONCRETE ROOF - 22
- 23 WOOD BALCONY RAILING - 24
- 25 1/2 ROUND DORMERS - 26
- 27 WROUGHT IRON DETAIL - 28

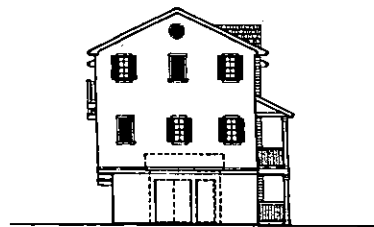
Building Elevation - Type 'A' (3-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

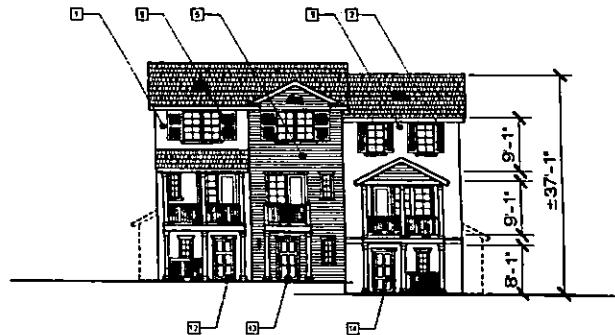
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11250 Wilshire Blvd :: Irvine, CA :: P. 949.951.5122 :: F. 949.951.5100 :: www.ktgy.com
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Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2885 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR

- 21 FLAT TILE CONCRETE ROOF
- 22 WOOD BALCONY RAILING
- 23 1/2 ROUND DORMERS
- 24 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (3-Plex)

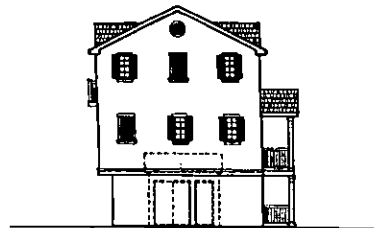
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
03/22/07 PC

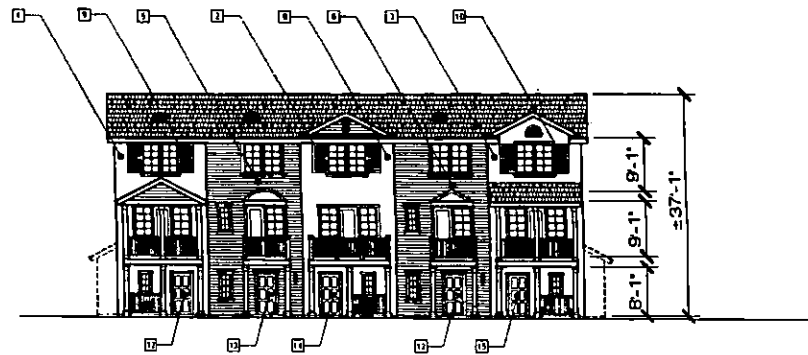
Architecture :: Planning **KTGY GROUP, INC.**
17005 Mitchell South :: Irvine, CA :: P.949.881.8112 :: F.949.881.8100 :: www.ktgy.com

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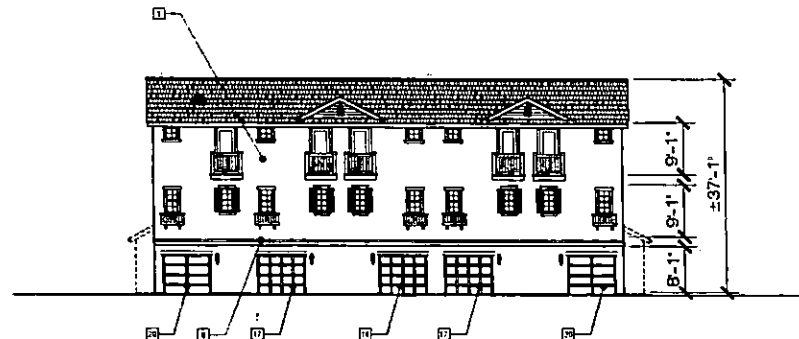
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2765 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 9 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 11 FRAZEE 8476N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 14 FRAZEE 8476N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 18 FRAZEE 8476N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRENCH DOOR

- 20 FLAT TILE CONCRETE ROOF
- 21 WOOD BALCONY RAILING
- 22 1/2 ROUND DORMERS
- 23 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (5-Plex)

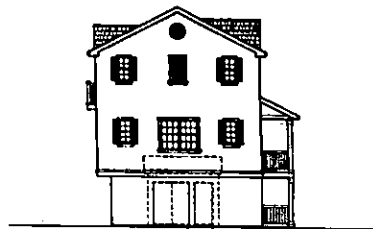
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

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11000 Westgate North :: Irvine, CA :: P. 949.885.8150 :: F. 949.881.8100 :: www.ktgy.com

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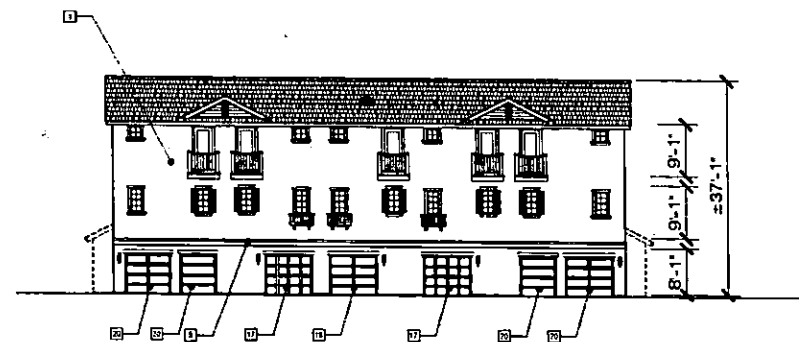
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAP SIDING

- 5 SHERWIN WILLIAMS SW2835 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8476N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8476N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8476N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR

- 21 FLAT TILE CONCRETE ROOF
- 22 WOOD BALCONY RAILING
- 23 1/2 ROUND DORMERS
- 24 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (5-Plex)

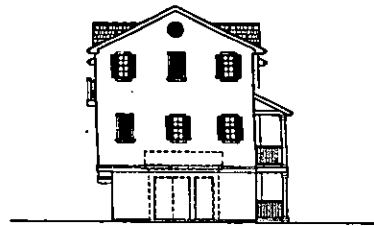
Liberty Square at Providence :: Fairfield Residential
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Architecture :: Planning KTG GROUP, INC.
17000 Miramar Road :: Irvine, CA :: P.606.881.8100 :: F.606.881.8100 :: WWW.KTG.COM

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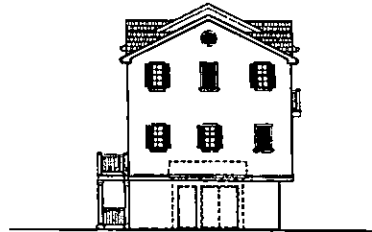
NOV 07 2006



Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 113 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2828 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR

- 21 FLAT TILE CONCRETE ROOF
- 22 WOOD BALCONY RAILING
- 23 1/2 ROUND DORMERS
- 24 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (6-Plex)

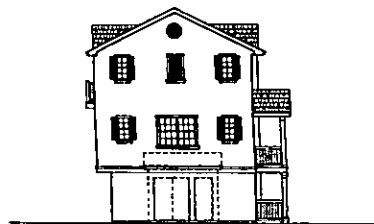
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

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Architecture :: Planning **KTGY GROUP, INC.**
15000 Wilshire Blvd., Suite 200, Los Angeles, CA 90048 :: P. 310.451.8100 :: F. 310.451.8100 :: www.ktgy.com

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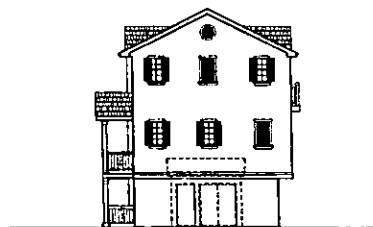
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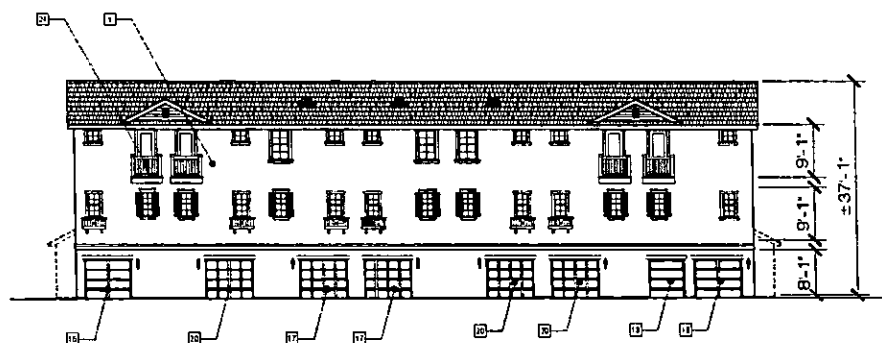
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [3] FRAZEE 115 - CAPE COD GRAY
- [4] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- [5] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [6] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [1] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SHUTTERS

- [1] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [2] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [3] FRAZEE 0476N - SYMPHONY BLUE

FRONT DOOR

- [1] FRAZEE AC116N - ROASTED PEPPER
- [2] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [3] FRAZEE 0476N - SYMPHONY BLUE
- [4] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -

- [1] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- [2] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [3] FRAZEE 0476N - SYMPHONY BLUE
- [4] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [5] FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR -

- [1] FLAT TILE CONCRETE ROOF - [2]
- [3] WOOD BALCONY RAILING - [4]
- [5] 1/2 ROUND DORMERS - [6]
- [7] WROUGHT IRON DETAIL - [8]

Building Elevation - Type 'A' (7-Plex)

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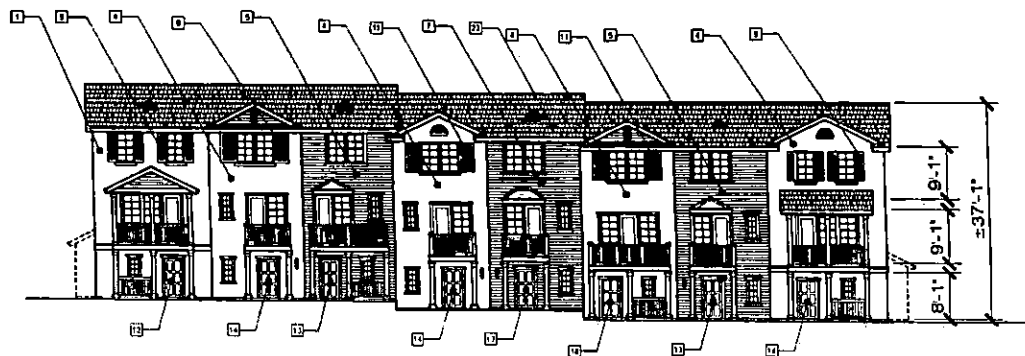
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Architecture :: Planning **KTGY GROUP, INC.**
17000 Mitchell Drive :: Irvine, CA :: P. 949.827.8120 :: F. 949.861.8100 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 28

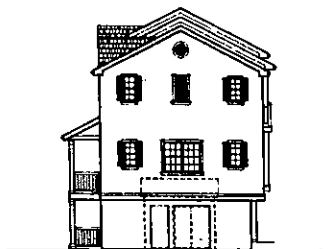
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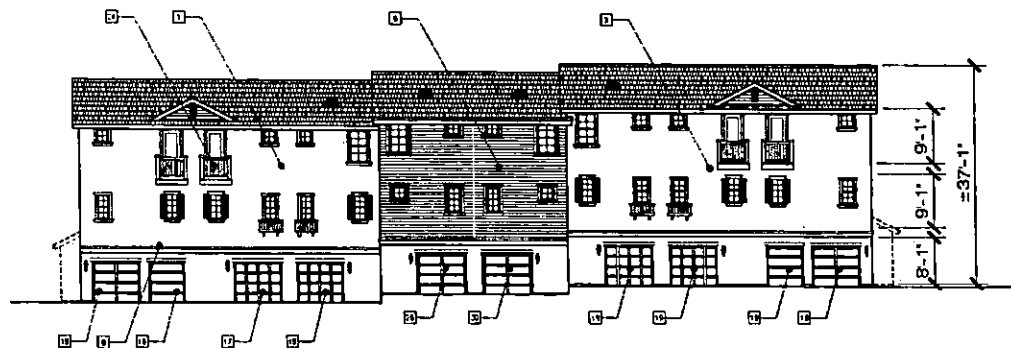
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN

FIBER CEMENT LAP SIDING

- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR

- 21 FLAT TILE CONCRETE ROOF
- 22 WOOD BALCONY RAILING
- 23 1/2 ROUND DORMERS
- 24 WROUGHT IRON DETAIL

25

26

27

28

Building Elevation - Type 'A' (8-Plex)

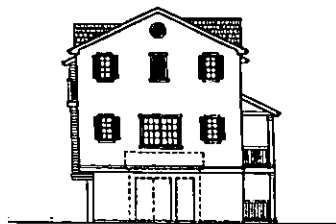
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
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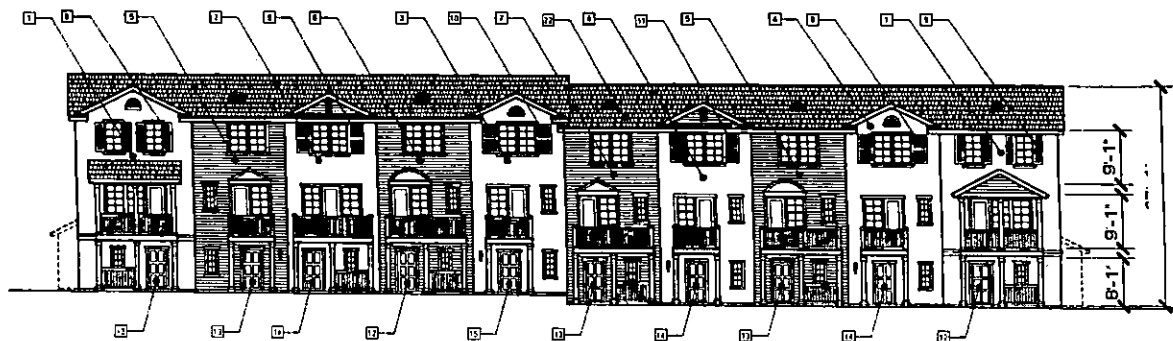
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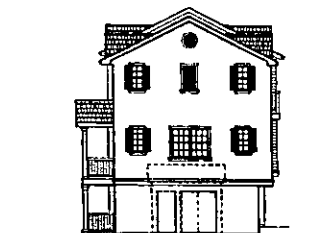
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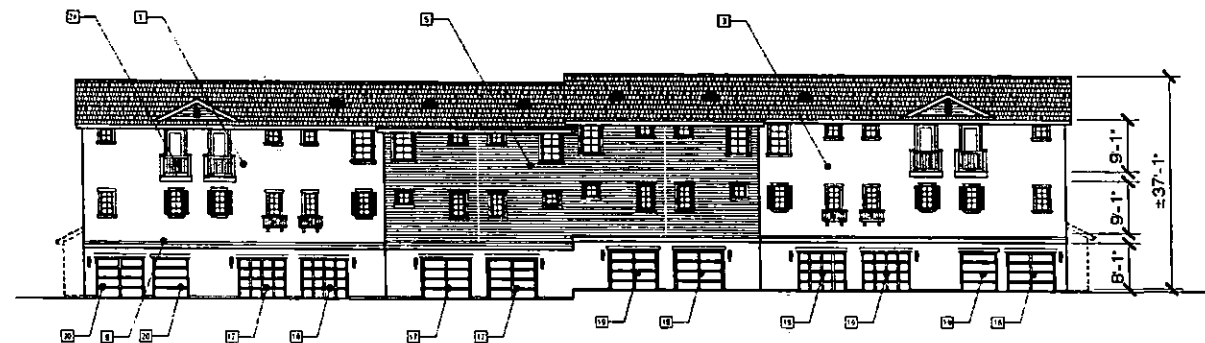
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 1 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SHUTTERS

- 1 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 2 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 3 FRAZEE 0478N - SYMPHONY BLUE

FRONT DOOR

- 4 FRAZEE AC118N - ROASTED PEPPER
- 5 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 6 FRAZEE 0478N - SYMPHONY BLUE
- 7 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 8 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 9 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 10 FRAZEE 0478N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 12 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR

- 13 FLAT TILE CONCRETE ROOF
- 14 WOOD BALCONY RAILING
- 15 12 ROUND DORMERS
- 16 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (10-Plex)

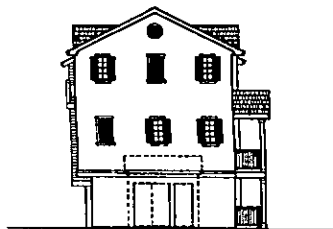
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City of Las Vegas, Nevada

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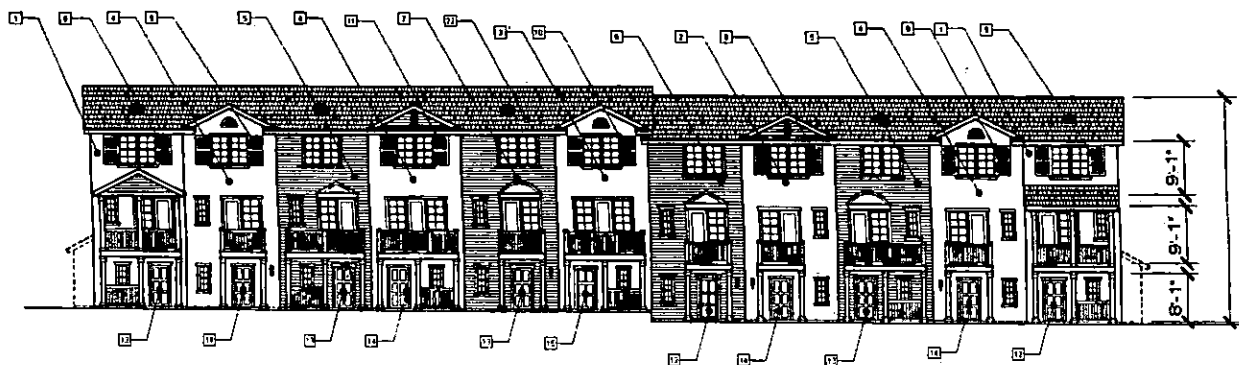
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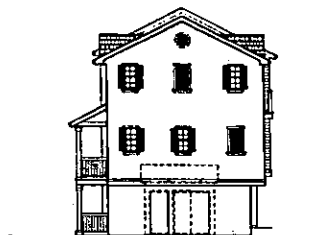
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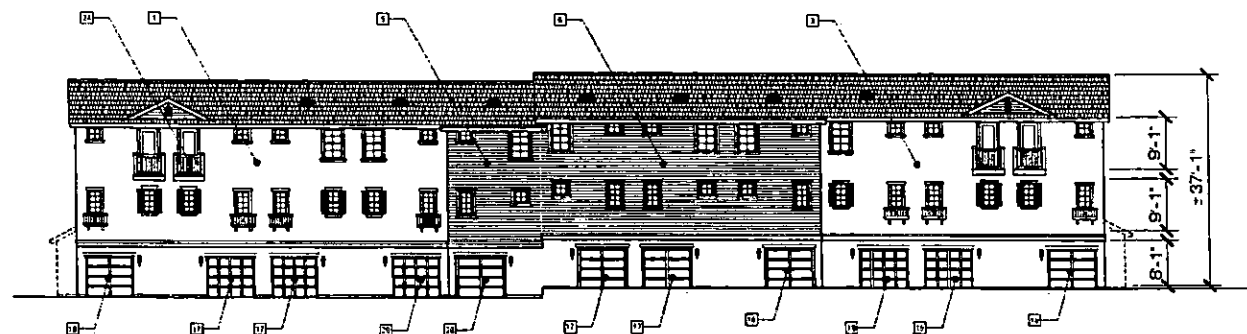
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2855 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2826 - TRUCORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 0478N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2826 - TRUCORN BLACK
- 14 FRAZEE 0478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2826 - TRUCORN BLACK
- 18 FRAZEE 0478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR

- 21 FLAT TILE CONCRETE ROOF
- 22 WOOD BALCONY RAILING
- 23 1/2 ROUND DORMERS
- 24 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (11-Plex)

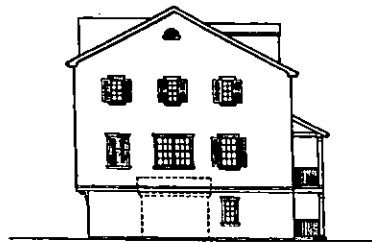
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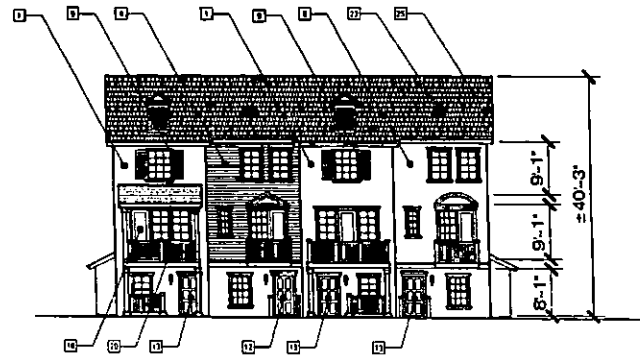
Architecture :: Planning **KTGY GROUP, INC.**
12012 Wilshire Blvd :: Irvine, CA 92618-1100 :: P: 949.857.8100 :: F: 949.857.8100

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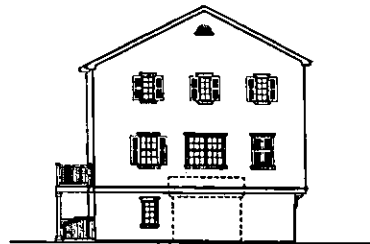
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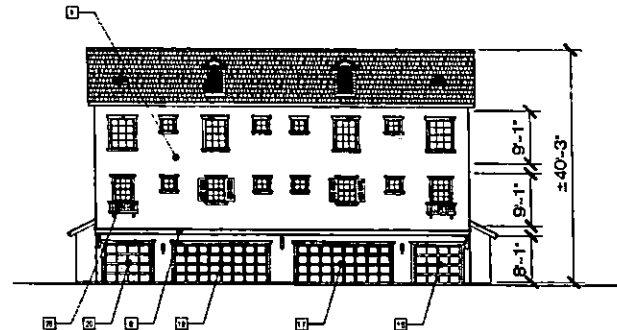
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- [3] FRAZEE 116 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING

- [4] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2863 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [8] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- [9] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [10] FRAZEE 8476H - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- [12] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [13] SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- [14] FRAZEE 8476H - SYMPHONY BLUE
- [15] FRAZEE AC118H - ROASTED PEPPER
- [16] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- [17] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [19] FRAZEE 8476H - SYMPHONY BLUE
- [20] FRAZEE AC118H - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR -

- [22] FLAT TILE CONCRETE ROOF -
- [23] WOOD BALCONY RAILING -
- [24] 1/2 ROUND DORMERS -
- [25] WROUGHT IRON DETAIL -

Building Elevation - Type 'B' (4-Plex)

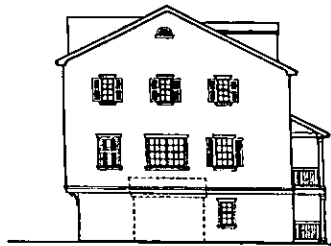
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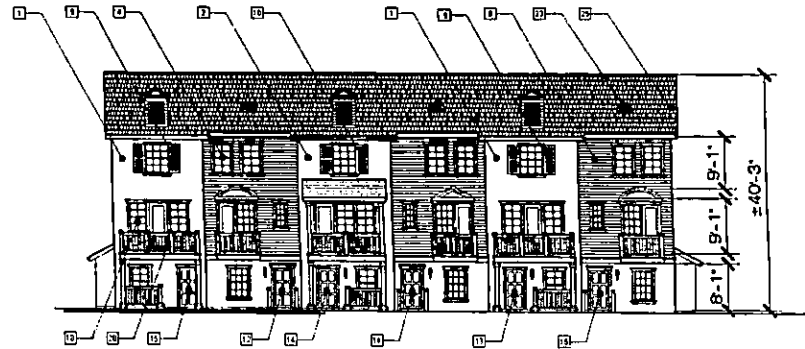
Architecture :: Planning **KIGY GROUP, INC.**
5500 Mitchell Road, Suite 200, Irvine, CA 92618-0100 :: P:949.851.8100 :: F:949.851.8100 :: www.kigy.com

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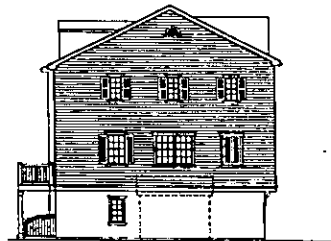
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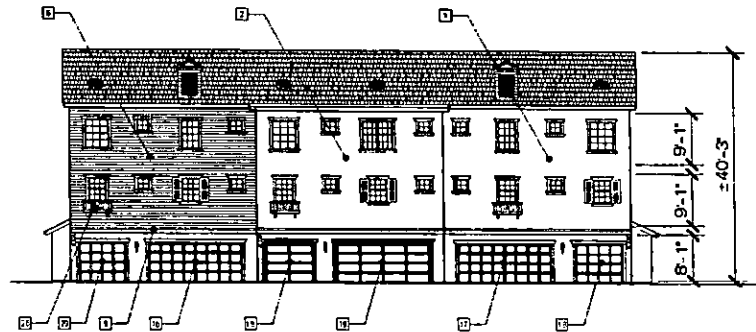
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- [3] FRAZEE 118 - CAPE COD GRAY

FIBER CEMENT LAPSIDING

- [4] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2835 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [8] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- [9] SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- [10] FRAZEE 8476H - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- [12] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [13] SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- [14] FRAZEE 8476H - SYMPHONY BLUE
- [15] FRAZEE AC118N - ROASTED PEPPER
- [16] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- [17] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- [19] FRAZEE 8476H - SYMPHONY BLUE
- [20] FRAZEE AC118N - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR -

- [22] FLAT TILE CONCRETE ROOF -
- [23] WOOD BALCONY RAILING -
- [24] 1/2 ROUND DORMERS -
- [25] WROUGHT IRON DETAIL -

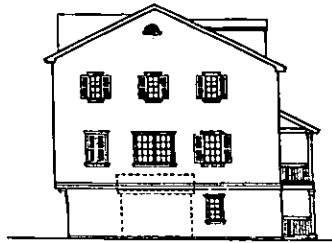
Building Elevation - Type 'B' (6-Plex)

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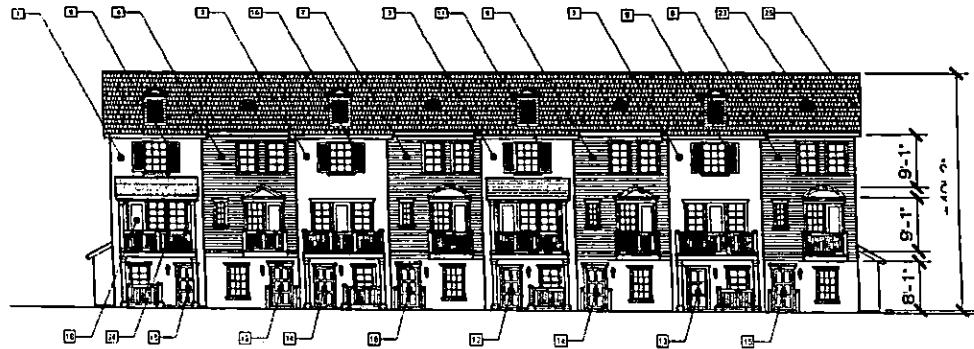
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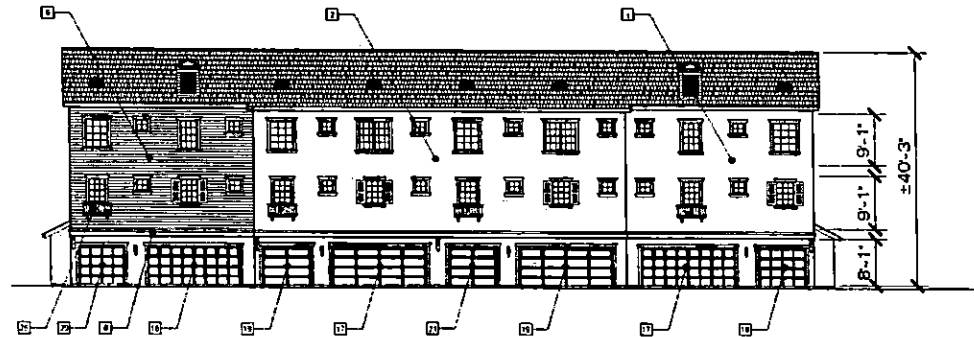
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 3 FRAZEE 115 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING

- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2825 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 10 FRAZEE 1478N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- 12 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 14 FRAZEE 1478N - SYMPHONY BLUE
- 15 FRAZEE AC1118N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- 17 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 19 FRAZEE 1478N - SYMPHONY BLUE
- 20 FRAZEE AC1118N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR -

- 22 FLAT TILE CONCRETE ROOF -
- 23 WOOD BALCONY RAILING -
- 24 1/2 ROUND DORMERS -
- 25 WROUGHT IRON DETAIL -

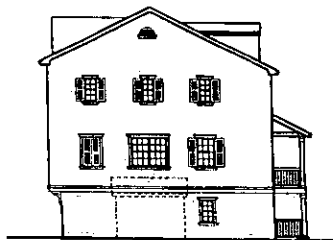
Building Elevation - Type 'B' (8-Plex)

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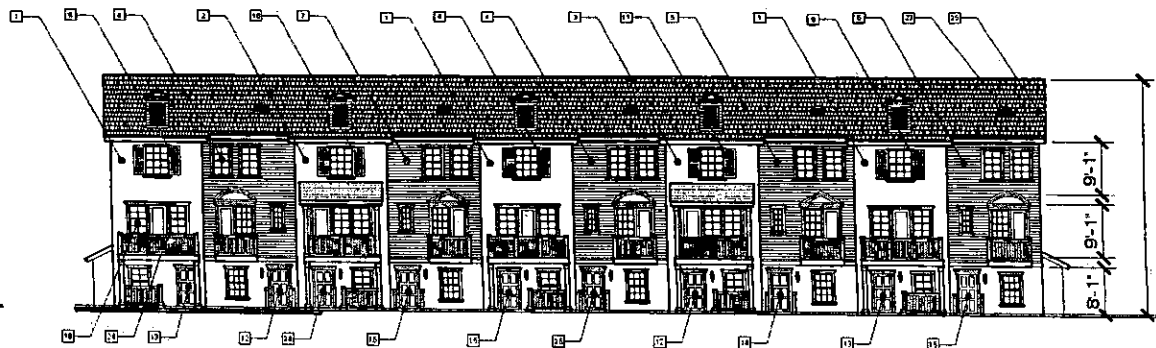
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17299 Wilshire Blvd :: Suite 200, CA 90407-1001 :: P: 310.469.1144 :: F: 310.469.1145 :: www.ktgy.com
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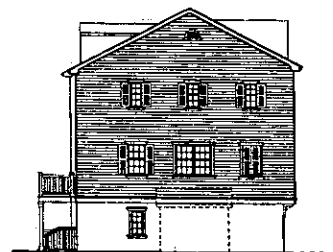
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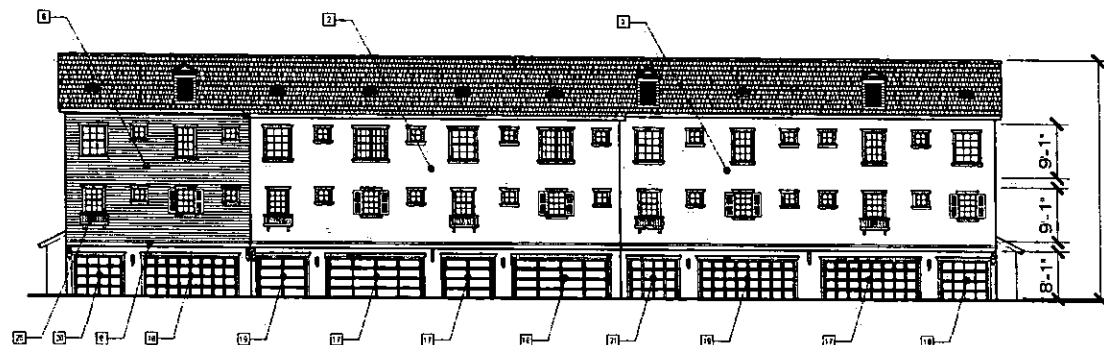
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- [3] FRAZEE 116 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING

- [4] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2835 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [8] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- [9] SHERWIN WILLIAMS SW2829 - TRUCORN BLACK
- [10] FRAZEE 8476N - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- [12] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [13] SHERWIN WILLIAMS SW2829 - TRUCORN BLACK
- [14] FRAZEE 8476N - SYMPHONY BLUE
- [15] FRAZEE AC118N - ROASTED PEPPER
- [16] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -

- [17] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW2829 - TRUCORN BLACK
- [19] FRAZEE 8476N - SYMPHONY BLUE
- [20] FRAZEE AC118N - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRENCH DOOR -

- [22] FLAT TILE CONCRETE ROOF -
- [23] WOOD BALCONY RAILING -
- [24] 1/2 ROUND DORMERS -
- [25] WROUGHT IRON DETAIL -

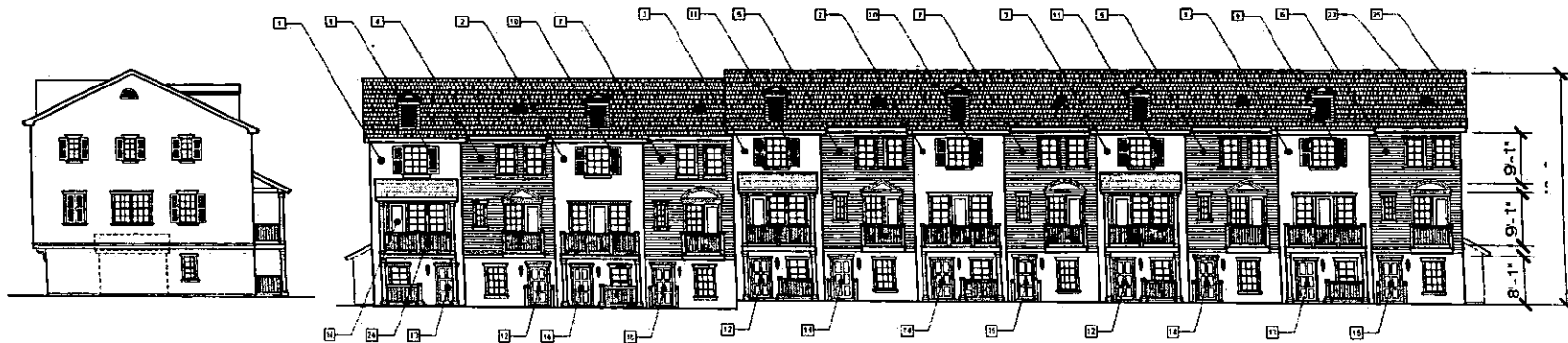
Building Elevation - Type 'B' (10-Plex)

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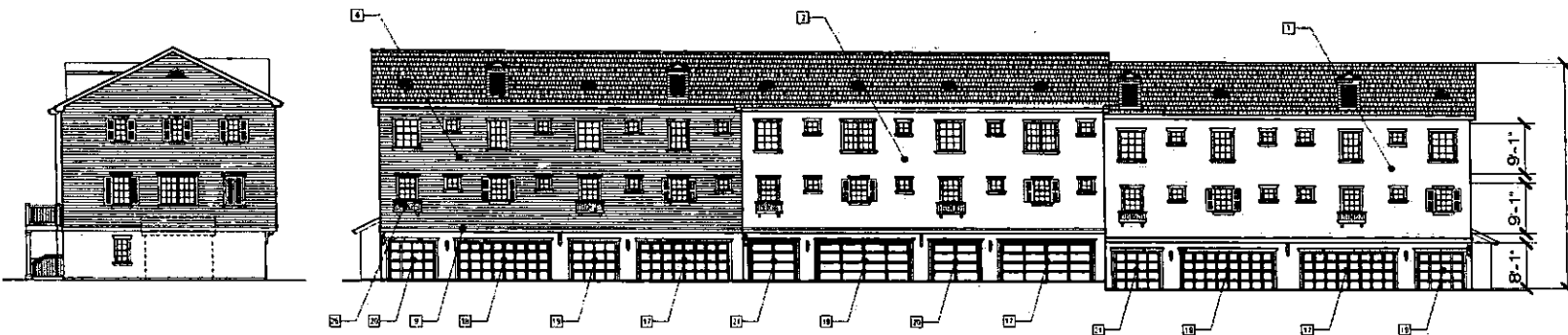
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Side Elevation

Front Elevation



Side Elevation

Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2825 - COLONIAL REVIVAL TAN
- 3 FRAZEE 115 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING

- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2825 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2825 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2825 - TRUCORN BLACK
- 10 FRAZEE 8476N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE

FRONT DOOR

- 12 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW2825 - TRUCORN BLACK
- 14 FRAZEE 8476N - SYMPHONY BLUE
- 15 FRAZEE AC115N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW2825 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- 17 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW2825 - TRUCORN BLACK
- 19 FRAZEE 8476N - SYMPHONY BLUE
- 20 FRAZEE AC115N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW2825 - DARK HUNTER GREEN

FRENCH DOOR -

- 22 FLAT TILE CONCRETE ROOF -
- 23 WOOD BALCONY RAILING -
- 24 1/2 ROUND DORMERS -
- 25 WROUGHT IRON DETAIL -

Building Elevation - Type 'B' (12-Plex)

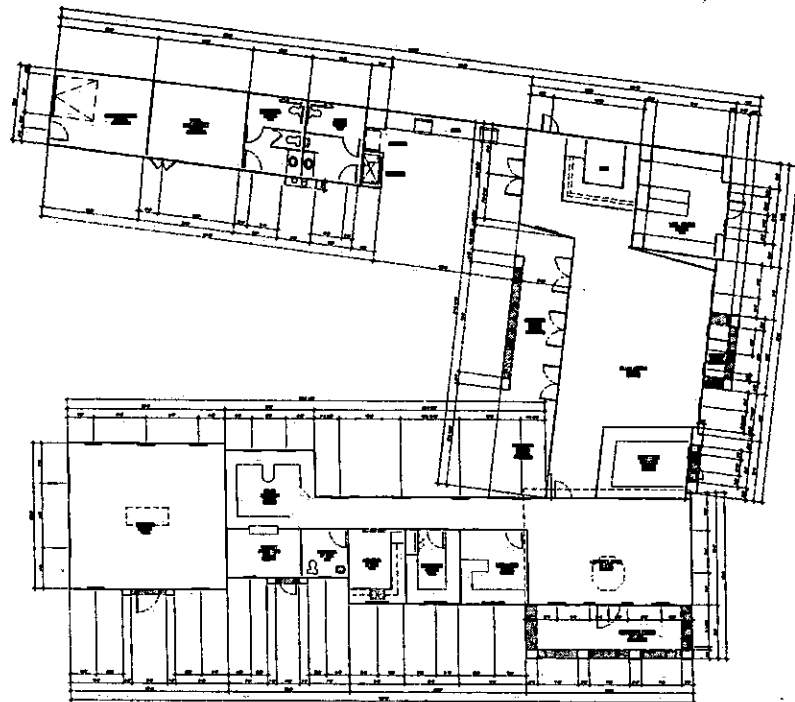
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City of Las Vegas, Nevada

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03/22/07 PC

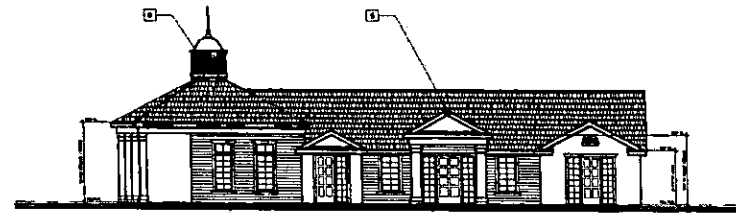
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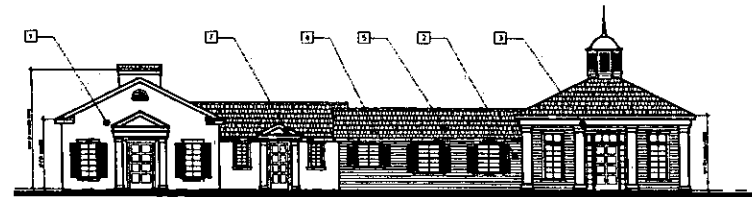
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Building Plan



North Elevation



East Elevation

KEYNOTES

- [1] STUCCO
- [2] FIBER-CEMENT LAPSIDING
- [3] PAINTED STUCCO TRIM
- [4] SHUTTERS
- [5] FLAT TILE CONCRETE ROOF
- [6] GABLED END DETAIL
- [7] PEDIMENT DETAIL
- [8] DECORATIVE CUPOLA

Rec./Leasing Building



Building Elevations

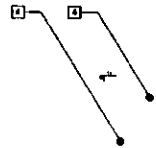
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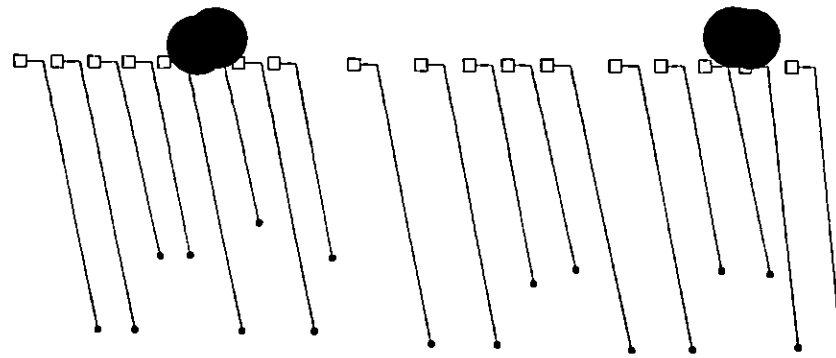
Architecture :: Planning **KTGY GROUP INC.**
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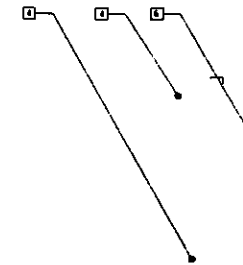
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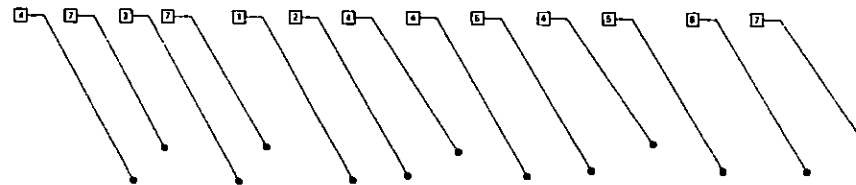
Left



Rear



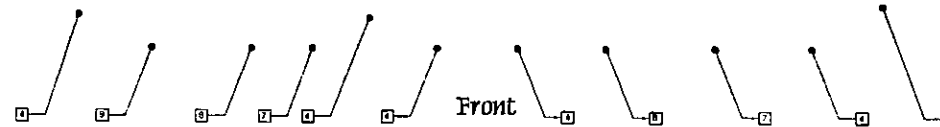
Right



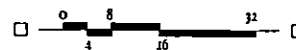
Front

COLOR KEY

- 1 SHERWIN WILLIAMS - CLASSIC YELLOW (SW2865)
- 2 FRAZEE - CAPE COD GRAY (115)
- 3 SHERWIN WILLIAMS - COLONIAL REVIVAL STONE (SW2827)
- 4 SHERWIN WILLIAMS - CLASSIC WHITE (SW2829)
- 5 SHERWIN WILLIAMS - COLONIAL REVIVAL GREEN (SW2826)
- 6 SHERWIN WILLIAMS - COLONIAL REVIVAL TAN - (SW2823)
- 7 SHERWIN WILLIAMS - TRICORN BLACK (SW6253)
- 8 FRAZEE - SYMPHONY BLUE (8476N)
- 9 FRAZEE - ROASTED PEPPER (AC116N)
- 10 SHERWIN WILLIAMS - DART HUNTER GREEN (SW0041)



Building Type A
8 Unit Building

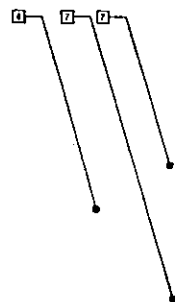


Color Blocking

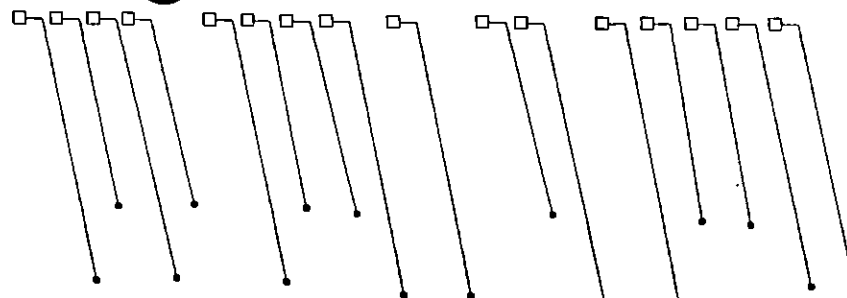
Color Blocking
Type A 8-Unit

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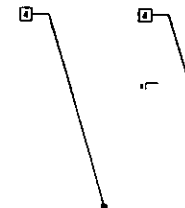
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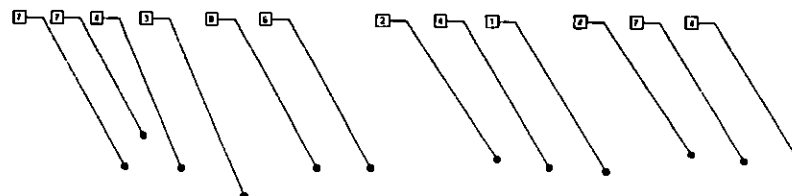
Left



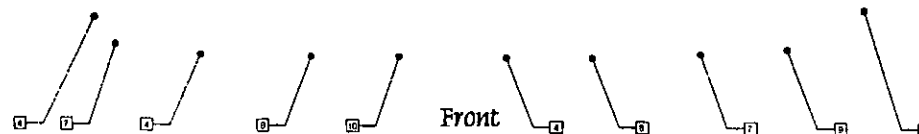
Rear



Right



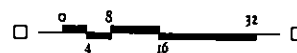
Front



COLOR KEY

- 1 SHERWIN WILLIAMS - CLASSIC YELLOW (SW2885)
- 2 FRAZEE - CAPE COD GRAY (115)
- 3 SHERWIN WILLIAMS - COLONIAL REVIVAL STONE (SW2827)
- 4 SHERWIN WILLIAMS - CLASSIC WHITE (SW2829)
- 5 SHERWIN WILLIAMS - COLONIAL REVIVAL GREEN (SW2826)
- 6 SHERWIN WILLIAMS - COLONIAL REVIVAL TAN - (SW2828)
- 7 SHERWIN WILLIAMS - TRICORN BLACK (SW8258)
- 8 FRAZEE - SYMPHONY BLUE (B476N)
- 9 FRAZEE - ROASTED PEPPER (AC116N)
- 10 SHERWIN WILLIAMS - DARD HUNTER GREEN (SW0041)

Building Type B
8 Unit Building



Color Blocking

Color Blocking -
Type B 8-Unit

SDR-18031
03/22/07 PC

NOV 07 2006

FF DEVELOPMENT LP

October 24, 2006

Doug Rankin
Planning Supervisor
City of Las Vegas Planning & Development
731 Fourth Street
Las Vegas, NV 89101

**RE: Site Development Plan Review Submittal
Providence; Pod 122**

Mr. Rankin,

Fairfield is pleased to be submitting a Site Development Plan Review package for your review and comment. The enclosed plans will provide you with the proposed building layout, pedestrian and vehicular circulation, site access, building elevations and landscaping treatment. The details associated with this proposal are as follows:

Current Site Information:

Location:

The site is designated Pod 122 within the Providence Master Planned Community and is made-up of residential and retail/commercial land uses. Site boundaries are defined by Elkhorn Road to the north, Pod 121 to the west, Hualapai Way to the east and Dorrell Lane to the south.

Area: 15.69 Gross Acres
Residential Parcel = 10.38 Gross Acres
Retail Parcel = 5.31 Gross Acres

Current Use: The site is currently vacant land

Current Zoning: VC – Village Commercial

Proposed Zoning: VC – Village Commercial

Flood Zone: The site is not located in flood zone X

03/22/07 PC SDR-18031

NOV 07 2006

Development Proposal:*Use:*

Fairfield's proposed townhome community will consist of approximately 218 three story homes on a 10.38 (gross) acre parcel. The adjacent retail/commercial parcel (5.31 gross acres) is not a part of this submittal and will be processed separately. This residential development will be constructed in one phase and will be subsequently mapped as a single lot parcel for condominium purposes.

Townhome Proposal:*Site Plan:*

The site plan illustrates overall building orientation, internal travel ways, open space and amenity locations. The plan has been designed around a central identity drive that horizontally integrates the residential and retail uses proposed on-site. Townhome buildings have been oriented to interface with front door access along neighborhood streets, as well as, pedestrian paseos. Pedestrian circulation has been emphasized throughout the site with connectivity to on-site amenities, retail uses and off-site recreational opportunities. Primary vehicular access will occur at Hualapai Way with secondary access at Elkhorn Road and Dorrell Lane, respectively.

Building Type:

The proposed development will consist of side by side three story townhomes planned in rows of 4 to 10 units. These homes utilize an enclosed ground floor garage with direct access to second and third level living areas.

Architecturally, design of these homes will integrate the strong "American Traditions"/"Classical Americana" theme planned throughout common areas of the Providence community.

Appropriate architectural detailing, exterior materials and pitched roof elements will be incorporated to embody the noted design. Within the site, buildings will have front door access from neighborhood streets, as well as, pedestrian paseos. Around the perimeter, buildings have been located to face out toward the community. Pedestrian access to the surrounding community will be further emphasized along Hualapai Way with residential "stoop" type access to the public walk.

Building Mix:

The proposed unit mix will include one and two bedroom unit plans. The current unit types consist of the following:

- 1 Bedroom; 1.5 Bath at approximately 952 SF
- 1 Bedroom + Den; 1.5 Bath at approximately 1,134 SF
- 2 Bedroom; 2.5 Bath at approximately 1,254 SF
- 3 Bedroom; 2.5 Bath at approximately 1,310 SF

03/22/07 PC**SDR-18031**

NOV 07 2006

Setbacks:

Planned setbacks are as follows:

From adjacent property line

- Single story structure 10' minimum
- Three story structure 30' minimum

From adjacent ROW

- Three story structure 25' minimum

Perimeter Walls:

Perimeter walls are anticipated around the site for retaining purposes, with view fencing above. The proposed building type and outward facing orientation lends itself to a minimized wall condition at finish grade.

Proposed Amenities:

- Resident pool area including; pool, spa, sundeck, built-in BBQs and trellis shade structures.
- Full-time leasing and property maintenance staff
- Community room for resident functions and community gatherings.
- Resident business Center
- Generous Landscape treatment throughout the development

Off-Street Parking:

Planned parking is consistent with City of Las Vegas standards and has been accommodated with a combination of attached garages and surface parking spaces.

Utilities:

All wet and dry utilities have been stubbed to the site. Storm water management is not planed on-site; storm drainage will be conveyed on-site to inlets which tie into the master stormwater system.

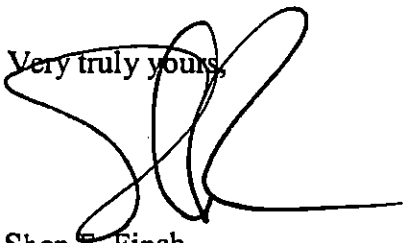
Mapping:

A single lot parcel map for condominium purposes will be processed.

Fairfield is confident that the enclosed plans will convey quality and design which are consistent with the expectations of the City of Las Vegas.

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

Very truly yours,



Shon E. Finch
Development Project Manager

03/22/07 PC

SDR-18031

NOV 07 2006



PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

November 6, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

**RE: *Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 122 - Town homes
Site Plan Date: received 10/24/06***

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - Town homes.

Upon review the DRC **"approves"** your Preliminary Project Plan for POD 122 as noted:

- ◆ Please submit Construction Phasing Plan when available.
- ◆ Provide Proposed Pricing for Home Sales when available.
- ◆ In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- ◆ Please submit Preliminary Design of the Entry Landscape when available.
- ◆ Please submit Preliminary Design of Neighborhood Recreation Center when available.

Also attached please find KTG's justification letter dated 11/3/06 addressing the following issues:

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

03/22/07 PC - SDR-18031

NOV 07 2006



PROVIDENCE

November 6, 2006
Page 2 of 2

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTG representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

In some cases, a setback of less than 10' is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

Upon review of KTG's justification for the deviations to the guidelines as noted above the DRC hereby approves the deviations as noted.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel – Focus
 David Browning - Landtek

SDR-18031
03/22/07 PC

NOV 07 2006

SDR 18031				
Fairfield Hualapai, LLC				
NWC Dorrell & Hualapai				
Proposed 218 unit single family dwelling unit development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	218	9.57	2,086
AM Peak Hour			0.75	164
PM Peak Hour			1.01	220
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available in this vicinity				
This project will add approximately 2,086 trips per day on Dorrell, Hualapai and Elkhorn. Counts are not available for any roads in this vicinity, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 220 additional cars into the area; which works out to about four every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
APRIL 12, 2007 PLANNING COMMISSION

11/20/06



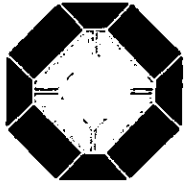
VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
APRIL 12, 2007 PLANNING COMMISSION

11/20/06



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
APRIL 12, 2007 PLANNING COMMISSION

11/20/06



KTGY GROUP, INC.

Architecture
Planning

17992 Mitchell South
Irvine, California 92614
949/851-2133 FAX 949/851-5156
Fort Lauderdale, FL

November 3, 2006

Ms. Carmen Shukis
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

Subject: *Justification Letter Fairfield Pod 122*

Dear Carmen:

SDR-18031

We have received your request for a justification letter for the following issues: **03/22/07 PC**

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTGY representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

In some cases, a setback of less than 10' is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

NOV 07 2006

Ms. Carmen Shukis
November 3, 2006
Page 2

KTGY GROUP, INC.
Architecture
Planning

Sincerely,

The KTGY Group

Dan Eitman

SDR-18031
03/22/07 PC

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:24 AM
To: Agenda Items
Subject: SDR 18031

13-Feb

Brigitte Solvie

7030 N. conquistador5sols@msn.com

x

opposed to SDR 18031

Brigitte Solvie called to express her opposition to SDR 18031. She will be attending the planning commission meeting. Wants to pick up the actual information.

Sheila D. Lambert
Liaison to Councilman Ross
Tele: (702) 229-2386
Fax: (702) 464-2556
SLambert@LasVegasNevada.gov

Submitted after final agenda

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: RE: SDR#18031

From: Michelle Thackston
Sent: Thursday, February 15, 2007 2:45 PM
To: Sheila Lambert
Subject: RE: SDR#18031

Kathleen Bruce called 9880 Elkhorn Rd. 240-7187. She is opposed to SDR#18031 and has questions regarding project. This is going before planning commission 02/21/07.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wiltage Ave. (702)334-2872 mddishon@interact.ccsd.net. They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov



Submitted at Planning Commission

Date 4/12/07 Item # ~~32~~ 33

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Spanish Oaks Homeowner's Association Letter
6. Protest Letters by Paul McGinty and John Coady
7. Submitted at meeting – Support letter by Tom Nagle for Items 34 and 35

MOTION:

TRUEDELL – 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 for Items 34 and 35.

DOUG RANKIN, Planning and Development Department, stated staff was unable to make a finding of approval for the setback variance and, therefore, recommended denial of both applications.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 34 – VAR-18984

MINUTES – Continued:

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. He stated this project would substantially improve this office complex as the existing restaurant building would be replaced with a new office building while also renovating the existing office buildings and adding a retail component. MR. BORGEL noted this proposal enjoys the support of the neighboring Homeowners' Association (HOA) and submitted a letter of support from the HOA'S former president. He pointed out the logical front of the property is Sahara Avenue, but City Code defines the front of the property as the narrowest side, which would be either Spanish Oaks Drive or Richfield Drive. He noted that the site plan no longer needed the landscape waiver on Richfield Drive and pointed out the full setback would be provided, but explained the variance was needed in order to place the new office building within the same footprint as the restaurant building's, which has a 10-foot setback. MR. BORGEL argued that the variance request is not a self-imposed hardship as the site has significant topographic and grading issues.

TOM NAGEL, 2301 Plaza del Grande, former President of the Spanish Oaks HOA, appeared in support of the project and pointed out this project would address several of the neighbors' concerns.

COMMISSIONER STEINMAN questioned traffic flow for the drive-through design of the fast food component and MR. BORGEL stated that if the required traffic study showed that another design was needed, the applicant would adjust the site plan.

MR. BORGEL informed COMMISSIONER TROWBRIDGE that traffic studies are not usually presented to the Commissioners and that approval by the City's Traffic Engineer was sufficient and COMMISSIONER TROWBRIDGE expressed concern with that approval process and the potential on-site traffic pattern. COMMISSIONER STEINMAN concurred.

MARGO WHEELER, Director of Planning and Development Department, explained that the Planning Commission has no review process for traffic studies and suggested MR. BORGEL withdraw the drive-through request until the tenant is established. MR. BORGEL explained the only option for the small retail pad was a drive-through facility and stated he could not withdraw the drive-through request.

BART ANDERSON, Public Works Department, clarified that staff analyzes traffic studies for potential traffic backup on public right-of-ways and does not analyze any on-site circulation. He noted that the site plan did not appear to create any potential traffic backup on public streets and would not attract any comments by staff. MS. WHEELER further clarified that the drive-through

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 34 – VAR-18984

MINUTES – Continued:

is a site plan issue and not a traffic study issue and suggested that the Commissioners recommend denial if they are dissatisfied with the site plan. MR. BORGEL countered that staff had been satisfied with the proposed traffic movements and requested approval.

MR. RANKIN informed COMMISSIONER TRUESDELL that Code requires that drive-through lanes have the ability to stack six vehicles and noted staff had found the proposed drive-through would function as proposed. COMMISSIONER TRUESDELL suggested an alternative drive-through design and MR. BORGEL accepted the design and additional conditions proposed by MS. WHEELER. MR. BORGEL stated he would provide a revised plan which would meet those conditions before this project is presented to the City Council. MS. WHEELER clarified for MR. ANDERSON that drive-through traffic would enter and exit to the north.

MR. BORGEL thanked everyone involved in this project for their help.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 34 and 35.

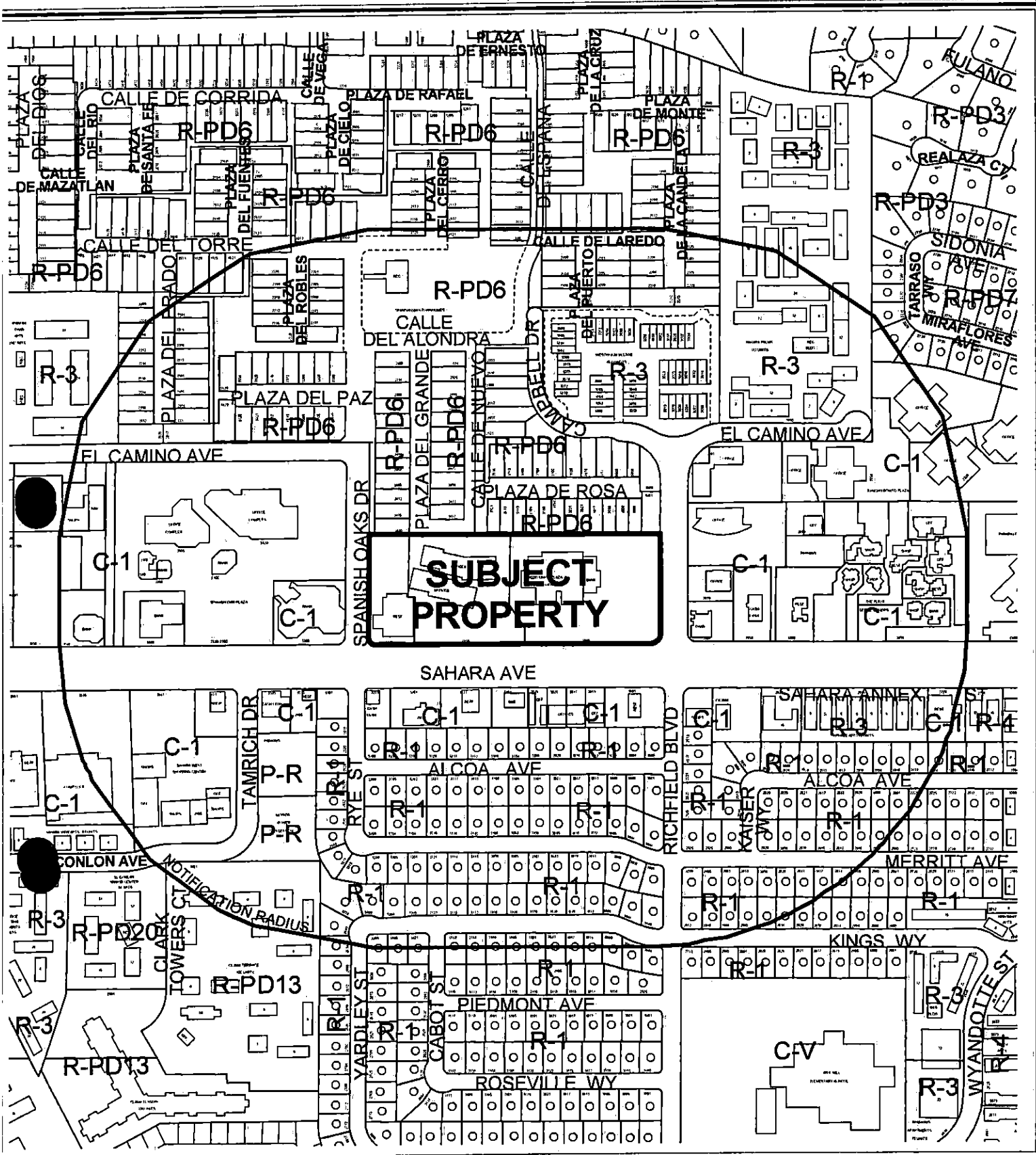
(8:12 – 8:38)

2-733

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-18693 shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-18984**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

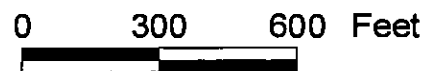




CASE: **VAR-18984**

RADIUS: 1000 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-18984 - APPLICANT/OWNER: SPANISH
VILLAS AT SAHARA, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-18693 shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18984 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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.

A related Site Development Plan Review (SDR-18693) for a four-story, 42,000 square-foot office building, with a 2,450 square-foot restaurant with drive-through, a 44,992 square-foot retail/office building and waivers to allow perimeter landscape buffer widths of zero 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 widths of two feet where eight feet is the minimum required along the north property line on 7.68 acres at 3100-3190 West Sahara Avenue.

The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could revise the development to comply with the setback standards.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
11/28/06	The Residential Adjacency Standards, landscaping standards, handicap parking requirements, and setback issues were discussed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.

<i>Related/Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
09/26/73	The Board of City Commissioners approved a Rezoning (Z-0066-73) application for the reclassification of property generally located between West Oakey Boulevard on the north, West Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses, from R-1 (Single-Family Residential) and R 3 (Medium Density Residential) to R-PD6 (Residential Planned Development - 6 Units Per Acre), R-4 (High Density Residential) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
09/27/84	The Board of Zoning Adjustment approved a Variance (V-0099-84) to allow auto sales for one day only in the months of February, May, August and November of every year where such is not permitted on property located at 3100 West Sahara Avenue. Staff recommended denial.

VAR-18984 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5471) for a Facility to provide testing, treatment, or counseling for drug or alcohol abuse at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5472) for a Sex Offender Counseling Facility at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
01/27/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-5783) and Site Development Plan Review (SDR-5779) for a proposed Mixed-Use Development on the properties located at the northwest corner of Sahara Avenue and Richfield Boulevard.
06/01/05	The City Council approved requests for a Special Use Permit (SUP-6219) and for a Site Development Plan Review (SDR-6220) for a seven-story mixed-use development including 303 residential units and 20,250 square-feet of office, and a waiver of the 15-foot rear yard setback. The Planning Commission recommended approval on 04/14/05. Staff had recommended approval.
10/19/05	The City Council approved a request for a Major Amendment to an approved Site Development Plan Review (SDR-8583) for a seven-story mixed-use development, consisting of 325 residential units and 23,695 square feet of office space and a waiver to permit a side yard setback of zero feet where 10 feet is the minimum setback required on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard.
02/22/07	The Planning Commission voted to hold this item in abeyance in an effort to allow the applicant an opportunity to meet with the neighbors and staff to resolve issues related to the site.
03/22/07	The Planning Commission voted to hold this item in abeyance in an effort to allow staff an adequate amount of time to review the revised site plans.

STANDARDS	PROVIDED	COMPLIANCE
Min. Setbacks		
• Front	20 Feet	Y
• Side	N/A	N/A
• Corner	15 Feet	Y
• Rear	Zero Feet	N
Max Building Height*	90 Feet	Y
Max. Lot Coverage	32.54 %	Y

VAR-18984 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

The site is located within a portion of the Airport Overlay District where building height is limited to a maximum of 200 feet. The new building has a height of 74 feet 3 inches and complies with this standard.

ANALYSIS

This site is located on the north side of Sahara Avenue, between Richfield Boulevard and Spanish Oaks Drive. Because Richfield Boulevard has the least amount of street frontage, per Title 19.20 the Richfield Boulevard property line is the front of this lot. Staff also notes that a variance from Title 19.08.030 C (building height along streets classified as a collector or larger) would be required if Sahara Avenue were to be considered as the front of the lot.

The scope of this project will include the demolition of an existing structure (the former Jose Hog's restaurant) located in the southwest corner of the site and will provide for the construction of a 42,000 square foot, four story office building. This building will be located 10 feet away from the front (Spanish Oaks Drive) property line where a minimum setback of 20 feet is required. Because the site plan could be revised so as to allow compliance with the setback requirements, staff is recommending denial of this variance and of the related Site Development Plan Review application (SDR-18693).

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-18984 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the setback requirements of the zoning code. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 381 [Mailed with SDR-18693]

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18984** APN: 162-05-403-001 thru 003

Name of Property Owner: Spanish Villas at Sahara LLC

Name of Applicant: Spanish Villas at Sahara LLC

Name of Representative: Perkowitz & Ruth Architects

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

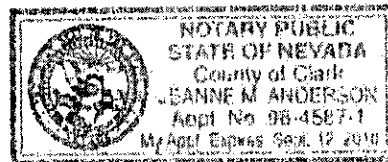
Signature of Property Owner: _____

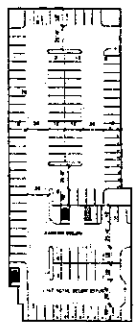
Print Name: _____

Subscribed and sworn before me

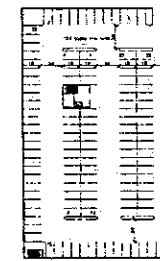
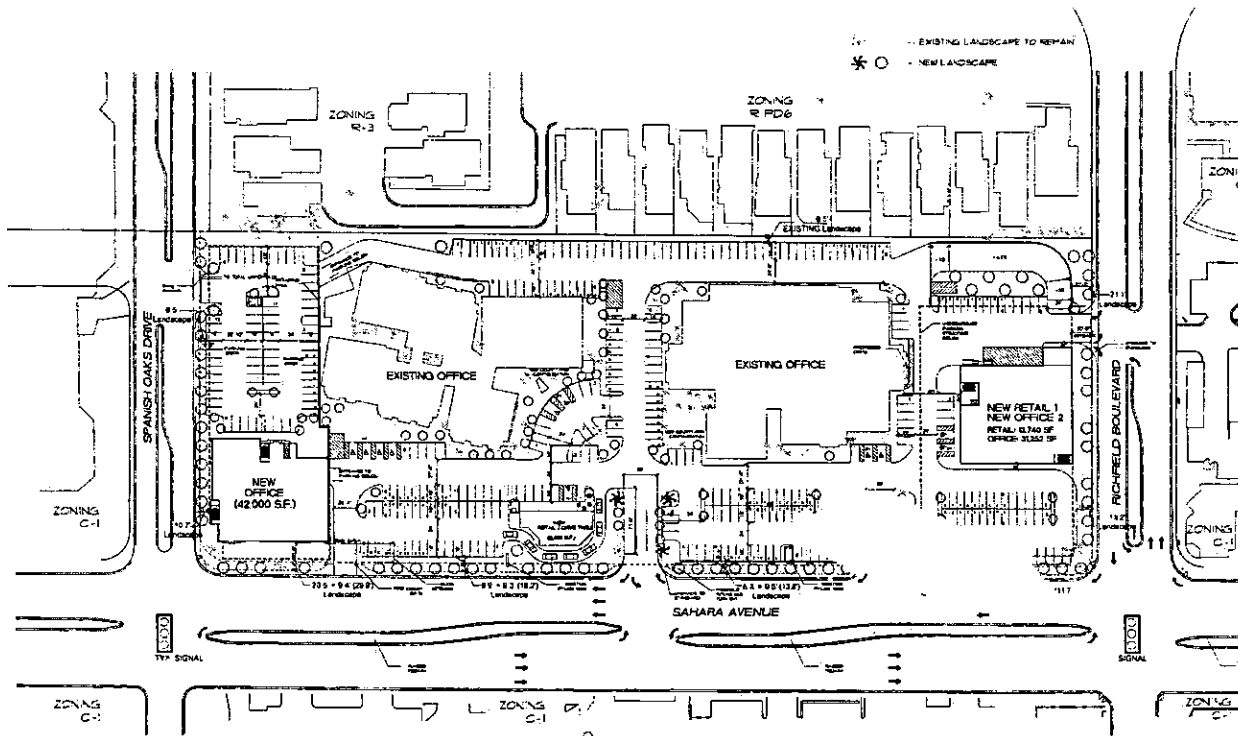
This 1st day of December, 2006

Jessie M Anderson
Notary Public in and for said County and State





SPLIT LEVEL PARKING



UNDERGROUND PARKING PLAN

RECEIVED
MAR 19 2007

PARKING SUMMARY

PARKING PROVIDED:
OPEN SURFACE PARKING = 413 STALLS
SUB LEVEL PARKING = 229 STALLS

TOTAL PROVIDED = 642 STALLS

TOTAL PARKING REQUIRED = 627 STALLS

OFFICE SUMMARY

EXISTING OFFICE = 84,885 S.F.
NEW OFFICE = 42,000 S.F.
NEW OFFICE II = 31,252 S.F.
TOTAL = 158,137 S.F.

PARKING REQUIRED:

EXISTING OFFICE = 261 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
NEW OFFICE = 139 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
NEW OFFICE II = 103 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
TOTAL = 523 STALLS

RETAIL SUMMARY

NEW RETAIL 1 = 13,740 S.F.
NEW RETAIL/ DRIVE THRU = 2,450 S.F.
TOTAL = 16,250 S.F.

PARKING REQUIRED:

NEW RETAIL 1 = 79 STALLS
(1 STALL FOR EVERY 175 SF.)
NEW RETAIL/ DRIVE THRU = 25 STALLS
(1 STALL FOR EVERY 100 SF.)
TOTAL = 184 STALLS

SITE PLAN

Perkowitz + Ruth
ARCHITECTS

SPANISH VILLAS

LAS VEGAS, NEVADA

VAR-18984 SDR-18693
REVISED 03/22/07 PC



Date: 11-06-08

MEMORANDUM

Date: December 22, 2006

To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

From: Jin Kang

Project: **Spanish Villa**
APN: 162-05-403-001, 002 & 003

Project No.: 06-618

Re: Justification Letter for Setback Variance

File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request variance approval for a 7.7 acre site located on the North of Sahara Ave. between Spanish Oaks Drive and Richfield Boulevard.

This variance application requests for a 50% reduction of the required setback distance along Spanish Oaks Drive. The proposed 4 story office building which replaces the existing tavern located at the corner of Sahara Ave. and Spanish Oaks Drive encroach 10' into the required setback along Spanish Oaks Drive which is the designated front yard of the site. A request to designate Sahara Ave. to be designated front yard has been denied. Thus, requesting an approval for this variance.

Document13
NB-MEMO (r. 11/2/00)

VAR-18984
02/22/07 PC

Regional Office: 3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 ♦ (702) 892-8500
Corporate Office: 111 West Ocean Boulevard, 21st Floor, Long Beach, CA 90802 ♦ (562) 628-8000

SPANISH OAKS HOMEOWNERS' ASSOCIATION

Professionally Managed by: Real Properties Management Group, Inc.

March 1, 2007

Howard Mann
JLM Realty, Inc.
11620 Wilshire Blvd. Suite 800
Los Angeles, CA 90025

RE: SPANISH VILLAS

Dear Mr. Mann:

The Board approved this letter at a Board Meeting on February 21, 2007. The Board cannot speak for individual Homeowners. However, the plans you provided were displayed at the business office and a letter was sent to the individual Homeowners advising that they were there for review. The Homeowners were asked to share any concerns with the business manager. Approximately twenty (20) residents did review the plans and there were no significant concerns raised.

Removal of the "Jose Hoggs" building remains a general consensus of Homeowners.

Sincerely,



Tom Nagle
President
Board of Directors
Spanish Oaks HOA

RECEIVED
MAR 19 2007

VAR-18984 SDR-18693
REVISED 03/22/07 PC

FEB. 10, 2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

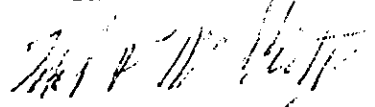
RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

I, PAUL McGINTY, AN OWNER OF PROPERTY, AND LIVE IN THE SPANICH OAKS
A RESIDENTIAL GATED COMMUNITY, NEXT TO THE PROPERTY ASKING FOR THE
CHANGE IN A VARIENCE. I, AND THE NEIGHBORHOOD OF SPANISH OAKS HMO.
ARE STRONGLY AGAINST THE ALLOWING OF THIS VARRIENCE.

SINCERLY



PAUL P. McGINTY

2205 PLAZA DEL ROBLE
LAS VEGAS, NV. 89102

FEB. 12, 2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

RE: SDR-18693

TO WHOM IT MAY CONCERN:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARIATION

IT IS ON THE ENTRANCE TO A RESIDENTIAL GATED COMMUNITY, AND THE SET BACK WOULD CAUSE A TUNNEL EFFECT GOING INTO WHAT IS NOW AN OPEN BRIGHT AREA. THERE ARE SEVERAL BUILDING OR COMMERCIAL TYPE, ON THE SAME PROPERTY AND THEY ALL ARE SET BACK AND SEPERATED FOR THE APPEARANCE AND CONVENIENCE TO THE AREA.

JUST A YR. AGO, THEY SAME PEOPLE ASKED FOR VARIENCE TO GET THE PROPERTY REZONED, FOR RESIDENTIAL, AND WHEN GOT THE ZONE CHANGE BY THE COMMUNITY, ARE NOW IMPOSSING OTHER REQUESTS UPON THE NEIGHBOR HOOD.

I OWN AND LIVE IN THE SPANISH OAKS, GATED RESIDENTIAL PROPERTY AND THIS WOULD CAUSE MYSELF AND OTHER NEIGHBORS A GREAT LOSS OF LIVING IN A SOMEWHAT OPEN AREA.

RESPECTFULLY

*2204 Plaza del Kibler
Las Vegas, NV. 89102*

John M. Coady
JOHN COADY

Spanish Oaks Gated Community

P

SPANISH OAKS HOMEOWNERS' ASSOCIATION

Professionally Managed by: Real Properties Management Group, Inc.

March 1, 2007

Howard Mann
JLM Realty, Inc.
11620 Wilshire Blvd. Suite 800
Los Angeles, CA 90025

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Removal of the "Jose Hogs" building remains a general consensus of Homeowners.

Sincerely,



Tom Nagle
President
Board of Directors
Spanish Oaks HOA

Submitted at Planning Commission

Date 4/12/07 Item # 34-35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Spanish Oaks Homeowner's Association Letter
6. Protest Letters by Paul McGinty and John Coady

MOTION:

TRUEDELL – APPROVED subject to conditions and adding the following conditions:

– The drive-through shall be redesigned to wrap three sides of the building, entering off of the north side of the drive.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 35 – SDR-18693

MOTION – Continued:

- There is no retail drive-through approval as part of this action.
- UNANIMOUS with EVANS excused

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

MINUTES:

See Item 34 for related discussion and backup.

(8:12 – 8:38)

2-733

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 03/16/07 and building elevations, date stamped 12/12/06 except as amended by conditions herein.
3. A Waiver from Title 19.12.040A is hereby approved, to allow perimeter landscape buffer widths of five feet along the east property line; two feet along the south property line; and six feet along the west property line where 15 feet is the minimum required and to allow interior landscape buffer widths of six feet where eight feet is the minimum required along the north property line.
4. An Exemption from Title 19.12.040B is hereby approved, to allow six trees in the north property line buffer where 48 are required.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of four accessible handicap spaces.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 35 – SDR-18693

CONDITIONS – Continued:

- include the following changes from the conceptual landscape plan: the provision of parking lot trees at a ratio of one tree for every six spaces, to be provided with parking lot planters that meet the requirements of Title 19.10.
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. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary. If such a map is required, it shall record prior to the issuance of the Building Permit.
 9. 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).
 10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 35 – SDR-18693

CONDITIONS – Continued:

the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

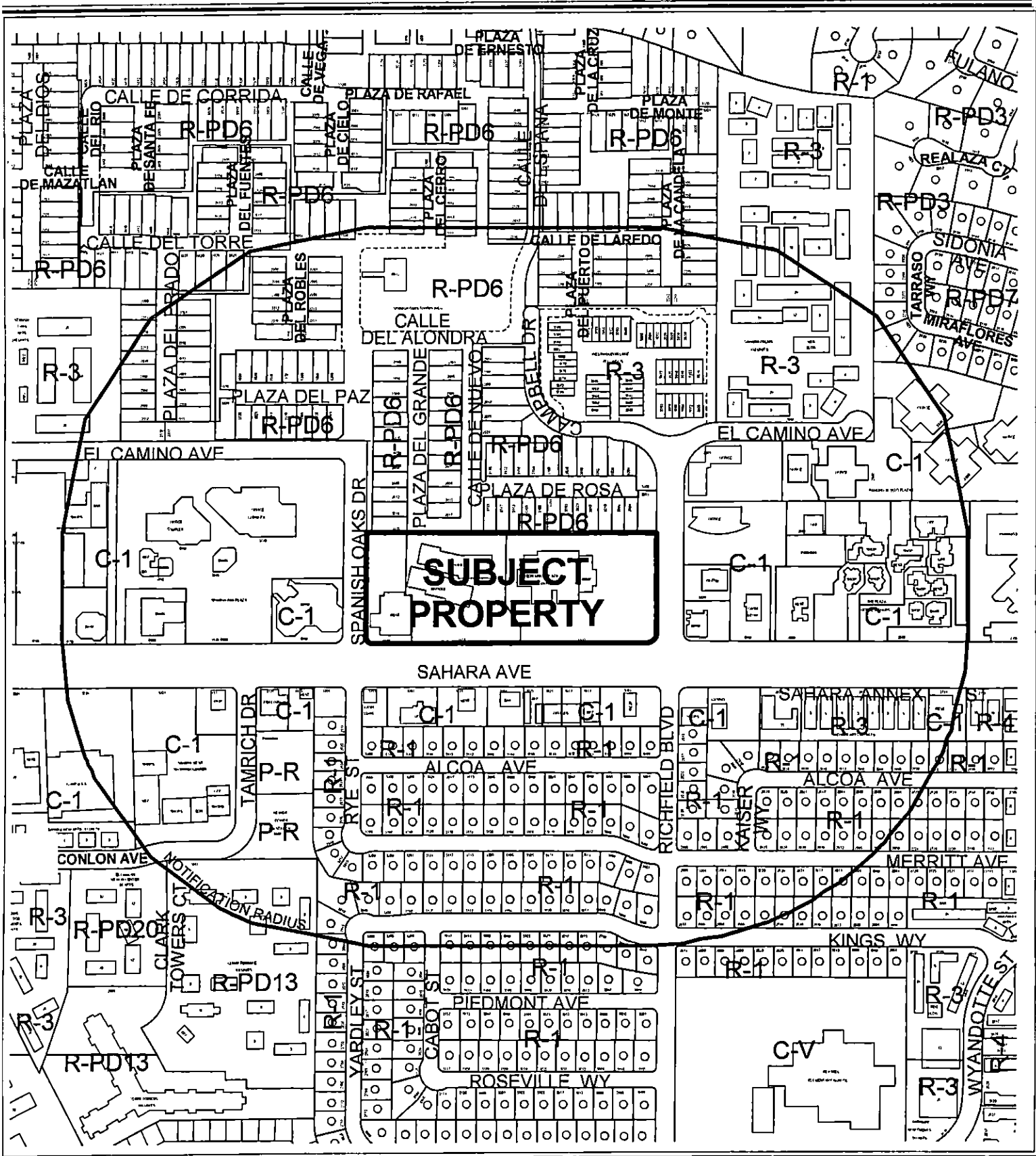
16. Provide sufficient protection of the existing public sewer line located within the 10-foot Public Sewer Easement located within the southwest portion of this site during construction of this site. Alternatively, provide a relocation and abandonment plan acceptable to the Department of Public Works prior to the submittal of any construction drawings for this site.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Sahara Avenue, Richfield Boulevard, and Spanish Oaks Drive.
19. Sign a Covenant Running with Land agreement for the possible future installation of a bus turnout/deceleration lane east of the middle driveway accessing this site on Sahara Avenue. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the approval of any construction drawings for this site.
20. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.
22. 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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 35 – SDR-18693

CONDITIONS – Continued:

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.

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. 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 submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



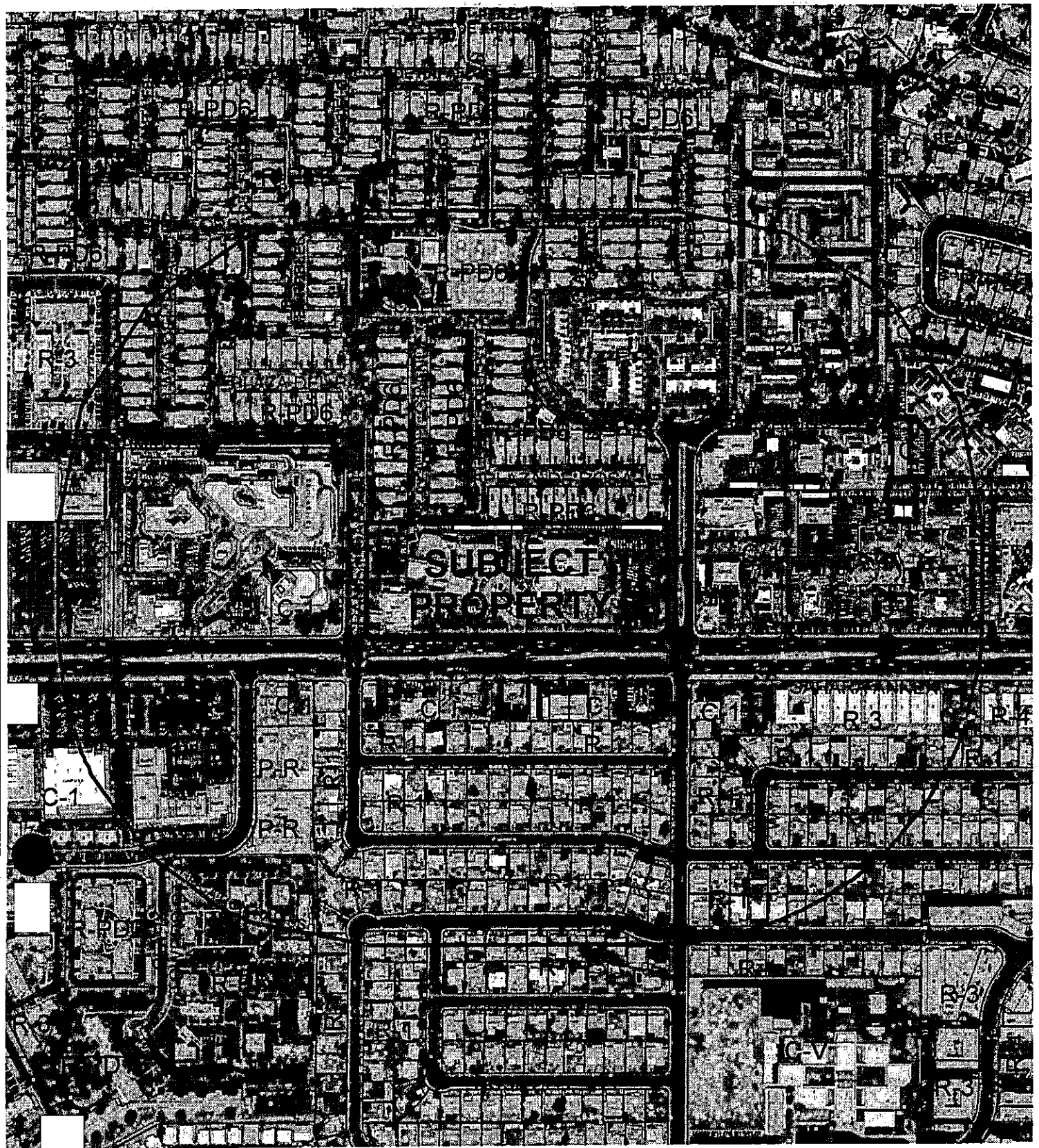
CASE: **SDR-18693**

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **SDR-18693**

RADIUS: 1000 FT

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, 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 03/16/07 and building elevations, date stamped 12/12/06 except as amended by conditions herein.
3. A Waiver from Title 19.12.040A is hereby approved, to allow perimeter landscape buffer widths of five feet along the east property line; two feet along the south property line; and six feet along the west property line where 15 feet is the minimum required and to allow interior landscape buffer widths of six feet where eight feet is the minimum required along the north property line.
4. An Exemption from Title 19.12.040B is hereby approved, to allow six trees in the north property line buffer where 48 are required.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of four accessible handicap spaces.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: the provision of parking lot trees at a ratio of one tree for every six spaces, to be provided with parking lot planters that meet the requirements of Title 19.10.

SDR-18693 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

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. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary. If such a map is required, it shall record prior to the issuance of the Building Permit.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

SDR-18693 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

Public Works

16. Provide sufficient protection of the existing public sewer line located within the 10-foot Public Sewer Easement located within the southwest portion of this site during construction of this site. Alternatively, provide a relocation and abandonment plan acceptable to the Department of Public Works prior to the submittal of any construction drawings for this site.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
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19. Sign a Covenant Running with Land agreement for the possible future installation of a bus turnout/deceleration lane east of the middle driveway accessing this site on Sahara Avenue. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the approval of any construction drawings for this site.
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21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.
22. 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.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing

SDR-18693 - Conditions Page Four
April 12, 2007 - Planning Commission Meeting

#201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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SDR-18693 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

On March 16TH, the applicant amended this a request for a Site Development Plan Review, which now consists of a four-story, 42,000 square-foot office building, with a 2,450 square-foot restaurant with drive-through, a 44,992 square-foot retail/office building and waivers to allow perimeter landscape buffer widths of zero 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 widths of two feet where eight feet is the minimum required along the north property line on 7.68 acres at 3100-3190 West Sahara Avenue.

A related Variance (VAR-18984) to allow a 10 foot front yard setback where 20 feet is the minimum setback required will be considered concurrently.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
11/28/06	The Residential Adjacency Standards, landscaping standards, handicap parking requirements, and setback issues were discussed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/26/73	The Board of City Commissioners approved a Rezoning (Z-0066-73) application for the reclassification of property generally located between West Oakey Boulevard on the north, West Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses, from R-1 (Single-Family Residential) and R 3 (Medium Density Residential) to R-PD6 (Residential Planned Development - 6 Units Per Acre), R-4 (High Density Residential) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
09/27/84	The Board of Zoning Adjustment approved a Variance (V-0099-84) to allow auto sales for one day only in the months of February, May, August and November of every year where such is not permitted on property located at 3100 West Sahara Avenue. Staff recommended denial.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5471) for a Facility to provide testing, treatment, or counseling for drug or alcohol abuse at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.

AR

SDR-18693 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5472) for a Sex Offender Counseling Facility at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
01/27/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-5783) and Site Development Plan Review (SDR-5779) for a proposed Mixed-Use Development on the properties located at the northwest corner of Sahara Avenue and Richfield Boulevard.
06/01/05	The City Council approved requests for a Special Use Permit (SUP-6219) and for a Site Development Plan Review (SDR-6220) for a seven-story mixed-use development including 303 residential units and 20,250 square-feet of office, and a waiver of the 15-foot rear yard setback. The Planning Commission recommended approval on 04/14/05. Staff had recommended approval.
10/19/05	The City Council approved a request for a Major Amendment to an approved Site Development Plan Review (SDR-8583) for a seven-story mixed-use development, consisting of 325 residential units and 23,695 square feet of office space and a waiver to permit a side yard setback of zero feet where 10 feet is the minimum setback required on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard.
02/22/07	The Planning Commission voted to hold this item in abeyance in an effort to allow the applicant an opportunity to meet with the neighbors and staff to resolve issues related to the site.
03/22/07	The Planning Commission voted to hold this item in abeyance in an effort to allow staff an adequate amount of time to review the revised site plans.

The following tables are intended to provide information regarding SDR-8583:

<i>STANDARDS</i>	<i>PROVIDED</i>	<i>COMPLIANCE</i>
Min. Setbacks		
• Front	20 Feet	Y
• Side	N/A	N/A
• Corner	15 Feet	Y
• Rear	Zero Feet	N
Max Building Height*	90 Feet	Y
Max. Lot Coverage	32.54 %	Y

SDR-18693 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

USES	UNITS	REQUIRED			PROVIDED	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
<u>Condominiums</u>						
Studios	22	1.25 spaces/unit	28 spaces			
1-bedroom	49	1.25 spaces/unit	62 spaces			
2-bedroom	202	1.75 spaces/unit	354 spaces			
3-bedroom	30	2.00 spaces/unit	60 spaces			
Guest space	303	1/6 units	51 spaces			
Office	20,250 SF.	1 spaces/300 SF GFA	68 spaces			
Total			623 spaces	13 spaces	683 spaces	19 spaces

STANDARDS	REQUIRED		PROVIDED
	Ratio	Trees	
Parking Area	1 Trees/6 uncovered spaces + half of all trees at end of rows	24 Trees	24 Trees
Buffer:			
• Min. Trees (Sahara/Richfield/Spanish Oaks)	1 – 24-in. Box Tree/20 Linear Feet	84 Trees	84 Trees
• Min. Trees (north PL)	1 – 24-in. Box Tree/30 Linear Feet	32 Trees	50 Trees
• Min. Zone Width	8 Feet		8 Feet
• Wall height	8 Feet		8 Feet

SDR-18693 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	7.68

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Residential	L (Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)
South	Offices, Restaurant, Cash Loan	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office, Bank	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office Complex, Bank	SC (Service Commercial)	C-1 (Limited Commercial)

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

The site is located within a portion of the Airport Overlay District where building height is limited to a maximum of 200 feet. The proposed office building in the southwest corner of the site, with a height of 74 feet 3 inches, complies with this standard.

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	7.68 Acres	Y
Min. Lot Width	100 Feet	360 Feet	Y
Min. Setbacks – Office Building			
• Front	• 20 Feet	• 10 Feet	• N*
• Side	• 10 Feet	• 25 Feet	• Y
• Corner	• 15 Feet	• 20 Feet	• Y
• Rear	• 20 Feet	• 40 Feet	• Y

SDR-18693 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

Min. Setbacks – Restaurant			
• Front	• 20 Feet	• 400 Feet	• Y
• Side	• 10 Feet	• 280 Feet	• Y
• Corner	• 15 Feet	• 20 Feet	• Y
• Rear	• 20 Feet	• 520 Feet	• Y
Min. Setbacks – Retail/Office Building			
• Front	• 20 Feet	• 805 Feet	• Y
• Side	• 10 Feet	• 115 Feet	• Y
• Corner	• 15 Feet	• 105 Feet	• Y
• Rear	• 20 Feet	• 40 Feet	• Y
Max. Building Height	N/A	74 Feet 3 Inches	Y

*A variance to allow a reduction of the front setback will be considered under related application VAR-18984.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	136 Feet 10 inches	Y
Adjacent development matching setback	5 Feet	136 Feet 10 inches	Y
Trash Enclosure	50 Feet	66 Feet	Y

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Ratio</i>	<i>Required Trees</i>	<i>Provided</i>	<i>Compliance</i>
Parking Area	1 Tree/6 Spaces	69 Trees	61 Trees	N
Buffer:				
Min. Trees (North prop. line)	1 Tree/20 Linear Feet	48 Trees	6 Trees	N
Min. Trees (South, East and West prop. lines)	1 Tree/30 Linear Feet	56 Trees	74 Trees	Y
Min. Zone Width North prop line	8 Feet		6 Feet	N
South prop line	15 Feet		2 Feet	N
East prop line	15 Feet		5 Feet	N
West prop line	15 Feet		6 Feet	N

SDR-18693 - Staff Report Page Six
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	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Retail	13,740	One space for every 175 SF	79				
Restaurant, More than 2,000 square feet (with Drive-Through)	2,450	One Space for every 100 SF	25				
Professional Offices	158,137	One space for each 300 S.F. of GFA	528				
TOTAL (including handicap)			632	13	642	9	Y*
Loading Spaces			4		4		

*Four more Accessible Parking spaces need to be provided. This issue has been addressed as condition of approval #5.

Waivers/Exemptions		
Request	Requirement	Staff Recommendation
Six foot landscape buffer along north prop line	8 feet	Approval
Two foot landscape buffer along south prop line	15 Feet	Approval
Five foot landscape buffer along east prop line	15 Feet	Approval

SDR-18693 - Staff Report Page Seven
April 12, 2007 - Planning Commission Meeting

Six foot landscape buffer along west prop line	15 Feet	Approval
Six trees in the north prop line buffer	48 trees	Approval
61 trees in parking lot.	69 trees	Denial

ANALYSIS

This site is located on the north side of Sahara Avenue, between Richfield Boulevard and Spanish Oaks Drive. Because Richfield Boulevard has the least amount of street frontage, per Title 19.20 the Richfield Boulevard property line is the front of this lot. Staff also notes that a variance from Title 19.08.030 C (building height along streets classified as a collector or larger) would be required if Sahara Avenue were to be considered as the front of the lot.

The scope of this project will include the demolition of an existing structure (the former Jose Hog's restaurant) located in the southwest corner of the site and will provide for the construction of a 42,000 square foot, four story office building. This building will be located 10 feet away from the front (Spanish Oaks Drive) property line where a minimum setback of 20 feet is required. This setback issue will be considered under related application VAR-18984. Because the site plan could be revised so as to allow compliance with the setback requirements, staff is recommending denial of the variance and of this application.

A 2,450 square foot restaurant with drive-thru will be constructed in the south-central portion of the site, and a 44,992 square foot retail building will be constructed on the northwest corner of Richfield Boulevard and Sahara Avenue.

The other three existing buildings will remain. The parking lot will be reconfigured to include the deletion of the circular drive located immediately to the north of the driveway located in the middle of the site. The redesigned parking area will also include 61 new trees. However, based on the requirements of the Zoning Code, a parking lot of this size requires 69 trees. The applicant has requested a waiver of this requirement to allow a reduction in the amount of trees. Staff notes that the applicant is proposing to reconfigure the parking lot as part of this request, and that additional parking lot planter islands can be provided as part of this reconfiguration, perhaps by deleting some or all of the 10 excess parking spaces that are proposed. Therefore, staff does not support this waiver. This issue is addressed within Condition #6 of staff's recommendations.

The applicant is proposing to place additional trees in amounts that comply with city standards along the south, east, and west property lines.

SDR-18693 - Staff Report Page Eight
April 12, 2007 - Planning Commission Meeting

There are existing property line buffers along at least portions of all property lines. Because expanding these buffers to comply with city standards would severely impact the vehicular circulation of this site, staff has no objection to the applicant's waiver request, which would allow the buffers to remain in their current condition. This issue is addressed within Condition #3 of staff's recommendations.

There are three existing pine trees in the west portion of the landscape buffer along the north property line, and three palm trees in the east portion. The applicant has requested to place no additional trees in this buffer, where 48 are required. This buffer area is adjacent to single family dwellings, most of which have mature trees on their side of the wall. Because these mature trees are very close to the property line, and in some cases overhang the property line, staff has determined that there is not sufficient room for the placement of additional trees on the applicant's side of the wall, and has no objection to approval of this waiver if the application is approved. This issue is addressed within Condition #4 of staff's recommendations.

The elevations for all three buildings depict stucco exteriors with concrete tile roofs and stone accents which are compatible with the existing on-site buildings.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

SDR-18693 - Staff Report Page Nine
April 12, 2007 - Planning Commission Meeting

In regard to “1”:

The inability of the applicant to prepare a site plan that complies with the setback standards indicates that this application is too intense for the subject site and not compatible with adjacent development.

In regard to “2”:

The proposed development is not compatible with the setback or landscaping standards of the zoning code. While staff believes the landscaping issues are resolvable, there is no hardship associated with this site which would allow staff to recommend approval of either the setback variance VAR-18984 or this application.

In regard to “3”:

This project will not adversely impact adjacent streets.

In regard to “4”:

The building and landscape materials are typical for commercial development along this portion of Sahara Avenue.

In regard to “5”:

The elevations for the new buildings are compatible with the existing on-site buildings and other development in the area. However, the site plan does not comply with the setback standards and is too intense for the subject site.

In regard to “6”:

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

SDR-18693 - Staff Report Page Ten
April 12, 2007 - Planning Commission Meeting

NOTICES MAILED 381 [Mailed with VAR-18984]

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18693** APN: 162-05-403-001 thru 003

Name of Property Owner: Spanish Villas at Sahara LLC

Name of Applicant: Spanish Villas at Sahara LLC

Name of Representative: Perkowitz & Ruth Architects

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

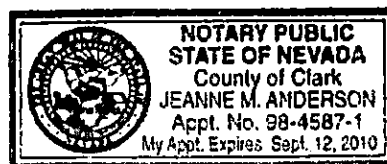
Signature of Property Owner: Howard S. Mann

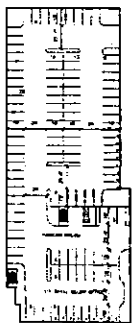
Print Name: HOWARD S. MANN

Subscribed and sworn before me

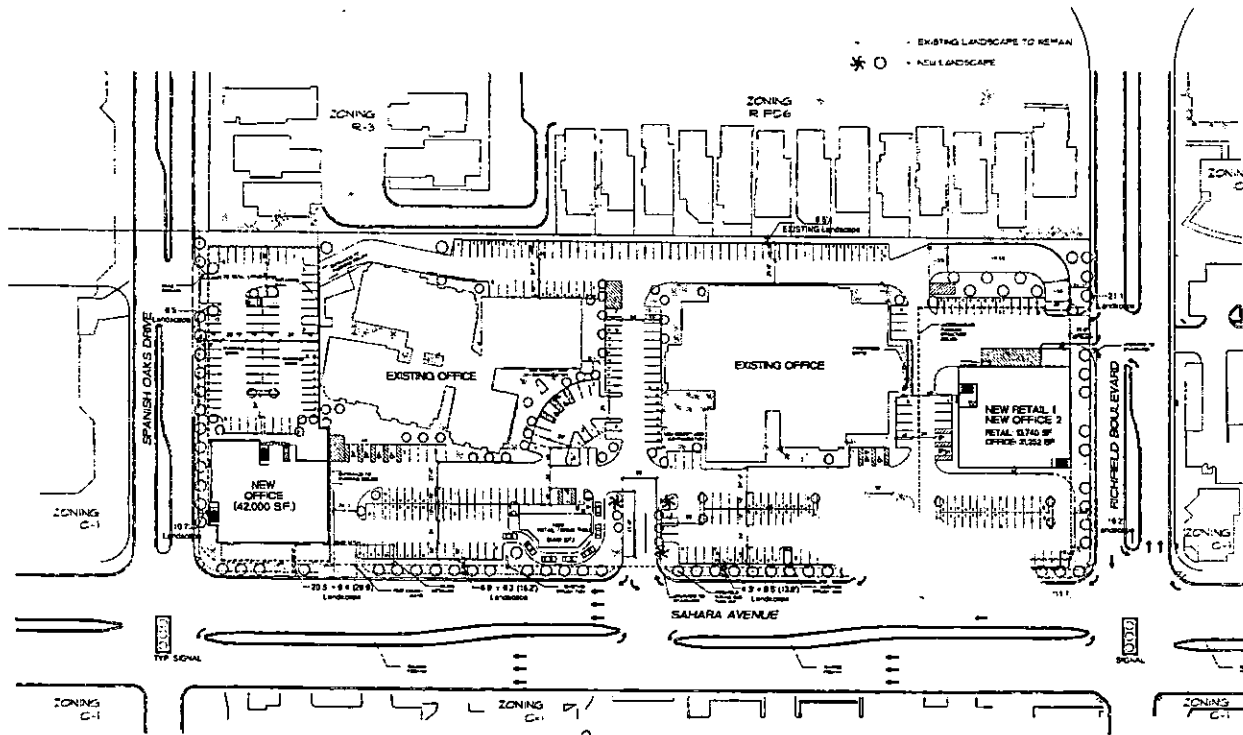
This 1st day of December, 2006

Jeanne M. Anderson
Notary Public in and for said County and State





SPLIT LEVEL PARKING



UNDERGROUND PARKING PLAN

RECEIVED
MAR 19 2007

PARKING SUMMARY

PARKING PROVIDED:
OPEN SURFACE PARKING = 413 STALLS
SUB LEVEL PARKING = 229 STALLS

TOTAL PROVIDED = 642 STALLS

TOTAL PARKING REQUIRED = 627 STALLS

OFFICE SUMMARY

EXISTING OFFICE = 84,885 S.F.
NEW OFFICE = 42,000 S.F.
NEW OFFICE II = 31,252 S.F.
TOTAL = 158,137 S.F.

PARKING REQUIRED

EXISTING OFFICE = 281 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
NEW OFFICE = 139 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
NEW OFFICE II = 193 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
TOTAL = 613 STALLS

RETAIL SUMMARY

NEW RETAIL 1 = 13,740 S.F.
NEW RETAIL/ DRIVE THRU = 2,450 S.F.
TOTAL = 16,250 S.F.

PARKING REQUIRED

NEW RETAIL 1 = 79 STALLS
(1 STALL FOR EVERY 175 SF.)
NEW RETAIL/ DRIVE THRU = 25 STALLS
(1 STALL FOR EVERY 100 SF.)
TOTAL = 104 STALLS

SPANISH VILLAS

LAS VEGAS, NEVADA

VAR-18984 SDR-18693
REVISED 03/22/07 PC



SITE PLAN

Perkowitz + Ruth
ARCHITECTS

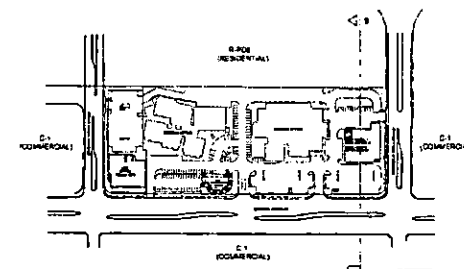
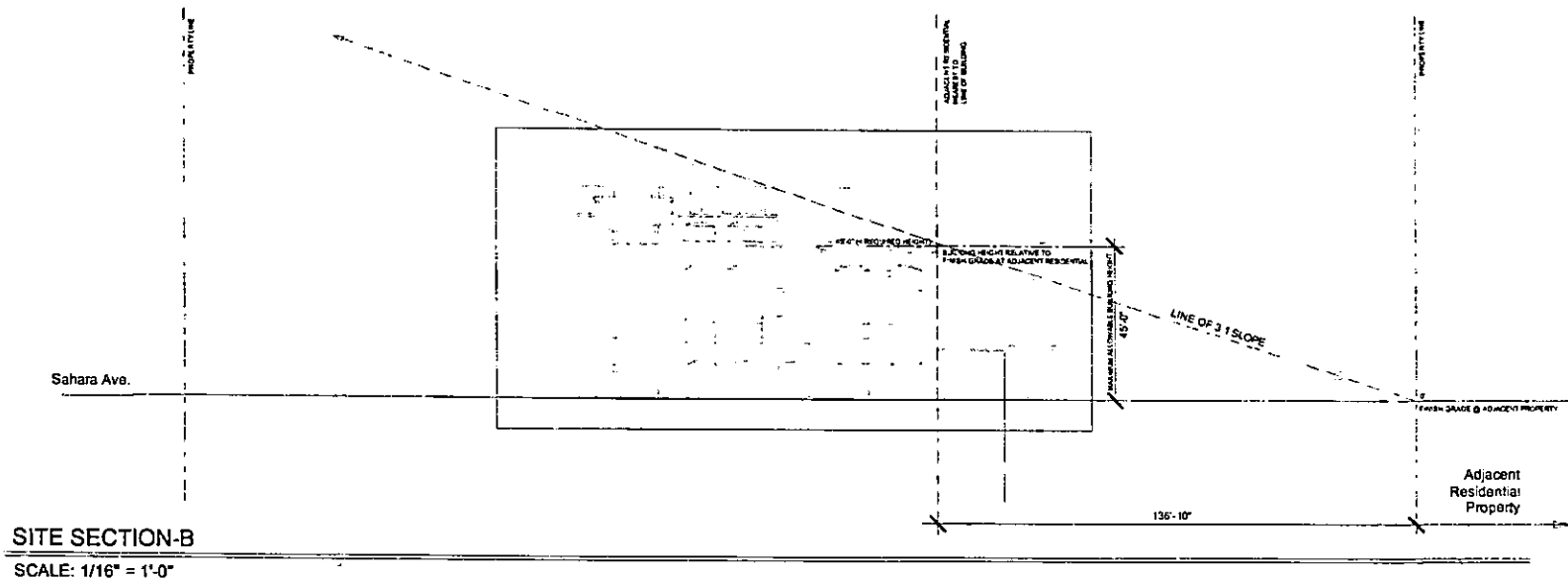
Drawn: [illegible] Date: 03/22/07

[562] 628.8000

Project: 18984 SDR-18693

Perkowitz + Ruth Architects

11-06-06



SITE SECTION
 @ PROPOSED 4 STORY RETAIL/OFFICE BUILDING AND ADJACENT RESIDENTIAL

Perkowitz+Ruth
 ARCHITECTS

11111 Las Vegas Blvd. S., Suite 1000 Las Vegas, NV 89143 (562) 628.6000

3111 Las Vegas Blvd. S., Suite 1000 Las Vegas, NV 89143

11111 Las Vegas Blvd. S., Suite 1000 Las Vegas, NV 89143

11111 Las Vegas Blvd. S., Suite 1000 Las Vegas, NV 89143

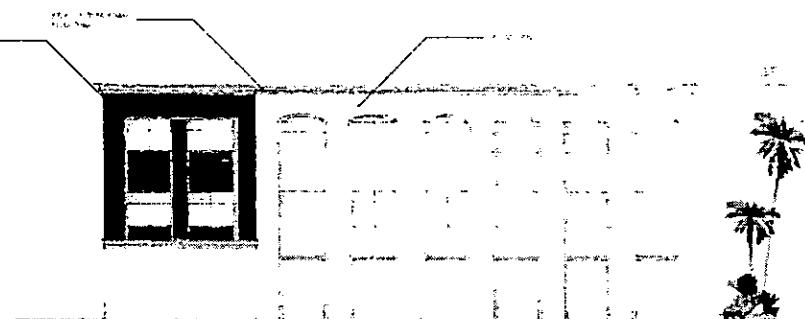
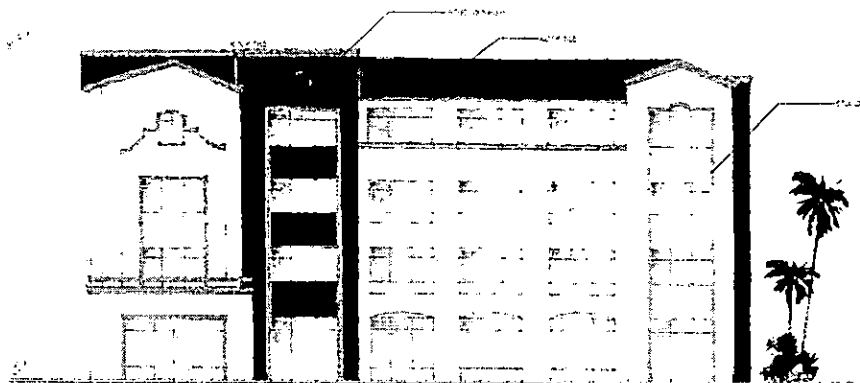
SPANISH VILLAS
 LAS VEGAS, NEVADA

RECEIVED
 MAR 19 2007

VAR-18984 SDR-18693
REVISED 03/22/07 PC

PR
 ARCHITECTS

Date: 12-22-06



NORTH ELEVATION



RECEIVED
MAR 19 2007

RETAIL / OFFICE BUILDING

COLOR ELEVATION

Scale: NTS

Job #: 06-218
Date: 03/02/06

File Name: 06-618 Retail&Office Elev01.ai

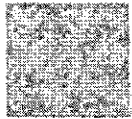


Perkowitz + Ruth
ARCHITECTS

3980 Howard Hughes Parkway
Suite 450, Las Vegas, NV 89109
702.892.8500 fax 702.892.8514

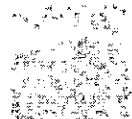
VAR-18984 SDR-18693
REVISED 03/22/07 PC

FINISHES



FRAZEE
7774D
DESERT VISTA
LRV 41

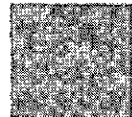
FRAZEE
7741W
SILVERED PECAN
LRV 75



FRAZEE
7763M
HIGHLAND BUFF
LRV 57



FRAZEE
8305D
JERICHO BROWN
LRV 19

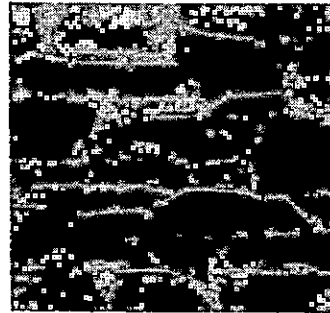


FRAZEE
8843M
SHALLOW ROOT
LRV 39

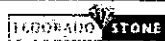


FRAZEE
AC128N
RICH BURGUNDY
LVR 9

STONE VENEER

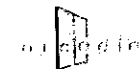


Field Ledge
Veneto



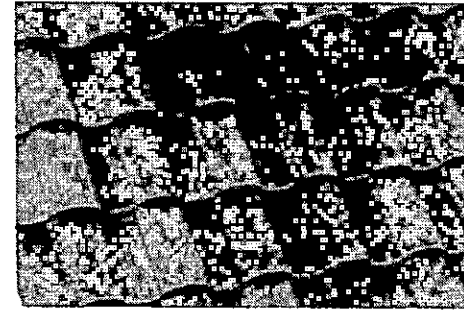
STOREFRONT

Standard Medium Bronze
AB - 5



88 Bonner Street, Suite 100, C1 89102-4510
Tel. 702-892-4565 Tel. 702-316-0709
Fax. 702-316-4200 info@eagleproducts.com

ROOF TILE



Product No: 3680

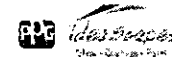
Name: Los Padres Blend

Description: Terracotta, Tan, Gray Blend

Styles: Capistrano, Malibu, Bel Air



GLAZING



SPANISH VILLAS - MATERIAL BOARD

LAS VEGAS

Scale NTS

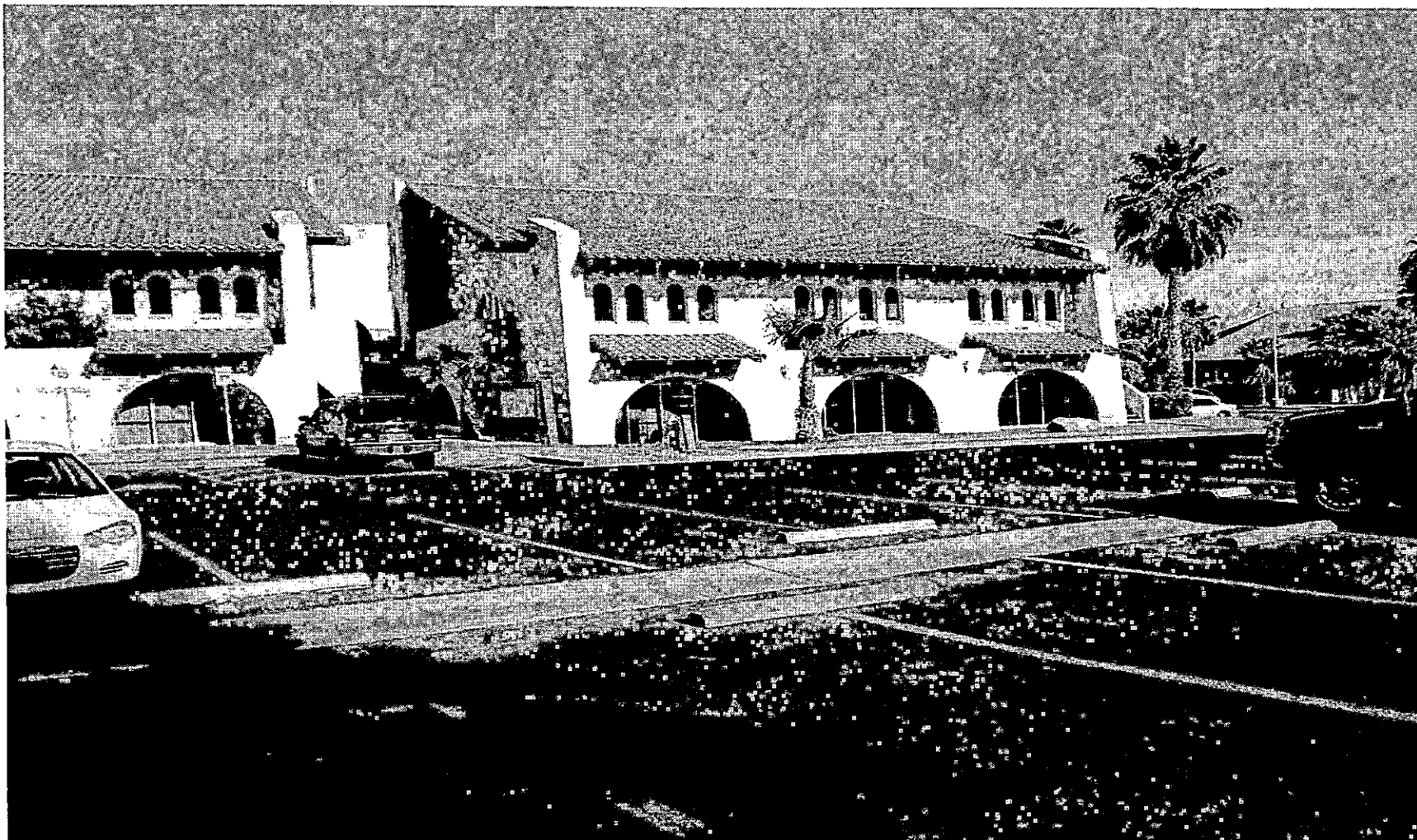
Job #: 06-618.11
Date: 11/11/06

SDR-18693
03/22/07 PC



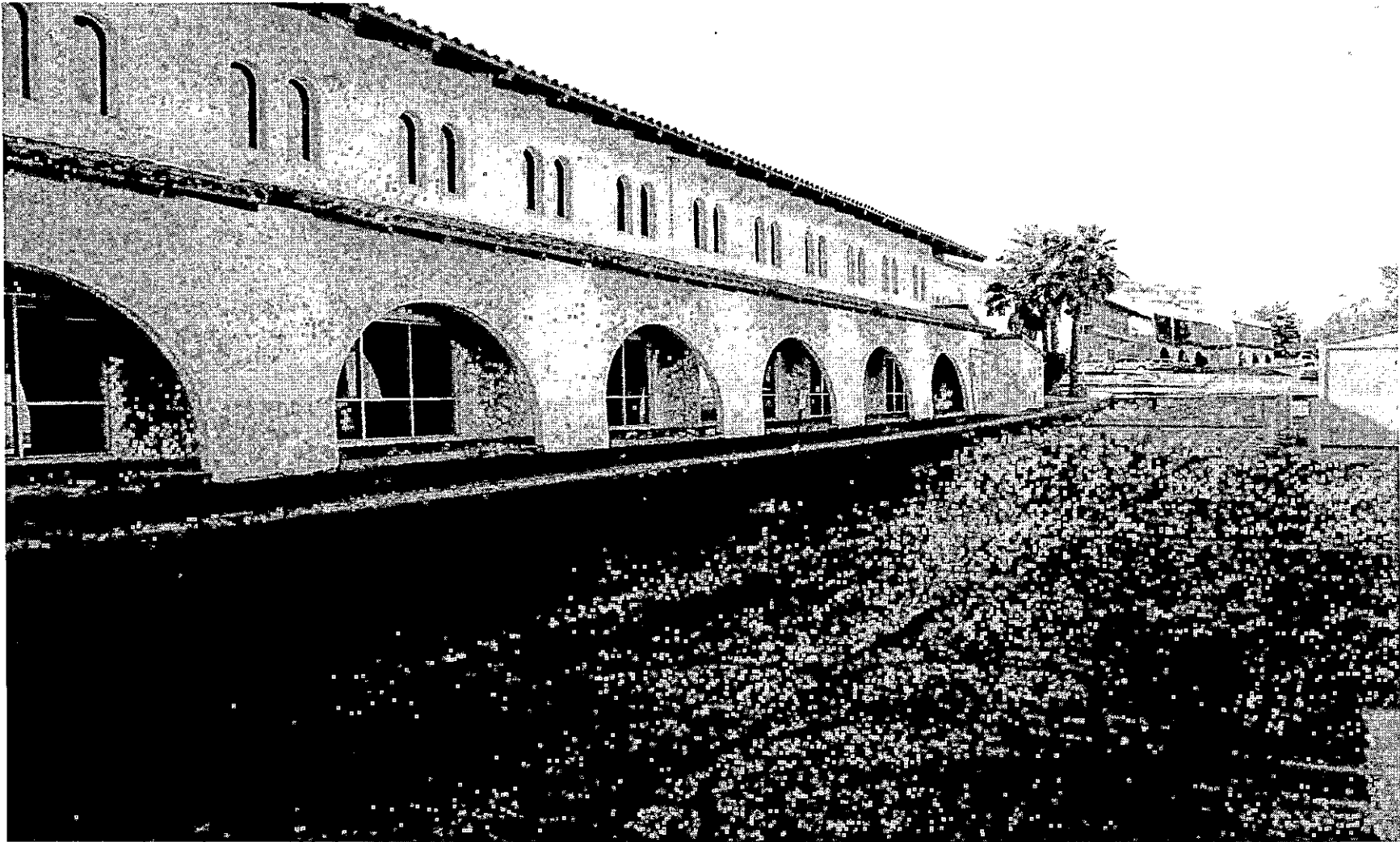
Perkowitz + Ruth
ARCHITECTS
3980 Howard Hughes Parkway
Suite 450 Las Vegas, NV 89109
702.892.8500 fax 702.892.8514

12 2006



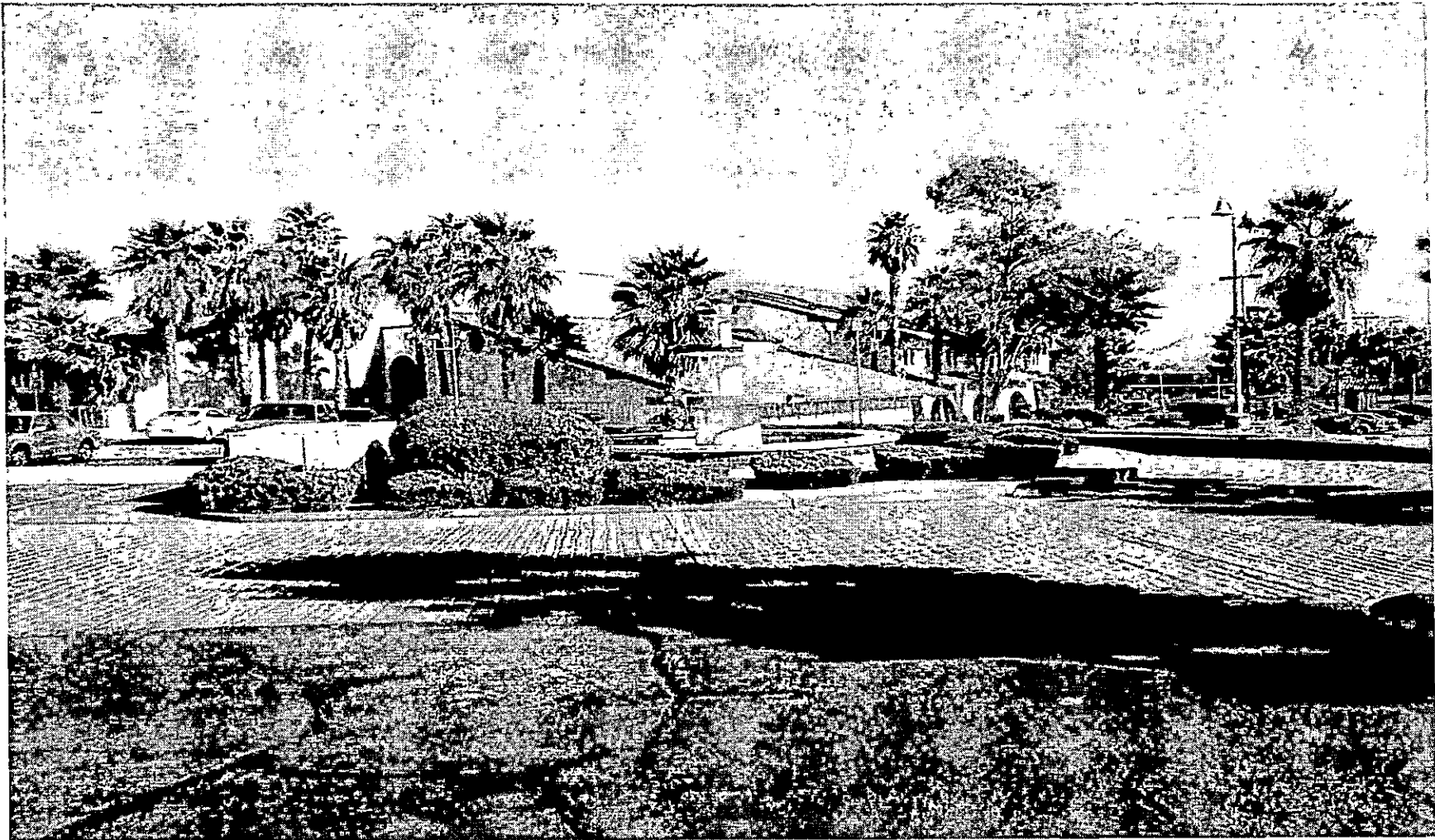
VAR-18984 & SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC
3100-3190 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

12/26/06



VAR-18984 & SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC
3100-3190 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

12/26/06



VAR-18984 & SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC
3100-3190 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

12/26/06

MEMORANDUM

Date: December 12, 2006
To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101
From: Jin Kang
Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003
Re: Justification Letter File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request Site Development Plan review approval for a 7.7 acre site located on the North of Sahara Avenue between Spanish Oaks Drive and Richfield Boulevard. The site is C-1, Limited Commercial District zoning currently consisting of three parcels with an existing building in each parcel.

The existing building on Parcel 162-05-403-001, Hose Hogs, to be demolished and replaced with a 4 story, 42,000 sf office building with a sublevel parking lot. The proposed building height complies with the 3:1 residential adjacency requirements.

The existing office building on parcel 162-05-403-002 is proposed with new exterior paints and decorative trims and entrance element. A single story, 1,750 sf drive-thru is proposed west of the site ingress from Sahara.

The existing office building on parcel 162-05-403-003 is proposed with new exterior paints and decorative trims. A single story, 14,550 sf grocery/drug store with a drive thru is proposed at the corner of Sahara Avenue and Richfield Boulevard.

The proposed site development conforms to Title 29 Development Code except a waiver is requested for the parking lot landscape requirements and that Sahara to be designated the front of the site for the building setback requirements.

Additionally, we are requesting that Sahara to be designated the front of the site for the building setback requirements.

Document13
NB-MEMO (r. 11.2000)

SDR-18693
03/22/07 PC

Regional Office: 3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 • (702) 892-8500
Corporate Office: 111 West Ocean Boulevard, 21st Floor, Long Beach, CA 90802 • (562) 628-8000

SPANISH OAKS HOMEOWNERS' ASSOCIATION

Professionally Managed by: Real Properties Management Group, Inc.

March 1, 2007

Howard Mann
JLM Realty, Inc.
11620 Wilshire blvd. Suite 800
Los Angeles, CA 90025

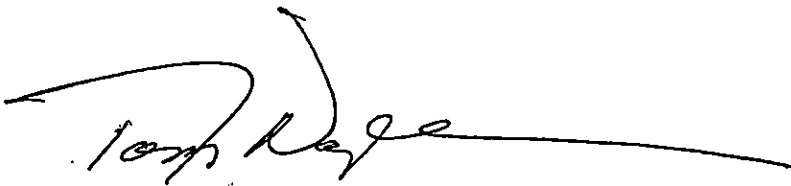
RE: SPANISH VILLAS

Dear Mr. Mann:

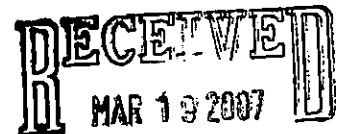
The Board approved this letter at a Board Meeting on February 21, 2007. The Board cannot speak for individual Homeowners. However, the plans you provided were displayed at the business office and a letter was sent to the individual Homeowners advising that they were there for review. The Homeowners were asked to share any concerns with the business manager. Approximately twenty (20) residents did review the plans and there were no significant concerns raised.

Removal of the "Jose Hoggs" building remains a general consensus of Homeowners.

Sincerely,



Tom Nagle
President
Board of Directors
Spanish Oaks HOA



VAR-18984 SDR-18693
REVISED 03/22/07 PC

FEB. 10 ,2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

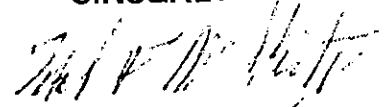
RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

I, PAUL McGINTY, AN OWNER OF PROPERTY, AND LIVE IN THE SPANICH OAKS
A RESIDENTIAL GATED COMMUNITY, NEXT TO THE PROPERTY ASKING FOR THE
CHANGE IN A VARIENCE. I, AND THE NEIGHBORHOOD OF SPANISH OAKS HMO.
ARE STRONGLY AGAINST THE ALLOWING OF THIS VARRIENCE.

SINCERLY



PAUL P. McGINTY

2205 PLAZA DEL ROBLE
LAS VEGAS, NV. 89102

FEB. 12, 2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

IT IS ON THE ENTRANCE TO A RESIDENTIAL GATED COMMUNITY, AND THE SET BACK WOULD CAUSE A TUNNEL EFFECT GOING INTO WHAT IS NOW AN OPEN BRIGHT AREA. THERE ARE SEVERAL BUILDING OR COMMERCIAL TYPE, ON THE SAME PROPERTY AND THEY ALL ARE SET BACK AND SEPERATED FOR THE APPEARANCE AND CONVENIENCE TO THE AREA.

JUST A YR. AGO, THEY SAME PEOPLE ASKED FOR VARIENCE TO GET THE PROPERTY REZONED, FOR RESIDENTIAL, AND WHEN GOT THE ZONE CHANGE BY THE COMMUNITY, ARE NOW IMPOSSING OTHER REQUESTS UPON THE NEIGHBOR HOOD.

I OWN AND LIVE IN THE SPANISH OAKS, GATED RESIDENTIAL PROPERTY AND THIS WOULD CAUSE MYSELF AND OTHER NEIGHBORS A GREAT LOSS OF LIVING IN A SOMEWHAT OPEN AREA.

RESPECTFULLY

John M. Coady
JOHN COADY

*3504 Plaza del Poder
Las Vegas, NV. 89102*

Spanish Oaks Gated Community