

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Approval by Eddie Escobedo

MOTION:

TRUESDELL – 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 36-38.

DOUG RANKIN, Planning and Development Department, stated this proposed expansion is consistent with the General Plan and Title 19 Development Standards and noted the waiver is acceptable as the applicant had attempted to minimize the impact of the service bays. He recommended approval of all three applications.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 36 – WVR-19784

MINUTES – Continued:

KEVIN REISCH, 2800 West Sahara Avenue, appeared on behalf of the applicant. He explained the waiver was needed to accommodate the flood drainage from adjacent streets and requested clarification of Condition 8 on the site plan. He stated that meeting that condition would be difficult because the applicant intended to remain open during construction and also because the construction would take place in phases.

MR. RANKIN stated staff would work with the applicant to issue temporary certificates of occupancy until the final landscaping inspections are concluded and then crafted the condition during the making of the motion. MR. REISCH agreed to the added condition.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 36-38.

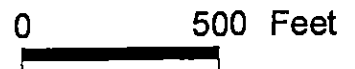
(8:38 – 8:43)

2-1647

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-19359) and Site Development Plan Review (SDR-19363) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - WVR-19784 -

APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-19359) and Site Development Plan Review (SDR-19363) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

WVR-19784 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Waiver to Title 18.12.130 to allow the termination of Scarlet Oak Avenue to occur onsite without the required cul-de-sac. In addition to this Waiver (WVR-19784), a related Site Development Plan Review (SDR-19363) and Special Use Permit (SUP-19359) have been requested.

This request is for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicant's proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
03/08/07	The Planning Commission held this item in abeyance at the applicant's request.
Related Building Permits/Business Licenses	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
Pre-Application Meeting	
1/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
Neighborhood Meeting	
NA	A neighborhood meeting was not required nor was one held.
Details of Application Request	
Site Area	
Net Acres	17.01 acres

WVR-19784 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) Zone
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone

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

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks			
• Front	20 Feet	117 Feet	Y*
• Side	10 Feet	32 Feet	Y*
• Corner	15 Feet	NA	Y*
• Rear	20 Feet	126 Feet	Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

WVR-19784 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of Site Development Plan Review (SDR-19363) will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

Residential/Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 req'd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

ANALYSIS

• Title 18 Subdivision Ordinance Compliance

Pursuant to Title 18.12.130, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Cul-de-sac	Turn around at street terminus	No	N

WVR-19784 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

The subject proposal has a public residential drive that terminates at the northwest corner of the property. This application seeks to remedy an existing condition that was present prior to the approved use for the Motor Vehicle Sales use, which has also been present at this location for over thirty years. Staff supports this deviation as it allows the applicant to creatively use the subject parcel and provide for the needed redevelopment in the subject area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 (Mailed with SUP-19359 and SDR-19363)

APPROVALS 1

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-19784 APN: 162-01-801-015/014/016
Name of Property Owner: GREG W. HEINRICH
Name of Applicant: DARWIN LINDAHL
Name of Representative: KEVIN REISCH

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

☐ Yes

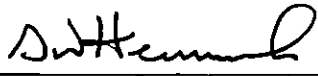
☒ No

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

City Official: _____

Partner(s): _____

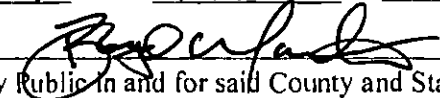
APN: _____

Signature of Property Owner: 

Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 9th day of FEB, 20 07


Notary Public in and for said County and State



HOLLY HILL AVE.

SCARLET OAK AVE.

R-1 (SINGLE FAMILY)

R-1 (SINGLE FAMILY)

R-1 (SINGLE FAMILY)

D.L.A.

Daniel L. Architects, P.A.
410 West 10th Street, Suite 200
Minneapolis, Minnesota 55422
Phone: 612.338.4449 Fax: 612.338.4448

NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF D.L.A. ARCHITECTS, P.A. ANY REUSE OF THIS SITE PLAN OR ANY PART THEREOF FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF D.L.A. ARCHITECTS, P.A. IS STRICTLY PROHIBITED. THIS SITE PLAN IS THE PROPERTY OF D.L.A. ARCHITECTS, P.A. AND IS TO BE KEPT IN THE OFFICE OF D.L.A. ARCHITECTS, P.A. AT ALL TIMES.

Project No. 026 B

C-2 (GENERAL COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

ZONING DATA:

ZONING: C-2 (GENERAL COMMERCIAL)

SITE AREA:

SITE AREA: 740,962 sq.ft. (17.01 ACRES)

SITE COVERAGE:

BUILDINGS: 127,412 sq.ft. (17.20%)
PAVING & SIDEWALK: 359,517 sq.ft. (75.64%)
LANDSCAPING: 44,033 sq.ft. (5.94%)
TOTAL: 740,962 sq.ft. (100%)

BUILDING AREA:

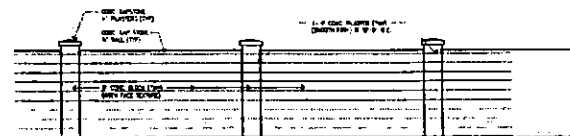
CHEVROLET (BLDG A): 175,916 sq.ft.
MAIN LEVEL: 93,132 sq.ft.
UPPER LEVEL: 24,756 sq.ft.
LOWER LEVEL: 65,828 sq.ft.
BODY SHOP (BLDG B): 54,972 sq.ft.
MAIN LEVEL: 34,270 sq.ft.
LOWER LEVEL: 20,622 sq.ft.
TOTAL: 351,828 sq.ft.
FAR (FLOOR AREA RATIO): 33.97%

PARKING:

REQUIRED: 21,118 S.F. / 100 S.F. : 223 CARS

PROVIDED:

CUSTOMER PARKING: 18 CARS
SERVICE PARKING: 87 CARS
EMPLOYEE PARKING: 327 CARS
PARTS NUMBER PARKING: 13 CARS
BODY SHOP PARKING: 71 CARS
TRUCK SERVICE PARKING: 44 TRUCKS
TOTAL PARKING: 453 CARS/TRUCKS
VEHICLE DISPLAY: 618 CARS
TRUCK DISPLAY: 23 TRUCKS
INVENTORY STORAGE: 342 CARS
OVERALL TOTAL: 1,333 CARS/TRUCKS



TYPICAL SCREEN WALL ELEVATION

EAST SAHARA AVE.

BLDG. A

BLDG. B

VICINITY MAP

RECEIVED

Site Plan
SCALE: 1" = 50' 0"

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
SITE PLAN

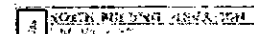
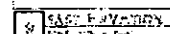
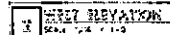
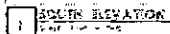
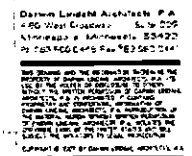
A1.1

WVR-19784 SUP-19359 MAR 20 2007

SDR-19363 REVISED

04/12/07 PC

1 PRELIMINARY SITE PLAN



1. 1994年12月1日以前，
 2. 1994年12月1日以后，

NAME	ADDRESS	CITY	STATE	ZIP
JOHN DOE	12345 MAIN STREET	ANYTOWN	CA	90210
JANE DOE	67890 FIRST AVE	ANYTOWN	CA	90210
BOB DOE	11111 SECOND ST	ANYTOWN	CA	90210
ALICE DOE	22222 THIRD ST	ANYTOWN	CA	90210
CHARLIE DOE	33333 FOURTH ST	ANYTOWN	CA	90210
DANIEL DOE	44444 FIFTH ST	ANYTOWN	CA	90210
EVE DOE	55555 SIXTH ST	ANYTOWN	CA	90210
FRANK DOE	66666 SEVENTH ST	ANYTOWN	CA	90210
GRACE DOE	77777 EIGHTH ST	ANYTOWN	CA	90210
HELEN DOE	88888 NINTH ST	ANYTOWN	CA	90210
IRVING DOE	99999 TENTH ST	ANYTOWN	CA	90210

PRELIMINARY
EXHIBIT
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

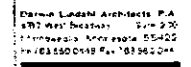
**BUILDING
ELEVATIONS
BUILDING A**

A3.1

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~~MAR 20 1967~~

WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC

[illegible]

Project #269

[illegible][illegible]

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

PRELIMINARY

**BUILDING
ELEVATIONS
BUILDING B**

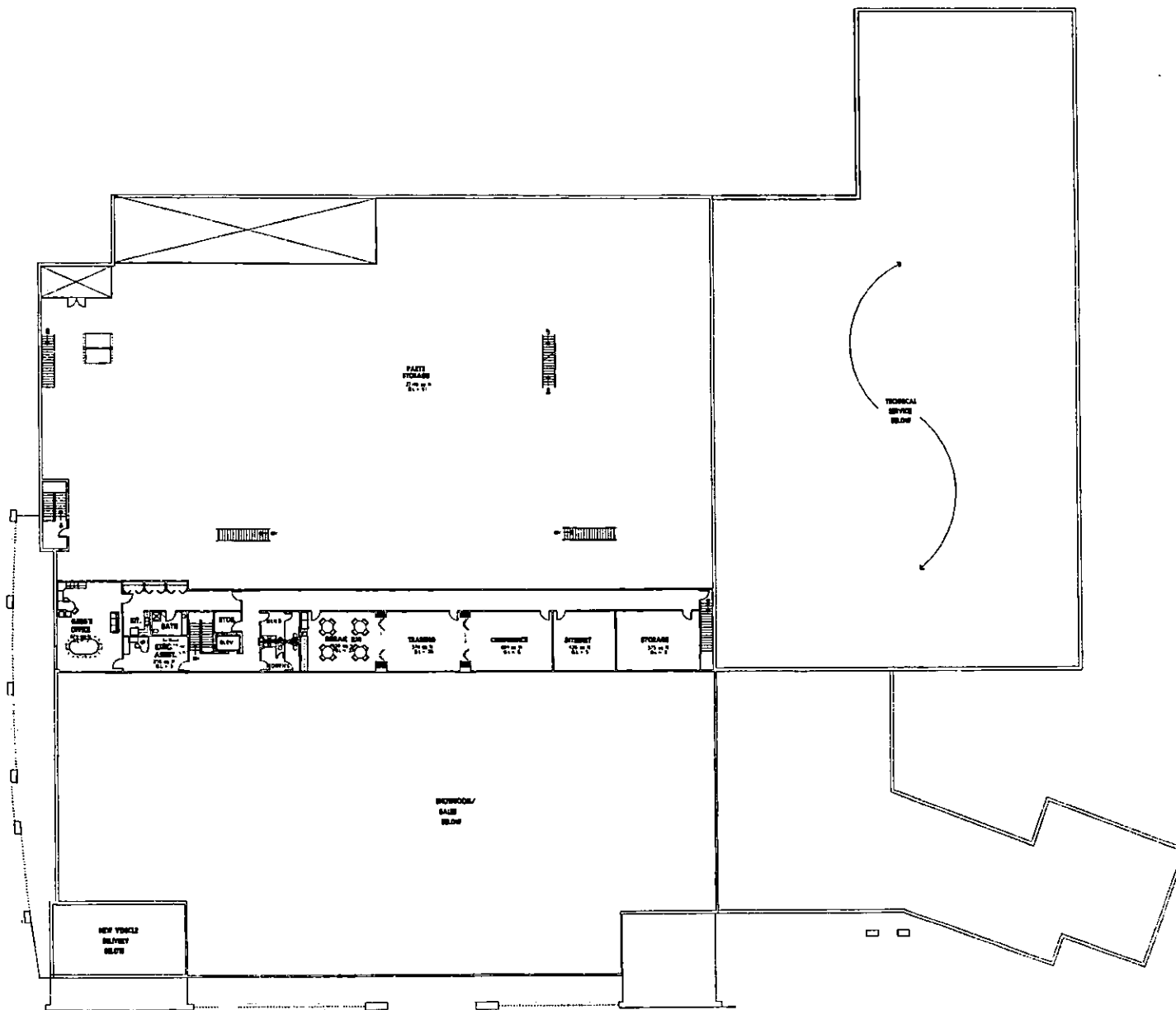
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A3.2

WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC

RECEIVED
MAR 30 2017

1/22/2007
 DWG
 1/22/2007



BUILDING A- UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Dorcas Lindem Architects, P.A.
 480 West Broadway, Suite 200
 Minneapolis, Minnesota 55422
 Ph: 783.580.0448 Fax: 783.580.0441

The drawing and the information herein is the property of Dorcas Lindem Architects, P.A. and is not to be used, copied, reproduced, or otherwise transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dorcas Lindem Architects, P.A. The drawing is intended for the use of the client and is not to be used for any other purpose. The drawing is not to be used for any other purpose. The drawing is not to be used for any other purpose.

Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET

3100 EAST SAHARA AVE.
 LAS VEGAS, NEVADA

Revisions		
No.	Revision	Date



Drawing:
**BLDG. A
 UPPER LVL
 PLAN**

Sheet No.



A23
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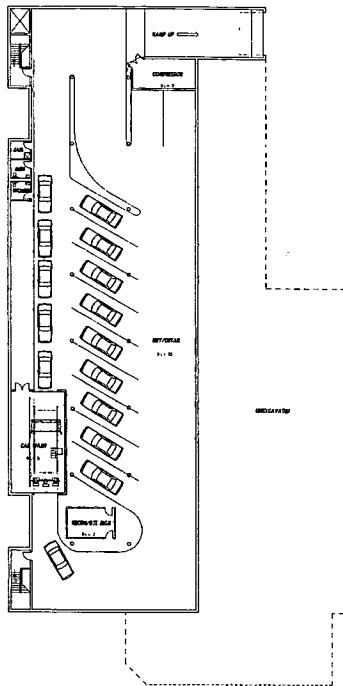
WVR-19784
03/22/07 PC

03/22/07

1/11/2007

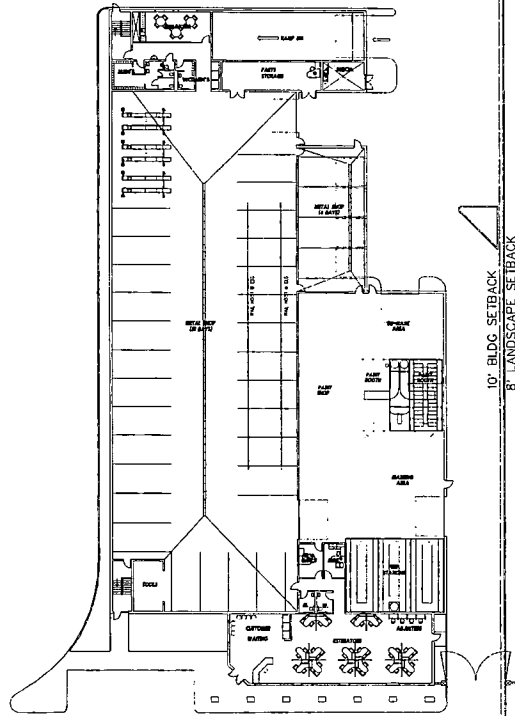
2A

A. CHAN, P.E., 12345 Main Street, San Francisco, CA 94102



GROSS AREA: 22,822 SF

1 BUILDING B - LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROSS AREA: 34,760 SF

2 BUILDING B - MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



David L. Anderson Architects, P.A.
440 West Broadway, Suite 200
San Francisco, California 94102
PH: 760.555.5148 FAX: 760.555.0241

THE PROJECT AND THE ARCHITECT'S RESPONSIBILITY
THIS PROJECT IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

Project: #0516

CONCEPTUAL MASTERPLAN FOR
FAIRWAY CHEVROLET

3700 EAST SAN ANTONIO AVE.
LAS VEGAS, NEVADA

Revisions		
No.	Revision	Date



Drawing
**BLDG. B
FLOOR
PLANS**

Sheet No.

A2.4

RECEIVED

FEB 12 2007

WVR-19784
03/22/07 PC

GARY W. MILLER
ARCHITECT & ASSOCIATES, INC
ARCHITECTURE
INTERIORS
PLANNING

February 12, 2007

Mike Howe
City of Las Vegas Planning

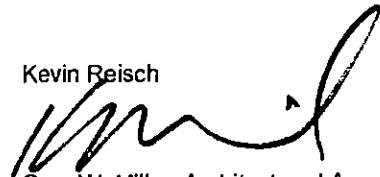
Las Vegas, Nevada 89101

Regarding: Fairway Chevrolet
3100 East Sahara Ave., Las Vegas, Nv

Mr. Howe:

We respectfully request a waiver of development standards Title 18.12.130 Cul-de-sacs. The two streets in question are an existing condition that has been in place since the 70's.

Kevin Reisch



Gary W. Miller, Architect and Associates

WVR-19784
03/22/07 PC

RECEIVED

350 W. 5TH STREET, SUITE 201
SAN BERNARDINO, CA 92401
P: (909)889-4480 F: (909)384-9034
EMAIL: genmail@qmidgroup.com

2800 West Sahara, Bldg 8, Ste A
LAS VEGAS, NV 89102
P: (702) 434-9695 F: (702) 434-9615
genmail@qmidgroup.com

103 EAST SOCIAL HALL AVENUE
SALT LAKE CITY, UT 84111
P: (801)366-9800 F: (801)366-9801
EMAIL: genmail@qmidgroup.com

Telephone Protest/ Approval Log

Meeting Date: 3/8/07

Case Number: WVR-19784

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3008 Holly Hill
Phone: 283-6375
☐ PROTEST ☒ APPROVE

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

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

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

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

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

ITEM # 20
CASE # WVR-19784
PC MTG 3-8-07

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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MOTION:

TRUESELL – APPROVED subject to conditions – UNANIMOUS with EVANS excused

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

MINUTES:

See Item 36 for related discussion.

(8:38 – 8:43)

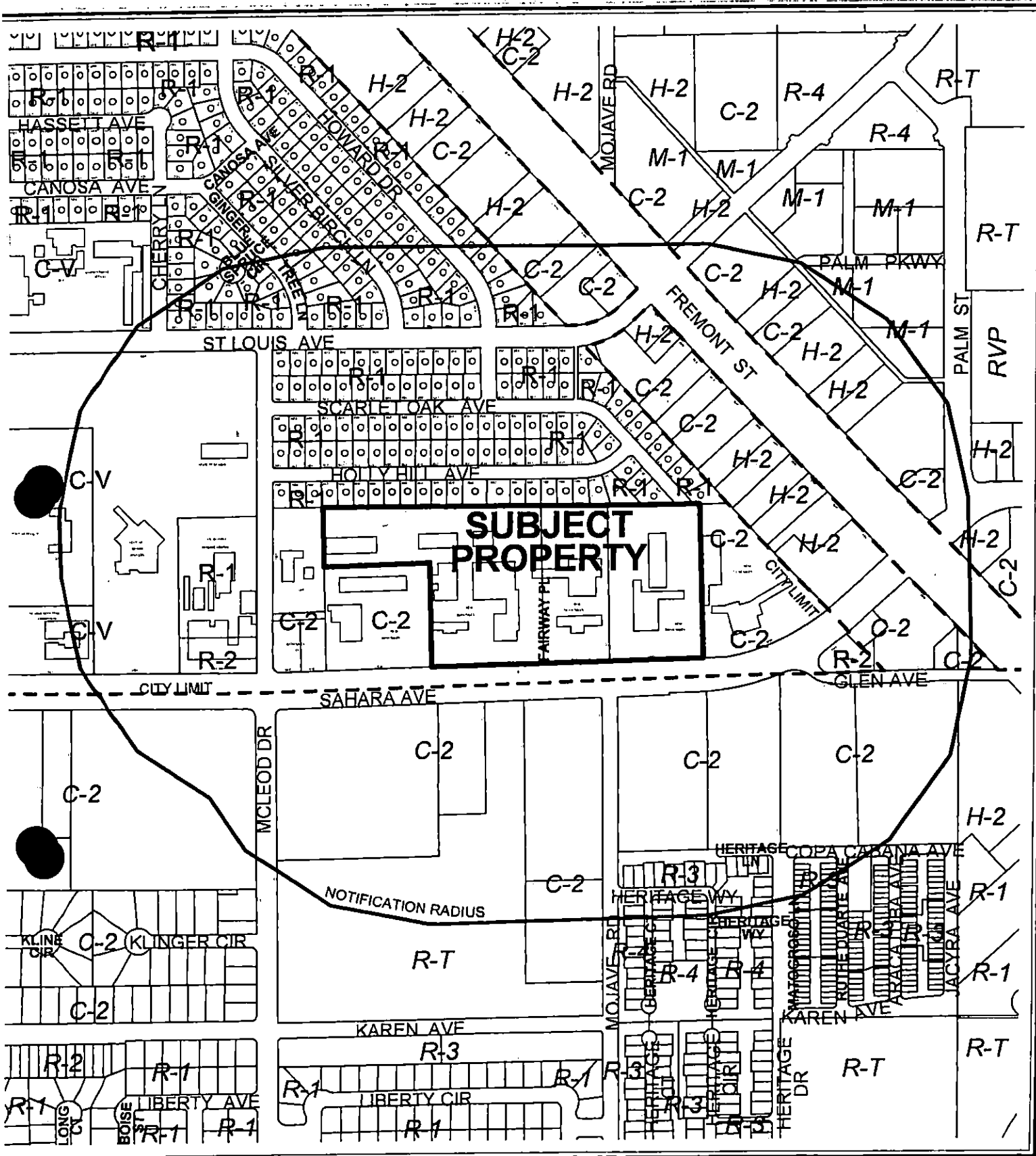
2-1647

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 37 – SUP-19359

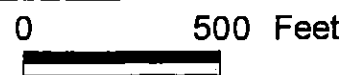
CONDITIONS:

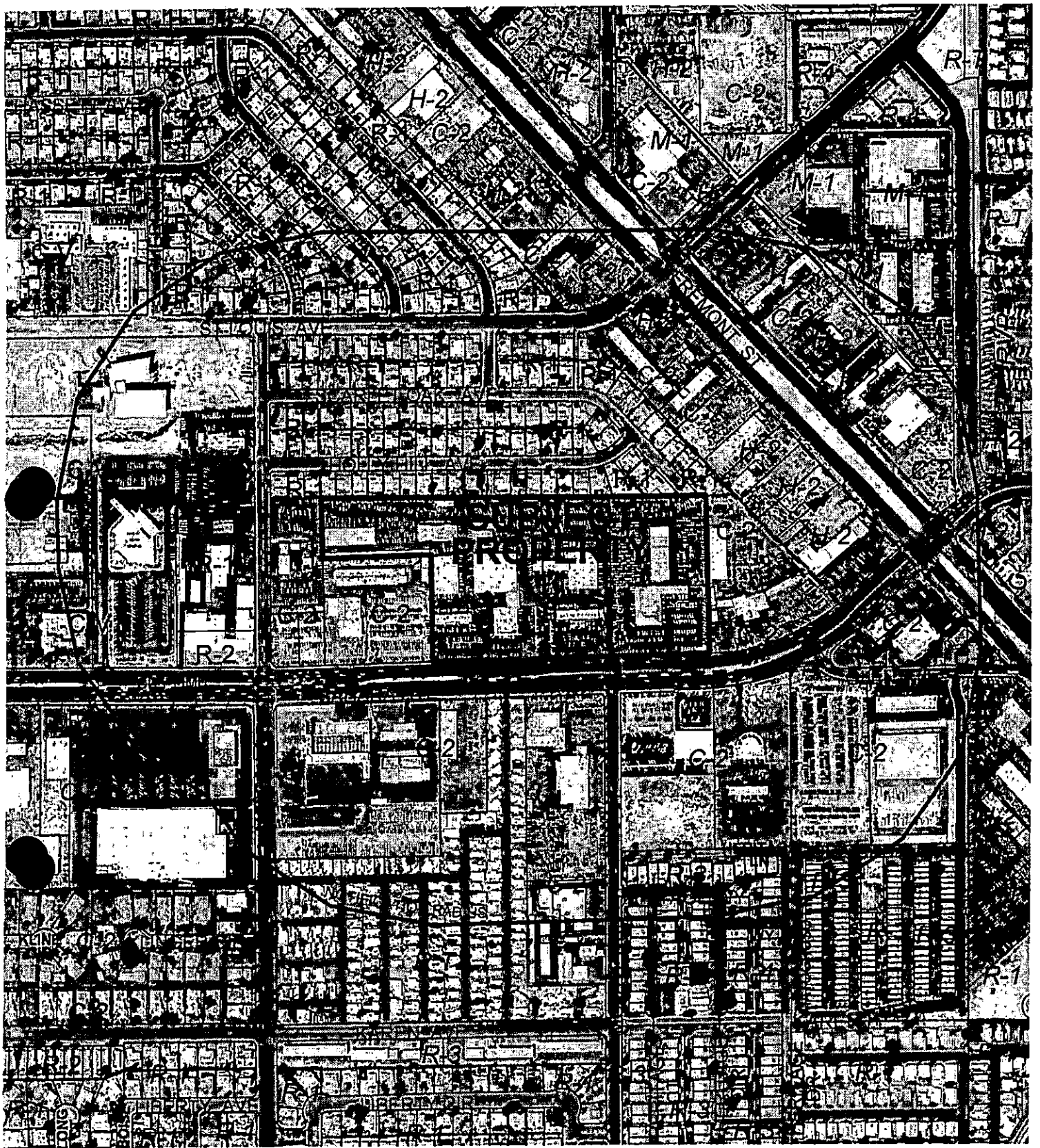
Planning and Development

1. Conformance to the conditions for Rezoning (Z-83-87), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19363) shall be required.
3. A Waiver from Title 19.04 to allow the service bays to face the public right-of-way along Sahara Avenue is hereby approved.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-19359
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)





CASE: **SUP-19359**

RADIUS: 1000 FT

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

0 500 Feet




*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SUP-19359 -****APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY**

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

1. Conformance to the conditions for Rezoning (Z-83-87), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19363) shall be required.
3. A Waiver from Title 19.04 to allow the service bays to face the public right-of-way along Sahara Avenue is hereby approved.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19359 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow the service bays for an auto body repair and service center to face towards the public right-of-way. The service bays operate as an incidental and accessory use in conjunction with an existing Motor Vehicle Sales (New) located at 3100 East Sahara Avenue.

A companion Site Development Plan Review (SDR-19363) and Waiver (WVR-19784) have been submitted along with this application request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
03/08/07	The Planning Commission held this item in abeyance at the applicant's request.
Related Building Permits/Business Licenses	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
Pre-Application Meeting	
01/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
Neighborhood Meeting	
NA	A neighborhood meeting was not required, nor was one held.
Details of Application Request	
Site Area	
Net Acres	15.3 acres

SUP-19359 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking	Parking	Parking		
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 req'd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

SUP-19359 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
To allow the service bays to face the public right-of-way along Sahara Avenue.	Openings in service bays shall not face public rights-of-way.	Approval

ANALYSIS

This request for a Special Use Permit stems from the service bays facing towards the public right-of-way on the proposed redevelopment of the existing auto dealership located at 3100 East Sahara Avenue.

As the orientation of the service bays do not meet the minimum conditions as listed in Title 19.04 for the incidental and accessory use for an auto body repair and service center in conjunction with an existing Motor Vehicle Sales (New) use, the applicant has chosen to remedy this issue with the request for approved Special Use Permit. The applicant has requested this Special Use Permit rather than screening or reorienting the service bays in an effort to provide an easier-to-access service for their customers. The applicant has demonstrated a desire to off-set the negative impact by slightly angling the openings and setting the service bays approximately 140 feet back from Sahara Avenue. As such, staff finds that the negative issues typical of most service bays will not necessarily apply.

FINDINGS

The following findings must be made for a Special Use Permit:

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

Staff finds that the existing Motor Vehicle Sales (New) use can continue in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan. The applicant is seeking a redevelopment of the existing dealership in order to remedy the present issues with three separate parcels, poor existing site arrangement, and to present a more appealing business frontage along Sahara Avenue.

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

SUP-19359 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

This site is an existing and approved use that does not seek to increase the intensity of use any further than what currently occurs. Although the location is suitable for this in its current state, the applicant is seeking to provide a more suitable arrangement of building placement and site circulation so as to operate on the site in a more efficient manner.

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

The existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automotive dealership. There is little expected increase on traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address the private street that dead-ends into the north end of the property without providing a cul-de-sac.

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

Because the service bays are setback 140 feet from Sahara Avenue and that landscaping will partially screen them, staff believes that the approval of the Special Use Permit at this site will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

The service bays, as proposed, do not meet the conditional use requirements for the Motor Vehicles Sales (New) per 19.04 as that the openings to the service bays face outwards onto Sahara Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 (Mailed with WVR-19784 AND SDR-19363)

APPROVALS 1

PROTESTS 0

MH



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SOP-19359 APN: 162-01-801-015/014/016

Name of Property Owner: GREG W. HEINRICH

Name of Applicant: DARWIN LINDAHL

Name of Representative: KEVIN REISCH

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *Greg W. Heinrich*

Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 9th day of FEB, 2007

Boyd D. Martin
Notary Public in and for said County and State



HOLLY HILL AVE.

SCARLET OAK AVE.

R-1 (SINGLE FAMILY)

R-1 (SINGLE FAMILY)

R-1 (SINGLE FAMILY)

D.L.A.

Design: LINDA W. ARCHITECTS, P.A.
480 West 3rd Street, Suite 200
Ann Arbor, Michigan 48106
Phone: 734.769.1234
Fax: 734.769.1235
www.dla.com

Project No. 19784 SUP 19359
Drawing No. A1.1

C-2 (GENERAL COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

ZONING DATA:

ZONING: C-2 (GENERAL COMMERCIAL)

SITE AREA:

SITE AREA: 740,962 sq.ft. (17.01 ACRES)

SITE COVERAGE:

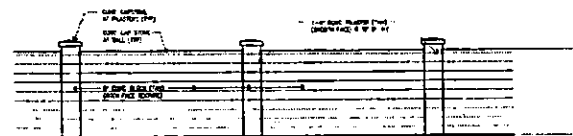
BUILDINGS	: 127,412 sq.ft.	(17.30%)
PAVING & SIDEWALK	: 559,517 sq.ft.	(76.68%)
LANDSCAPING	: 44,033 sq.ft.	(5.94%)
TOTAL	: 740,962 sq.ft.	(100%)

BUILDING AREA:

CHEVROLET (BLDG A)	: 178,915 sq.ft.
MAIN LEVEL:	: 93,122 sq.ft.
UPPER LEVEL:	: 24,956 sq.ft.
LOWER LEVEL:	: 60,837 sq.ft.
BODY SHOP (BLDG B)	: 54,912 sq.ft.
MAIN LEVEL:	: 34,290 sq.ft.
LOWER LEVEL:	: 20,622 sq.ft.
TOTAL	: 233,827 sq.ft.
FAR (FLOOR AREA RATIO)	: 31.57%

PARKING:

REQUIRED	: 201,828 S.F. / 200 S.F.	: 200 CARS
PROVIDED		
CUSTOMER PARKING	: 78 CARS	
SERVICE PARKING	: 67 CARS	
EMPLOYEE PARKING	: 127 CARS	
PARTY RUBBER PARKING	: 16 CARS	
BODY SHOP PARKING	: 11 CARS	
TRUCK SERVICE PARKING	: 60 TRUCKS	
TOTAL PARKING	: 361 CARS/TRUCKS	
VEHICLE DISPLAY	: 48 CARS	
TRUCK DISPLAY	: 20 TRUCKS	
INVENTORY STORAGE	: 348 CARS	
OVERALL TOTAL	: 1,381 CARS/TRUCKS	

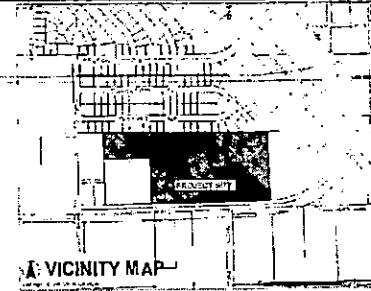


TYPICAL SCREEN WALL ELEVATION

EAST SAHARA AVE.

BLDG. A

BLDG. B



VICINITY MAP

Site Plan

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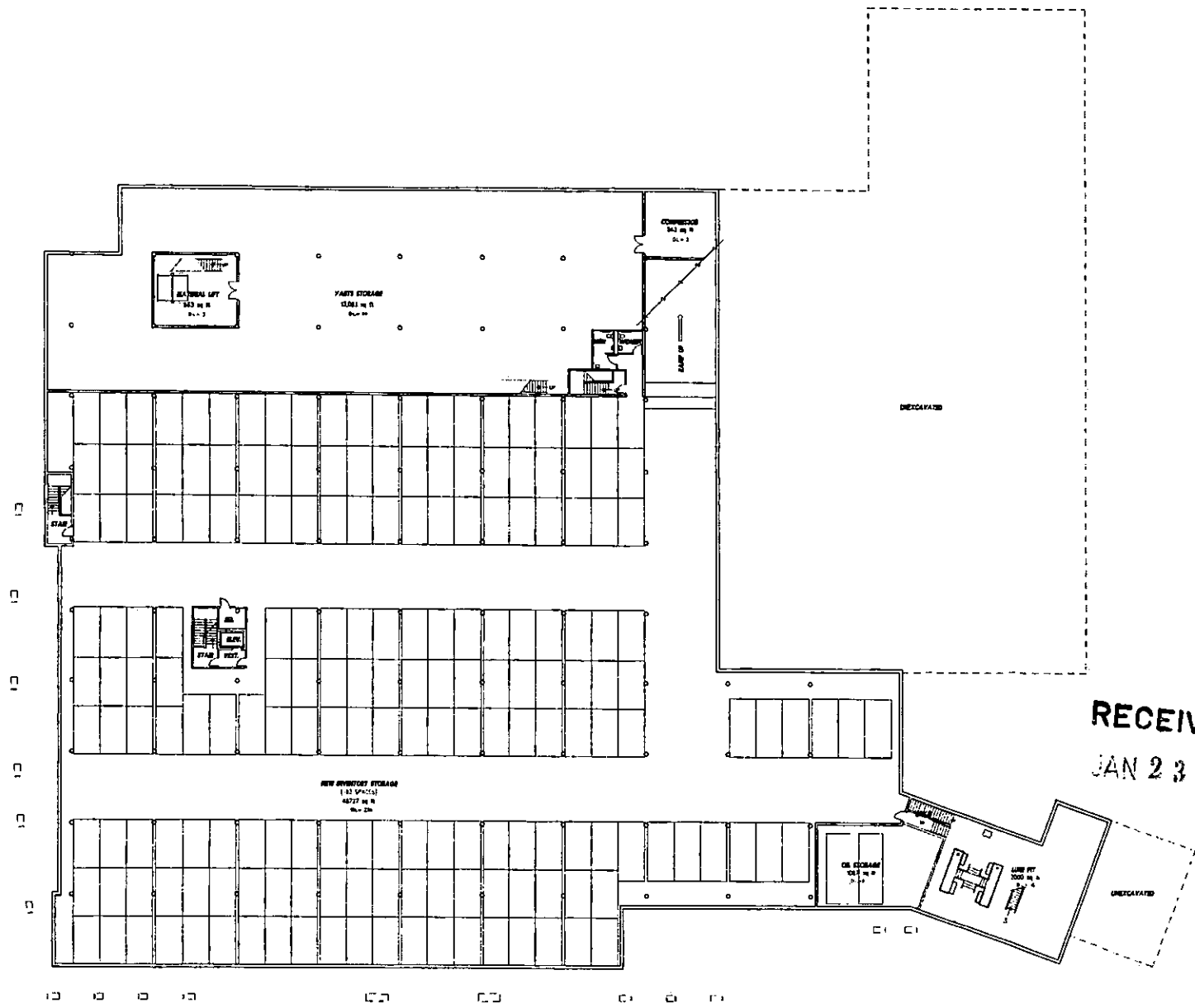
SCALE: 1" = 50'

PRELIMINARY
PLANNING REVIEW

PRELIMINARY
SITE PLAN

A1.1

WVR-19784 SUP-19359 MAR 20 2007
SDR-19363 REVISED
04/12/07 PC



RECEIVED
JAN 23 2007

D·L·A

Darwin Lindahl Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph 783 580 0448 Fax 783 580 0441

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Project: #0616

**CONCEPTUAL MASTERPLAN:
FAIRWAY CHEVROLET**

**3100 EAST SUMMIT AVE.
LAS VEGAS, NEVADA**

Revisions:		
No.	Revision	Date
1	1. Add a new section on the importance of customer feedback.	10/26/2023
2	2. Revise the conclusion to better summarize the key findings.	10/27/2023
3	3. Update the references with the latest research on the topic.	10/28/2023
4	4. Improve the clarity of the methodology section.	10/29/2023
5	5. Add a new figure to illustrate the data trends.	10/30/2023
6	6. Revise the abstract to be more concise and impactful.	10/31/2023
7	7. Add a new section on the future research agenda.	11/01/2023
8	8. Revise the introduction to provide more context.	11/02/2023
9	9. Update the references with the latest research on the topic.	11/03/2023
10	10. Improve the clarity of the methodology section.	11/04/2023



Drawing
BLDG. A
LOWER LVL
PLAN

Sheet No
A2.1

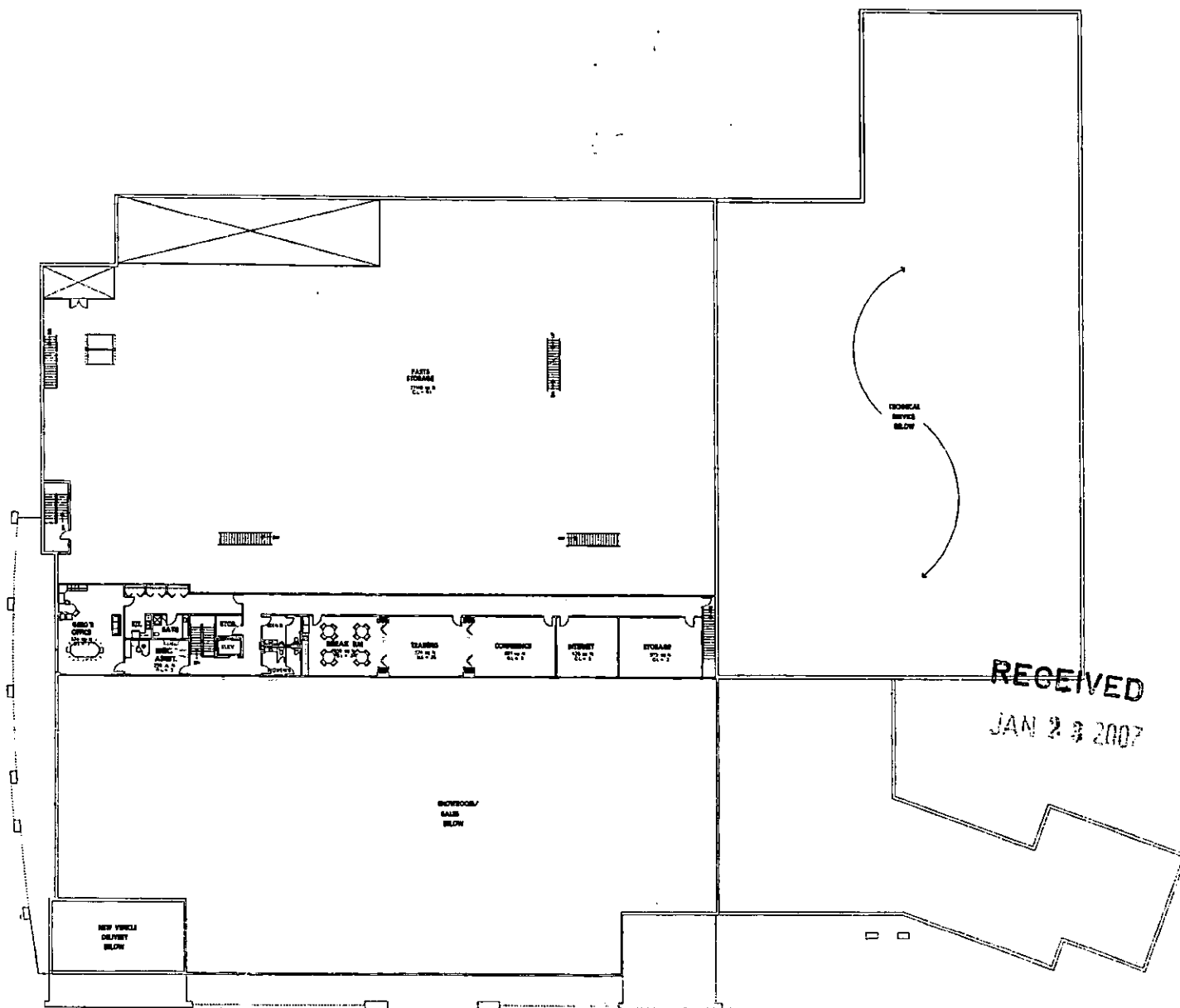
BUILDING A- LOWER LEVEL FLOOR PLAN

 $341 \frac{1}{2} \times 100 = 34150$

GROSS AREA: 65.530 S.C.

SUP-19359

03/22/07 PC SDR-19363



CROSS AREA: 36.956 5

BUILDING A- UPPER LEVEL FLOOR PLAN

STATE V. [REDACTED]

~~SUP-19359~~

03/22/07 PC SDR-19363



Darwin Lindsay Architects, P.A.
4150 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph: 763.560.0448 Fax: 763.560.0441

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Project: #0610

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET

1100 EAST SAMARA AVE.
LAS VEGAS, NEVADA

Revisions

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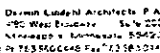
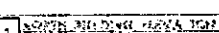
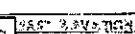
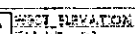
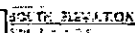
Drawing

**BLDG. A
UPPER LVL
PLAN**

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PRELIMINARY
OFFICE OF ACTION

**BUILDING
ELEVATIONS
BUILDING A**

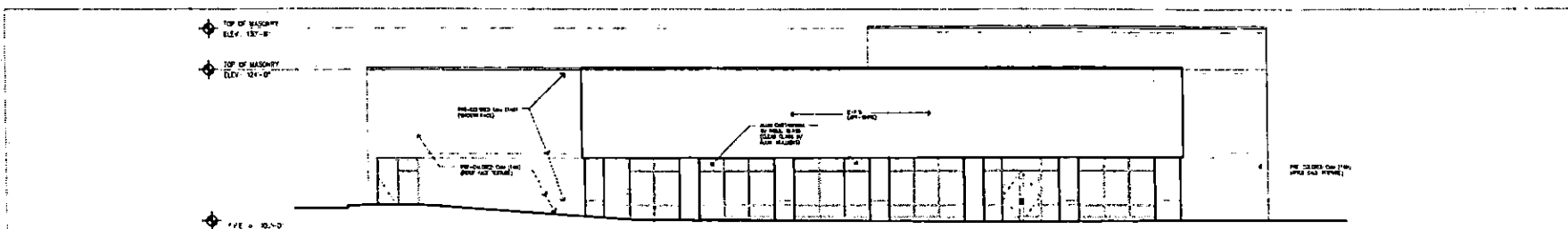
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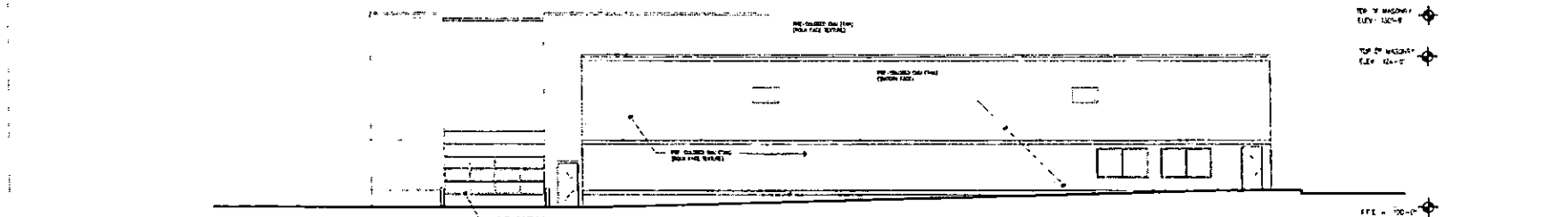
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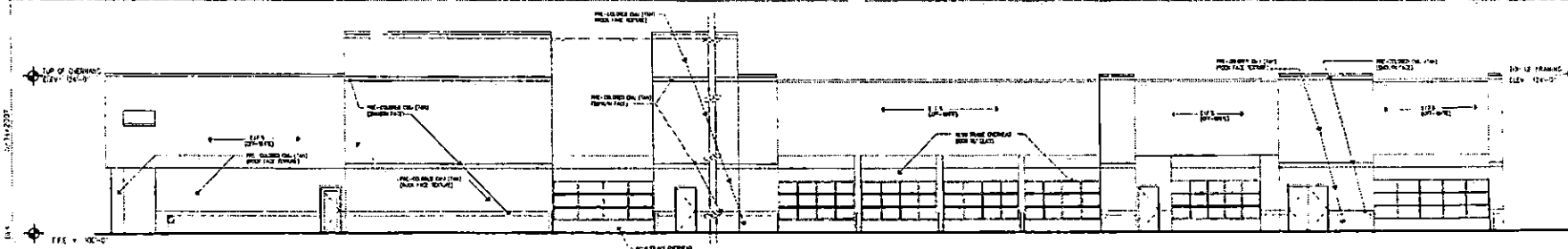
WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC



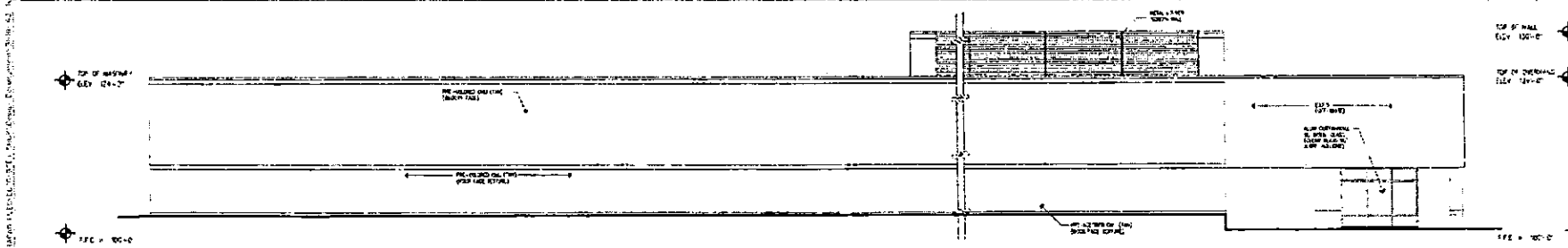
1 SOUTH BUILDING ELEVATION-ENTRY SHOP
SCALE 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION-ENTRY SHOP
SCALE 1/8" = 1'-0"



3 EAST BUILDING ELEVATION-ENTRY SHOP
SCALE 1/8" = 1'-0"



4 WEST BUILDING ELEVATION-ENTRY SHOP
SCALE 1/8" = 1'-0"



Deane Leland Architects P.A.
4012 West Broadway, Suite 200
Minneapolis, Minnesota 55409
Tel: 612.660.0448 Fax: 612.660.2444

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Project No. 04-010

REVISIONS
1. 04/12/07
2. 04/12/07
3. 04/12/07
4. 04/12/07
5. 04/12/07
6. 04/12/07
7. 04/12/07
8. 04/12/07
9. 04/12/07
10. 04/12/07



BUILDING
ELEVATIONS
BUILDING B

Sheet No.

A3.2

WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC

RECEIVED

MAR 9 2007



SCALE 1" = 1'-0"



DATE: 4/14/1968

A2.4

03/22/07 PC SDR-19363

January 23, 2007

Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Fairway Chevrolet
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing storage buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

**SUP-19359
SDR-19363
03/22/07 PC**

Telephone Protest/Approval Log

Meeting Date: 3/8/07

Case Number: SUP 19359

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3008 Holly Hill
Phone: 282-6375
☐ PROTEST ☒ APPROVE

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

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Name: _____
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ITEM # 21
CASE # SUP 19359
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 - RENOTIFICATION - SDR-19363 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-19784 AND SUP-19359 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 251,828 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 17.01 acres at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE AN 8 FOOT PERIMETER LANDSCAPE BUFFER IS REQUIRED.

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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Approval by Eddie Escobedo

MOTION:

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

- The applicant shall submit a phasing plan for administrative approval by the Planning staff for the landscaping and occupancy.**
- 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 38 – SDR-19363

MINUTES:

See Item 36 for related discussion.

(8:38 – 8:43)

2-1647

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0083-87).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/20/07, and landscape plan, date stamped 1/23/07, except as amended by conditions herein.
4. The recordation of a Merger and Re-subdivision for parcels APN 162-01-801-014, -015 & -016 will be required.
5. A Waiver from Title 19.12. is hereby approved, to allow 46 parking lot landscape islands where 84 are required.
6. A Waiver from Title 19.12.040 is hereby approved, to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: A revised landscape plan that provides 24"-box trees planted 20 feet on-center along the southern perimeter of the northeast "panhandle" as shown on the provided landscape plan date stamped 1/23/07 shall be submitted.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 38 – SDR-19363

CONDITIONS – Continued:

utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

9. 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 Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. 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.
15. 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.
16. 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 38 – SDR-19363

CONDITIONS – Continued:

Public Works

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.
18. A Waiver of Title 18.12.130, such as WVR-19784, shall be approved to allow Scarlet Oak Avenue to terminate with a dead-end. If a Waiver is not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Scarlet Oak Avenue will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
19. Landscape and maintain all unimproved right-of-way, if any, on East Sahara Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public right-of-way adjacent to this site.
21. 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.
22. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
23. Vehicles shall be neither displayed nor stored within the public right-of-way adjacent to 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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 38 – SDR-19363

CONDITIONS – Continued:

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-19363 -****APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY**

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

1. Conformance to the conditions for Rezoning (Z-0083-87).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/20/07, and landscape plan, date stamped 1/23/07, except as amended by conditions herein.
4. The recordation of a Merger and Re-subdivision for parcels APN 162-01-801-014, -015 & -016 will be required.
5. A Waiver from Title 19.12. is hereby approved, to allow 46 parking lot landscape islands where 84 are required.
6. A Waiver from Title 19.12.040 is hereby approved, to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - c. A revised landscape plan that provides 24"-box trees planted 20 feet on-center along the southern perimeter of the northeast "panhandle" as shown on the provided landscape plan date stamped 1/23/07 shall be submitted.

SDR-19363 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. 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 Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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.

SDR-19363 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

18. A Waiver of Title 18.12.130, such as WVR-19784, shall be approved to allow Scarlet Oak Avenue to terminate with a dead-end. If a Waiver is not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Scarlet Oak Avenue will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
19. Landscape and maintain all unimproved right-of-way, if any, on East Sahara Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public right-of-way adjacent to this site.
21. 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.
22. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
23. Vehicles shall be neither displayed nor stored within the public right-of-way adjacent to 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 recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

SDR-19363 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicant's proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

In addition to this Site Plan Review, a related Special Use Permit (SUP-19359) to allow service bays to face the public right-of way and a Waiver (WVR-19784) to the Title 18.12.130 Cul-de-sac standards have been requested.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
Month/date/year	Action
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
03/08/07	The Planning Commission held this item in abeyance at the applicant's request.
~~Related Building Permits/Business Licenses~~	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
~~Pre-Application Meeting~~	
1/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
~~Neighborhood Meeting~~	
NA	A neighborhood meeting was not required, nor was one held.
~~Details of Application Request~~	
~~Site Area~~	
Net Acres	17.01 acres

MH

SDR-19363 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

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

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks			
• Front	20 Feet	117 Feet	Y*
• Side	10 Feet	32 Feet	Y*
• Corner	15 Feet	NA	Y*
• Rear	20 Feet	126 Feet	Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

SDR-19363 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of this SDR will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	85 Trees	78	N*
Buffer:	1 Tree/ 20 Linear Feet	73 Trees	73 Trees	Y**
Min. Trees	1 Tree/ 30 Linear Feet	78 Trees	78 Trees	Y***
TOTAL		236 Trees	229	N****
Min. Zone Width	8 Feet		0 Feet	N****
Wall Height	6 Feet		6 Feet	Y

* The parking lot for this automobile dealership does not meet parking lot tree requirements per Title 19.12.

**One tree per 20 linear feet must be provided on commercially zoned properties adjacent to residential.

***One tree per 30 linear feet must be provided for the remaining eastern, western, and southern perimeter.

**** Waivers have been requested to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required due to the placement of a drainage easement and to reduce the total number of parking lot trees as required by Title 19.10.

SDR-19363 - 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	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		3 per 50,00 SF w/ 1 add'l space per 100,000 SF	5 req'd		5		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

Waivers		
Request	Requirement	Staff Recommendation
To allow 43 landscape islands where 86 are required.	One five-foot landscape island per six parking spaces.	Approval
To allow no landscape buffer along the east property line.	An eight-foot wide landscape buffer	Approval

ANALYSIS

- General Plan/Zoning**

This proposal covers three separate parcels, APNs 162-01-801-014, -015, and -016, which are zoned C-2 (General Commercial). The existing use for an Automobile Dealership with ancillary used auto sale and auto body repair office are permissible uses per Title 19.04.

Although no signage is shown, per Title 19.14 Sign Standards this 17 Acre development will require an approved Master Sign Plan prior to the issuance of any sign permits.

SDR-19363 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

- **Site Plan**

The applicant proposes a renovation of an existing Automobile Dealership fronting along Sahara Avenue. The entire project covers three separate parcels that will require the recordation of a merger and re-subdivision creating a 17-acre commercial subdivision. The applicant submitted the appropriate application (PMP-19451) on 1/26/07 that seeks to fulfill this condition but is still pending. The project will provide a 196,916 square-foot auto dealership and a 54,912 square-foot auto body shop for a gross floor area of 251,828 square-feet.

The applicant proposes service bays that face the Sahara Avenue frontage. As this does not meet the conditional use for the ancillary auto body repair and service use associated with the Motor Vehicle Sales use, the applicant has requested a Special Use Permit (SUP-19359).

- **Elevations & Materials**

The massing of the auto dealership is broken up with a selection of different material textures and colors. The front entrance is distinguished by a "Chevrolet Blue" metal paneling that contrasts nicely with the off-white EIFS wall system (stucco) and white metal paneling. The bulk of the rear of the building is finished with split-faced tan CMU walls with portions of off-white EIFS walls breaking up the massing of the large auto service center.

Although the elevations maintain a street-oriented façade with non-reflective glazing facing out towards Sahara, the applicant has requested a Special Use Permit (SUP-19359) to allow service bays to face towards the Sahara Avenue frontage. Staff has recommended approval of this request as the bays are slightly angled, setback 140 feet from Sahara Avenue and partially screened by the front perimeter landscaping.

- **Residential Adjacency**

The proposed building height is 26 feet, more than the minimum 15-foot height requirement. The applicant has provided a 130-foot separation distance where the 3:1 separation requirement requires 78 feet. The proposed building is also in compliance with adjacent matching setbacks for the R-1 (Single-Family Residential) Zoned property located to the north. Although no structures are proposed or near the 15-foot residential setback, the applicant has called out a 20-foot setback line on the submitted plans where required.

SDR-19363 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

- **Parking**

The proposed redeveloped auto dealership provides an adequate 507 customer and ADA-compliant parking spaces separate from the additional 813 spaces dedicated to vehicle display and inventory storage.

Five on-site 15-foot by 25-foot loading spaces have been provided per Title 19.10.020 and are located next to the automotive repair shop.

- **Landscaping**

The provided landscape plans show the appropriate perimeter landscape buffer widths with a mixture of pines, desert willows, acacias, and some oak trees placed along the east and west perimeters at thirty feet, on-center and throughout the site. The southern perimeter buffer along Sahara Avenue shows 24"-box sized Palms placed thirty-foot on-center so as to not obscure the vehicle displays. The provided plans also show pine trees placed twenty-foot on-center adjacent to the single-family properties to the north of the subject site.

A Waiver to the Title 19.10.010 parking lot landscape island requirements has been requested to provide 43 parking lot landscape islands where 86 are required.

An additional Waiver has been requested to allow no landscape buffer where an eight-foot buffer is required along the east property line. This request is to accommodate a drainage channel. Staff supports this request.

- **Signage**

No elevations have been provided for proposed signage. As this project is over 15 acres, a Master Sign plan is required per Title 19.130(B)1(a).

FINDINGS

The following findings must be made for an SDR:

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

The proposed development is compatible with adjacent single-family residential development to the immediate north of the project. The applicant seeks to avoid the detrimental impact that an auto repair facility could have on residentially zoned property by locating the service facility to the front of the property.

SDR-19363 - Staff Report Page Seven
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 expansion of the existing development is consistent with the General Plan and the Title 19 Development Standards. Regarding the ancillary use of an auto repair facility in conjunction with an automotive dealership, a request for a Special Use Permit (SUP-19359) to allow the service bays to face towards Sahara Avenue has been submitted.

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

The existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automobile dealership. There is little expected increase in traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address Scarlet Oak Avenue's termination into the north end of the property without providing a cul-de-sac.

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

The proposed landscape materials are appropriate for this area and for the City. Although there is an overall deficiency in the provided quantities of landscaping material, staff believes the applicant has made good effort to provide an appealing plan made up of a diverse palate of desert trees and shrubs located throughout the site.

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

The proposed building elevations are compliant with the residential adjacency standards as listed in Title 19.08. The provided elevations depict an adequate separation distance of the proposed addition from the adjacent residential properties side.

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

The appropriate measures are being taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

SDR-19363 - Staff Report Page Eight
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 (Mailed with WVR-19784 and SUP-19359)

APPROVALS 1

PROTESTS 0

HOLLY HILL AVE.

R-1 (SINGLE FAMILY)

R-1 (SINGLE FAMILY)

SCARLET OAK AVE.

R-1 (SINGLE FAMILY)

D.L.A.

Design Linear Architects, P.A.
400 West 8th Street, Suite 200
New York, NY 10014-2000
Tel: 212-512-1000
Fax: 212-512-1001
www.dla.com

Project No. 408 8

C-2 (GENERAL COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

ZONING DATA:

ZONING: C-2 (GENERAL COMMERCIAL)

SITE AREA:

SITE AREA: 740,942 sq.ft. (17.01 ACRES)

SITE COVERAGE:

BUILDINGS: 127,412 sq.ft. (17.20%)
PAVING & SIDEWALK: 359,517 sq.ft. (76.65%)
LANDSCAPING: 44,033 sq.ft. (5.94%)
TOTAL: 740,942 sq.ft. (100%)

BUILDING AREA:

CHEVROLET (BLDG A): 156,516 sq.ft.
MAIN LEVEL: 95,122 sq.ft.
UPPER LEVEL: 36,936 sq.ft.
LOWER LEVEL: 65,838 sq.ft.
BODY SHOP (BLDG B): 54,712 sq.ft.
MAIN LEVEL: 24,250 sq.ft.
LOWER LEVEL: 30,622 sq.ft.
TOTAL: 251,828 sq.ft.
FAR (FLOOR AREA RATIO): 33.97%

PARKING:

REQUIRED: 261,023 S.F. / 100 S.F. : 803 CARS

PROVIDED:

CUSTOMER PARKING: 78 CARS
SERVICE PARKING: 57 CARS
EMPLOYEE PARKING: 257 CARS
PARTS RUNNER PARKING: 18 CARS
BODY SHOP PARKING: 71 CARS
TRUCK SERVICE PARKING: 66 TRUCKS
TOTAL PARKING: 633 CARS/TRUCKS
VEHICLE DISPLAY: 628 CARS
TRUCK DISPLAY: 23 TRUCKS
INVENTORY STORAGE: 343 CARS
OVERALL TOTAL: 1,353 CARS/TRUCKS

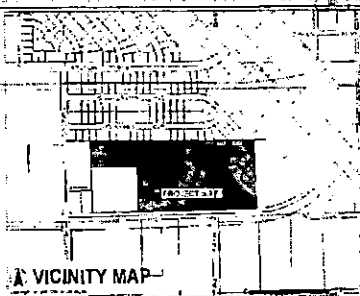


TYPICAL SCREEN WALL ELEVATION

EAST SAHARA AVE.

BLDG. A

BLDG. B



VICINITY MAP

Site Plan

RECEIVED

SCALE: 1" = 100'

PRELIMINARY

PRELIMINARY SITE PLAN

Sheet No.

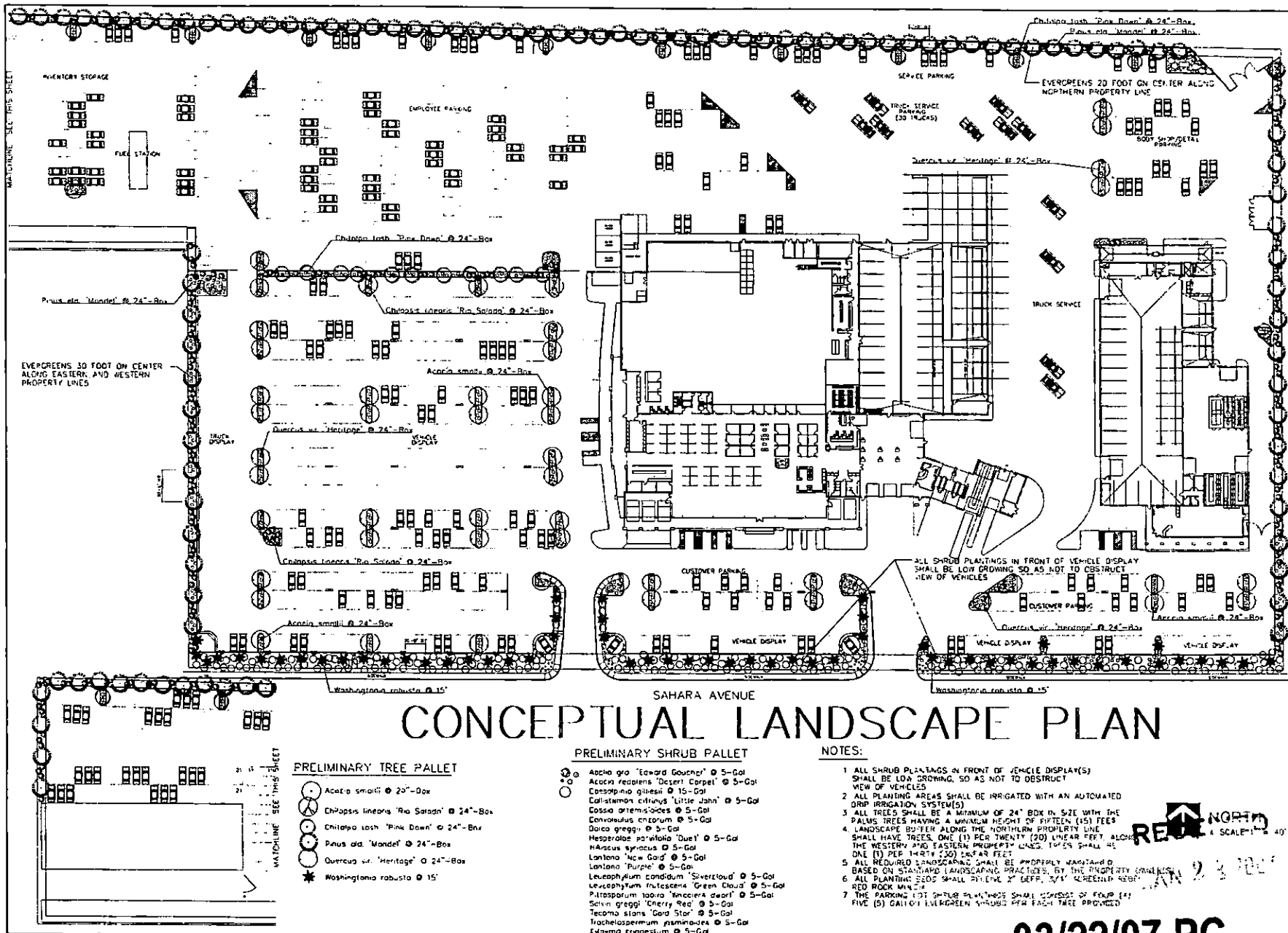
A1.1

WVR-19784 SUP-19359 MAR 20 2007

SDR-19363 REVISED

04/12/07 PC

1 PRELIMINARY SITE PLAN



FAIRWAY CHEVROLET

MICHAEL STEIDING, INC.

Landscape Architect

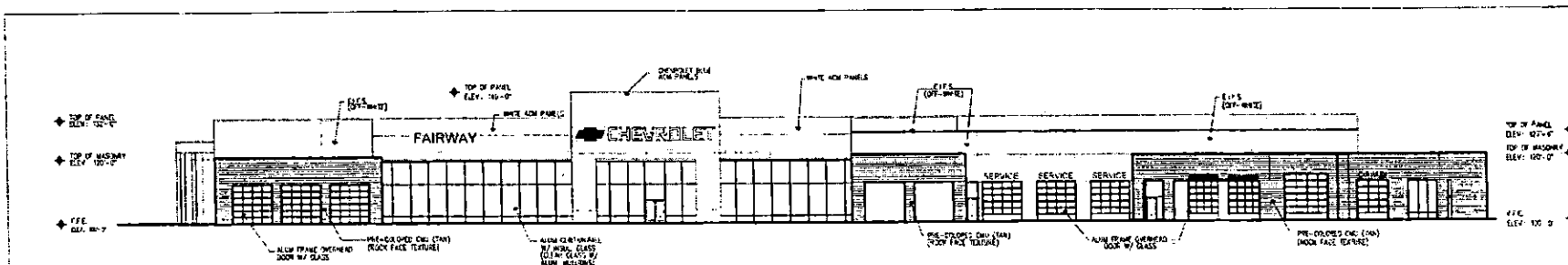
1185 De La Pina Lane Las Vegas, Nevada 89123

NY ALA No. 137, CA ALA No. 1878

(702) 732-8311

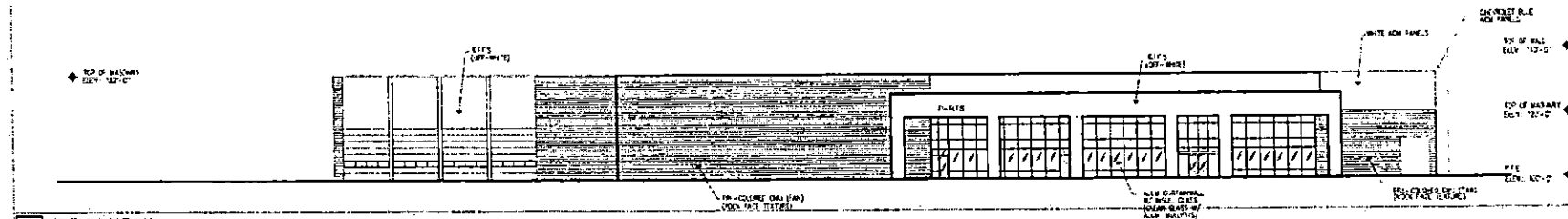
CONCEPTUAL LANDSCAPE PLAN

DATE	03/22/07
BY	PC
SCALE	1" = 40'
SHEET	1
TOTAL SHEETS	1



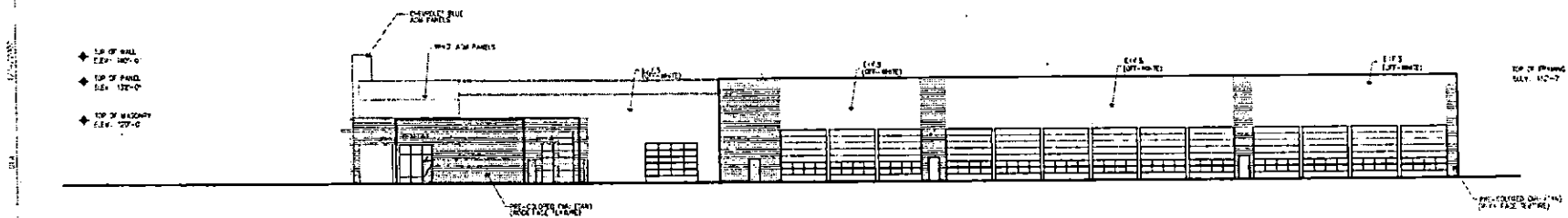
SOUTH ELEVATION

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



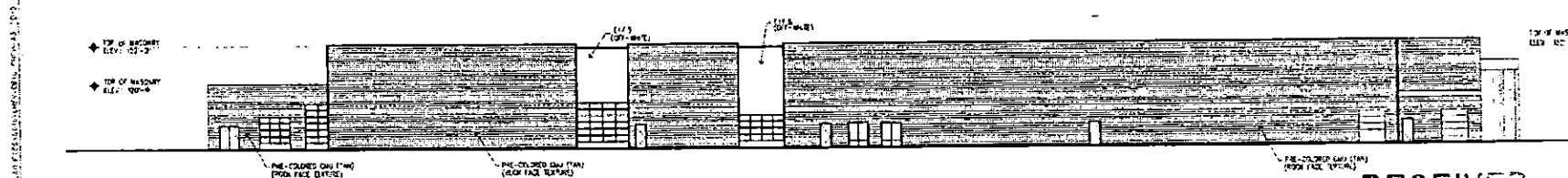
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

D.L.A.

Darwin Lindahl Architects, P.A.
480 West Broadway, Suite 200
Alhambra, California 91803
Tel: 626 550 0045 Fax: 626 560 7047

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4/12/07

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REVISION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

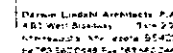
**BUILDING ELEVATIONS
BUILDING A**

07/06/10

A3.1

**WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC**

**RECEIVED
MAR 20 2007**

[illegible]

RESEARCH DESIGN

THE UNIVERSITY OF CHICAGO
 LIBRARY
 540 EAST 57TH STREET
 CHICAGO, ILL. 60637

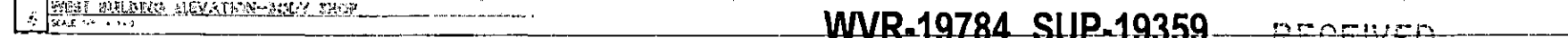
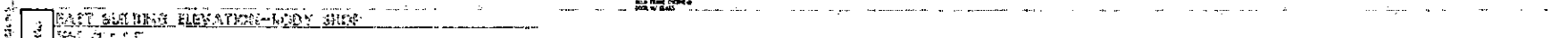
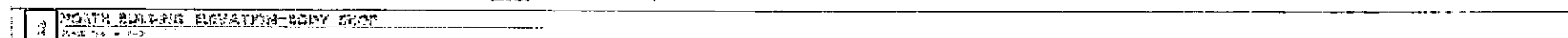
10-10-68

PRELIMINARY

**BUILDING
ELEVATIONS
BUILDING B**

میں نے اپنے دوستوں کو بتایا کہ میں نے ایک نیا کام کیا ہے۔

A3.2

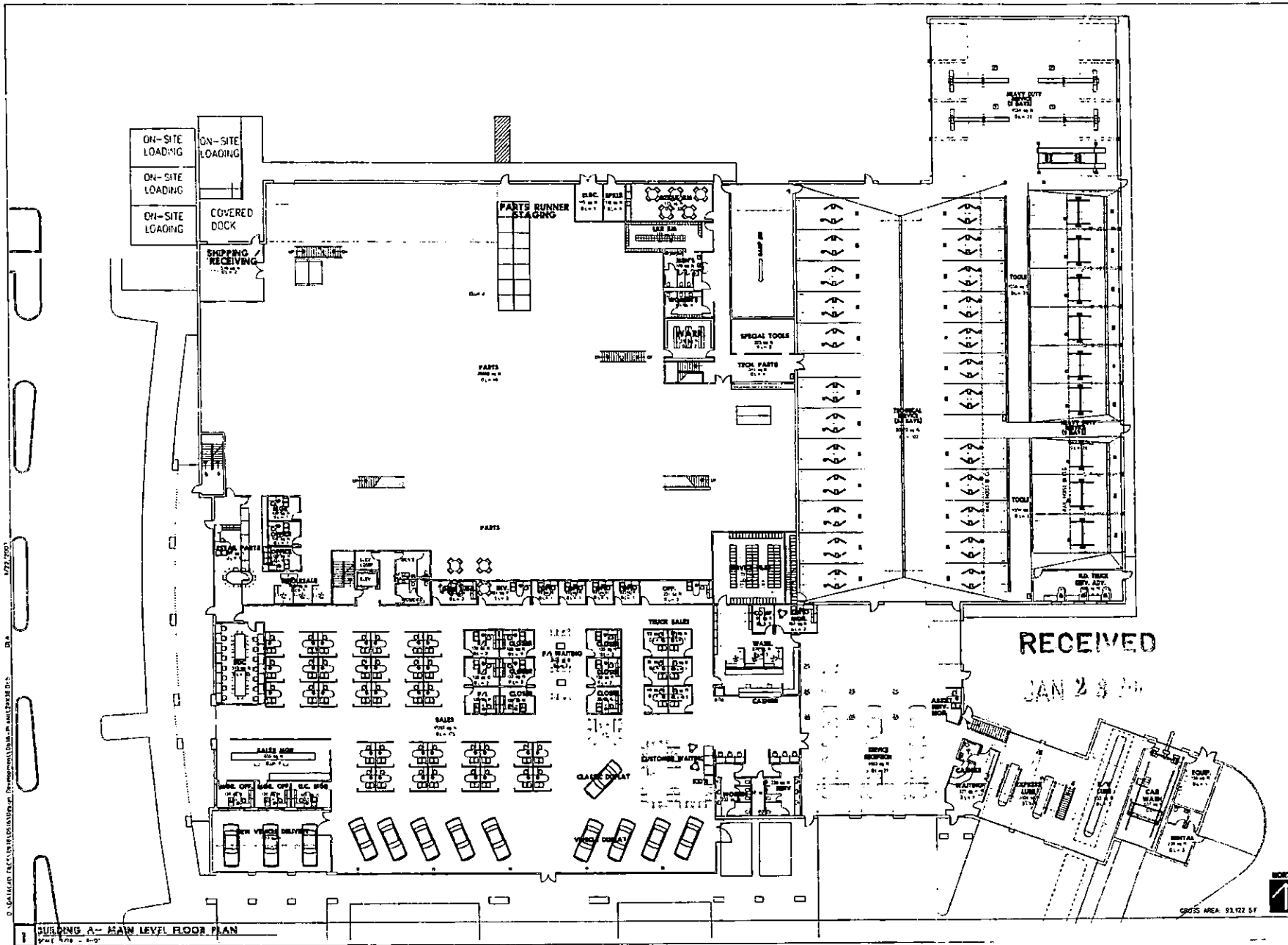


~~WVR-19784 SUP-19359~~
~~SDR-19363 REVISED~~
~~04/12/07 PC~~

RECEIVED

MAR 20 1967

03/22/07 PC
SDR-19363





DESIGN LINDEN ARCHITECTS, P.A.
 450 West Broadway Suite 200
 Minneapolis Minnesota 55402
 Ph: 763 550 0448 Fax: 763 560 0441

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PROJECT: #0616

**CONCEPTUAL ARCHITECTURAL PLAN FOR:
 FAIRWAY CHEVROLET**

3100 EAST CARROLL AVE.
 LAS VEGAS, NEVADA

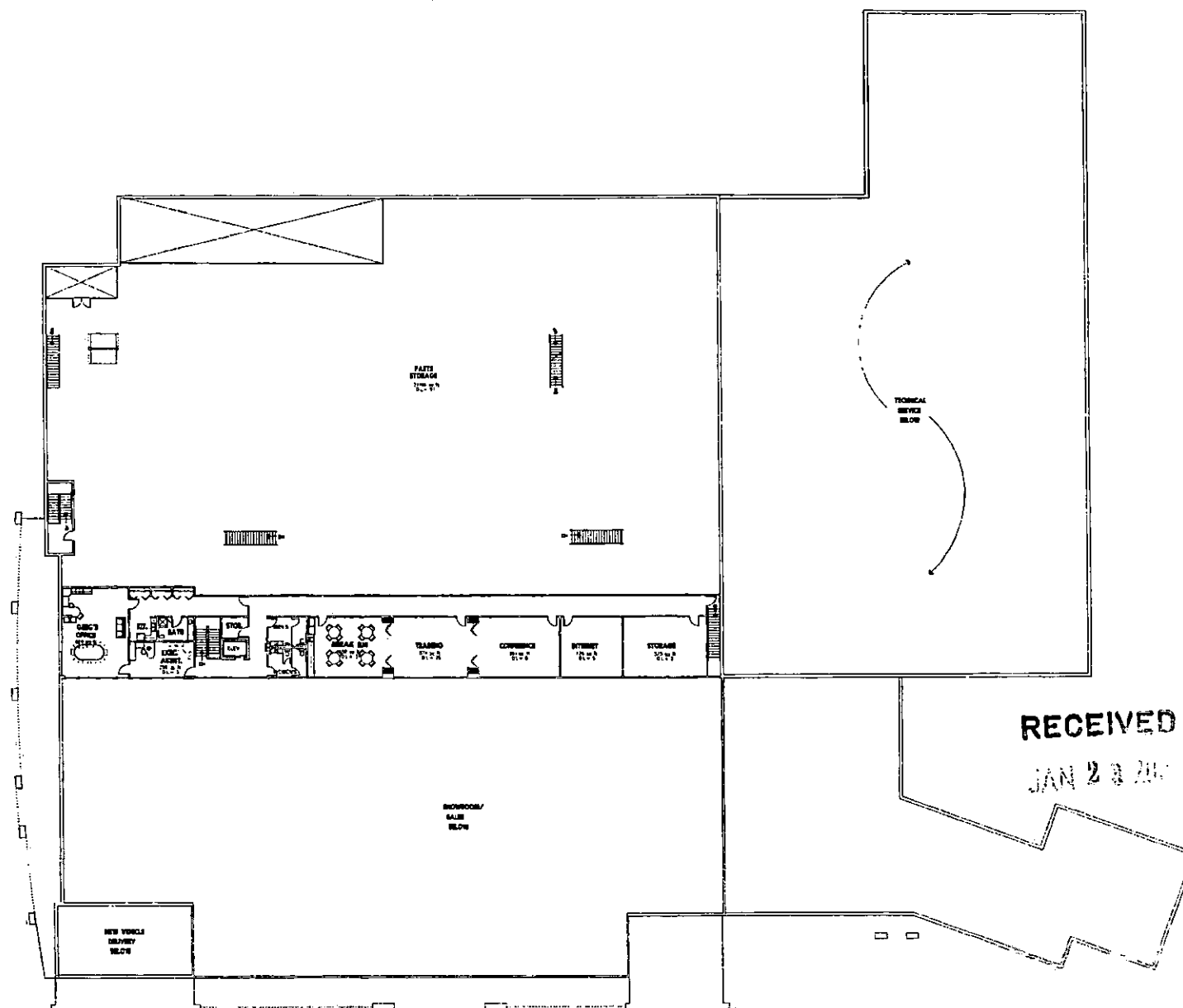
Revisions		
No.	Description	Date



Drawing
**BLDG. A
 MAIN LVL
 PLAN**

Sheet No
A2.2

SDR-19363
 03/22/07 PC



1	BUILDING A- UPPER LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"

$$2 \times 1/4 = 1/2$$

03/22/07 PC
SDR-19363



Darwin Linda H Architects, P.A.
4150 West Broadway Suite 200
Minneapolis Minnesota 55422
Ph: 763.580.0448 Fax: 763.580.0441

[illegible]

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Project: #0616

CONCEPTUAL MASTERPLAN FOR: FAIRWAY CHEVROLET

3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

No	Keywords	Date
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____
6	_____	_____
7	_____	_____
8	_____	_____
9	_____	_____
10	_____	_____



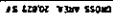
Drawing

**BLDG. A
UPPER LVL
PLAN**

Size No

A2.3





~~CONFIDENTIAL~~

CLASS AREA 34280 51



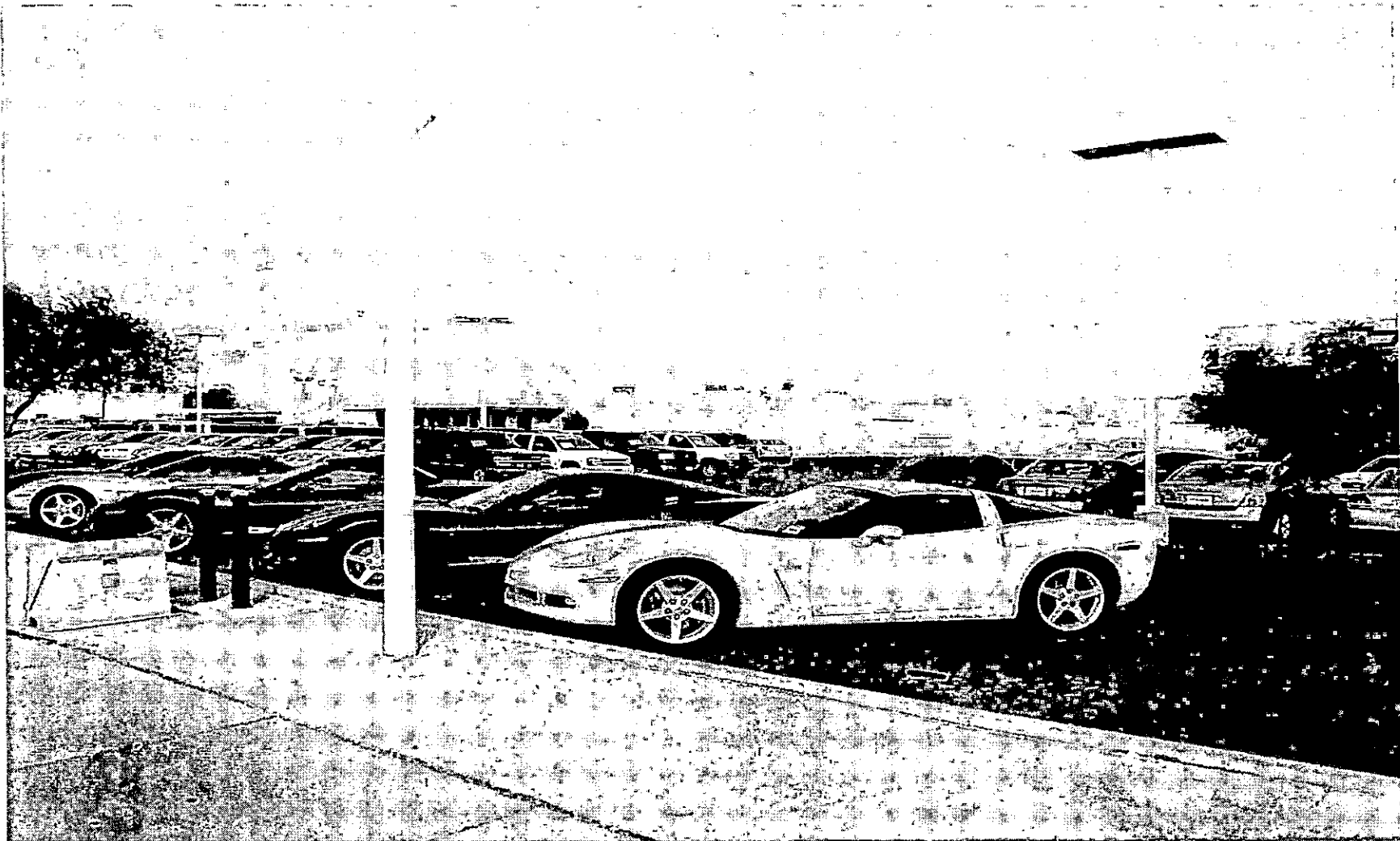
Sheet No

V.T.C.



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07

January 23, 2007

Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Fairway Chevrolet
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing storage buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

03/22/07 PC
SDR-19363

Telephone Protest/ Approval Log

Meeting Date: 3/8/07

Case Number: SDR 19363

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3408 Holly Hill
Phone: 283-6375
☐ PROTEST ☒ APPROVE

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

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

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Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 22
CASE # SDR-19363
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 - RQR-17661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for RQR-4664
5. City Council Approval Letter for U-0023-95(2)
6. City Council Approval Letter for U-0023-95(1)
7. City Council Approval Letter for U-23-95

MOTION:

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

- Before the City Council hearing, the applicant will receive approval of the final inspection from the Building and Safety Department by getting a letter from a registered professional engineer in the State of Nevada saying the billboard is sound.
- Motion carried with DAVENPORT and STEINMAN voting NO and EVANS excused

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 39 – RQR-17661

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JAMES MARSHALL, Planning and Development Department, stated the applicant has not complied with Condition 6 and recommended denial. He confirmed for CHAIRMAN DAVENPORT that the reason for the denial was final inspections had not been made.

ATTORNEY LUCAS TUCKER, 300 South 4th Street, appeared on behalf of the applicant. He pointed out the billboard is located in a highly commercial and industrial area which has not changed since the last review and noted the billboard was being properly maintained. ATTORNEY TUCKER suggested that the Building and Safety Department did not require a final inspection and would accept a letter from an engineer stating the billboard is structurally sound. He stated his client would be willing to provide such a letter and requested approval.

DEPUTY CITY ATTORNEY JAMES LEWIS emphasized that City Code must be followed and clarified that the Building Department officials had indicated that one method of satisfying Condition 6 would be to have a licensed engineer inspect the billboard and submit a letter stating the billboard is up to Code. MARGO WHEELER, Director of Planning and Development Department, concurred, adding that meeting the requirements of the Building Department would satisfy the requirements of the Planning Department.

COMMISSIONER TRUESDELL expressed incredulity in ATTORNEY TUCKER'S statement that the Building Department does not have enough staff to perform required inspections and ATTORNEY LUCAS explained that he had not intended to misquote or misconstrue the words of the Building Department and apologized.

CHAIRMAN DAVENPORT and COMMISSIONER GOYNES suggested holding the item until the applicant could produce the required engineer's letter and ATTORNEY TUCKER agreed.

COMMISSIONER STEINMAN disagreed with the suggestion that this billboard is in an industrial area and described the billboard as unattractive. He also noted that he had voted against this billboard previously.

COMMISSIONER TRUESDELL supported this billboard in this location and recommended approval of this item with a condition requiring the submission of the engineer's letter. COMMISSIONER GOYNES supported COMMISSIONER TRUESDELL'S suggestion and ATTORNEY TUCKER agreed to the added condition.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 39 – RQR-17661

MINUTES – Continued:

MS. WHEELER assisted COMMISSIONER TRUESDELL with the crafting of the condition and informed ATTORNEY TUCKER that approval must be obtained from the Building Department in order to satisfy the added condition.

CHAIRMAN DAVENPORT expressed his support for tabling the item to ensure all the necessary documentation was in place before it was heard by the City Council and ATTORNEY TUCKER responded that he did not have a concrete timeline for the submission and approval of the engineer's letter.

COMMISSIONER TRUESDELL pointed out the responsibility for submitting and acquiring the necessary paperwork rests on the applicant and encouraged the Commissioners to be consistent in their requirements.

COMMISSIONER STEINMAN requested a condition prohibiting dual-faced advertising, but COMMISSIONER TRUESDELL stated his reluctance to add that condition, as it would be difficult to accomplish within 30 days. He acknowledged the dual faces should be addressed, but emphasized that finalizing the status of this billboard is the priority; therefore, he did not modify the motion further.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:43 – 8:59)

2-1848

CONDITIONS:

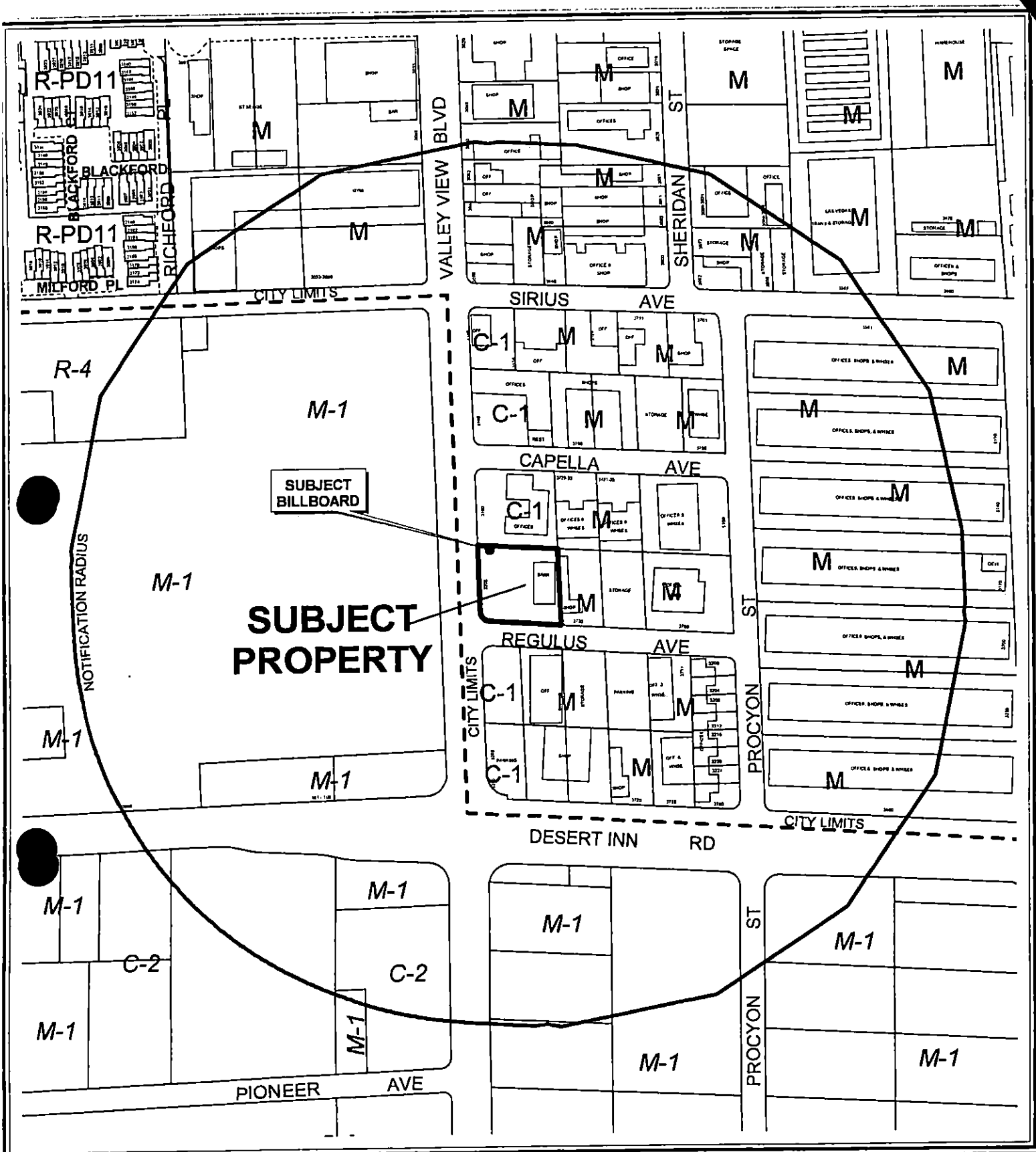
Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 39 – RQR-17661

CONDITIONS – Continued:

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: RQR-17661

RADIUS: 1000 FT

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

0 100 200 Feet





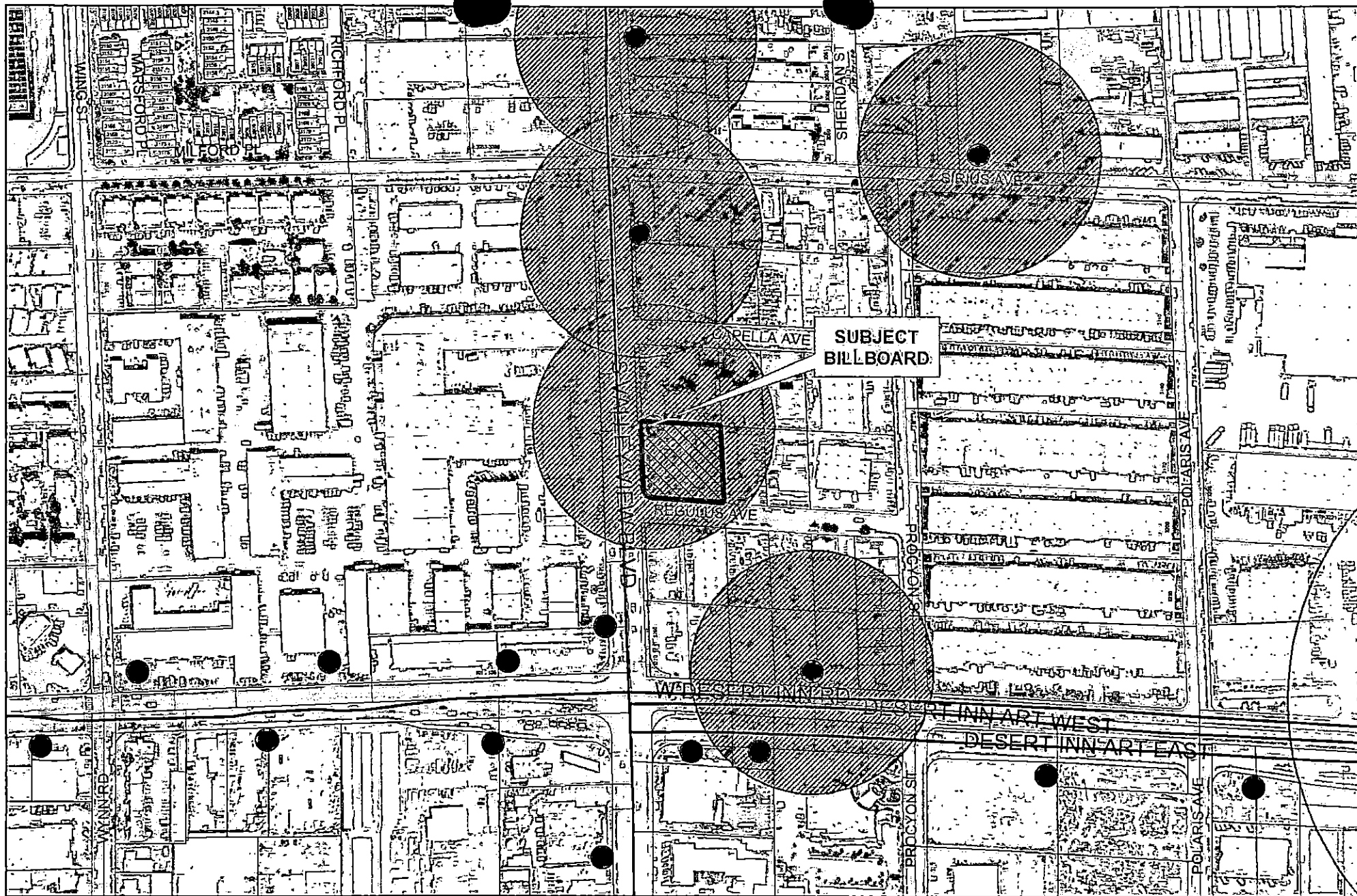
CASE: RQR-17661

RADIUS: 1000 FT

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

0 100 200 Feet





RQR-17661

City of Las Vegas Billboard Data

 Subject Parcel	 300 Foot Buffer Around Billboard	 Off Premise Sign Exclusion Area
 City of Las Vegas Billboard Location	 750 Foot Buffer Around Freeway Billboard	 Exempt - Off Premise Area Sign Area
 Clark County Billboard Location		



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RQR-17661 - APPLICANT: CLEAR
CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK**

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

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

RQR-17661 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Two Year Review of an approved Special Use Permit (U-0023-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3200 Valley View Boulevard.

This is the fourth review of the subject Special Use Permit (U-0023-95). A final inspection was never completed, which may pose as a potential public safety issue. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/19/95	The City Council approved a Special Use Permit (U-0023-95) for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on this site, subject to a five year review. The Board of Zoning Adjustment and staff recommended approval on 03/28/95.
06/07/00	The City Council approved a Required Five-Year Review on an approved Special Use Permit [U-0023-95(1)] for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval on 04/27/00.
08/07/02	The City Council approved a Required Two-Year Review on an approved Special Use Permit [U-0023-95(2)] for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval on 06/27/02.
10/06/04	The City Council approved a Required Two Year Review (RQR-4664) of an approved Special Use Permit (U-0023-95) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3200 Valley View Boulevard. The Planning Commission and staff recommended denial on 08/26/04.
12/20/06	The Planning Commission held this item in abeyance until the March 22, 2007 meeting.
03/22/07	The Planning Commission held this item in abeyance until the April 12, 2007 meeting.

RQR-17661 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
03/29/96	A building permit was issued on the indicated date, but expired on 03/22/97. The subject billboard has not received proper building permits.

Details of Application Request	
Site Area	
Gross Acres	0.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Bank	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
North	Offices	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
South	Offices	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
East	Retail	LI/R (Light Industrial Research)	M (Industrial)
West	Clark County	Clark County	Clark County

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

ANALYSIS

This is the fourth review of the subject Special Use Permit (U-0023-95). A building permit for the subject sign was issued on 03/29/96, but was never finalized. The applicant has not complied with Condition Number Six (6) which stated "All City Code requirements and design standards of all City Departments shall be satisfied". Since the applicant has never received a final inspection from the Building Department, staff cannot support the subject Required Review. Therefore, staff is recommending denial of the subject Required Review.

RQR-17661 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Previous Conditions of Approval from Required Review (RQR-4664)

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its subject location; since the billboard does not comply with all City Code requirements. A final inspection was never completed, which may pose as a potential public safety issue. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

RQR-17661 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 55

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RQR-17661

Case Number:

APN: 162 08 410 018

Name of Property Owner: NEVADA COMMERCE BANK

Name of Applicant: CLEAR CHANNEL OUTDOOR

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN 162 08 410 018

Signature of Property Owner:

Robin PANEK

Print Name:

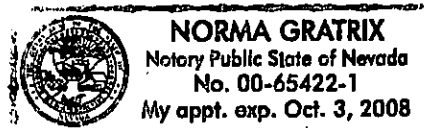
ROBIN PANEK

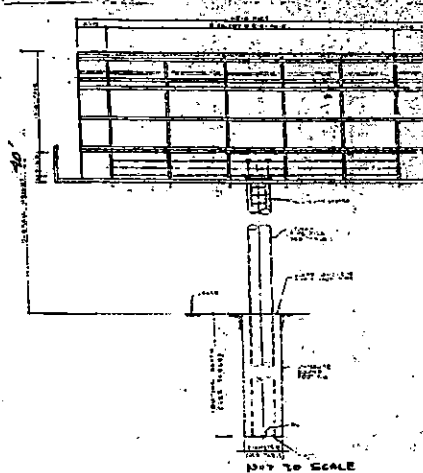
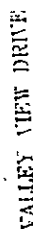
Subscribed and sworn before me

This 13 day of Oct, 2006

Norma Matrice

Notary Public in and for said County and State





LOT 1 19,973 SQ. FT.
LOT 2 20,042 SQ. FT.

RQR-17661
12/21/06 PC

SHEET
1 of 1 SHEET

OCT 20 2006



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/27/06



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/27/06



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/27/06



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

GARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

October 11, 2004

Ms. Kate Elsea
Nevada Commerce Bank
3200 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: RQR-4664 - REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Ms. Elsea:

The City Council at a regular meeting held October 6, 2004 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
10112-001-8/04

RQR-17661
03/22/07 PC

Ms. Kate Elsea
RQR-4664 – Page Two
October 11, 2004

Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #3050
Las Vegas, Nevada 89102

RQR-17661
03/22/07 PC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
JERRY BROWN
LYNNE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 9, 2002

Nevada Commerce Bank
3200 Valley View Boulevard
Las Vegas, Nevada 89102

RE: U-0023-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 7, 2002

Dear Applicant:

The City Council at a regular meeting held August 7, 2002 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 8, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-17661

Nevada Commerce Bank
U-0023-95(2) – Page Two
August 9, 2002

4. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Linda Owens

LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Debbie Torres
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
03/22/07 PC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
ETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

June 15, 2000

Valley View Regulus Limited Liability Company
2970 West Sahara Avenue, Suite #102
Las Vegas, Nevada 89102

RE: U-0023-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING DATE OF JUNE 7, 2000

Dear Applicant:

The City Council at a regular meeting held June 7, 2000 APPROVED the Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2000. This approval is subject to:

Planning and Development

1. The sign shall be repaired within thirty (30) days of the City Council approval.
2. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notifications costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise sign be removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

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

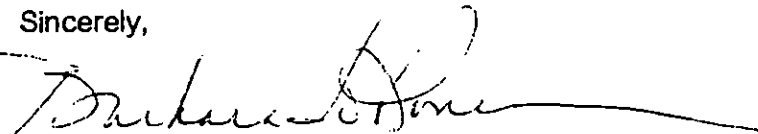
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-17661
03/22/07 PC

Valley View Regulus Limited Liability Company
U-0023-95(1) – Page Two
June 15, 2000

5. Conformance to all applicable Conditions of Approval of U-23-95 and all subsequent actions.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/gpb

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

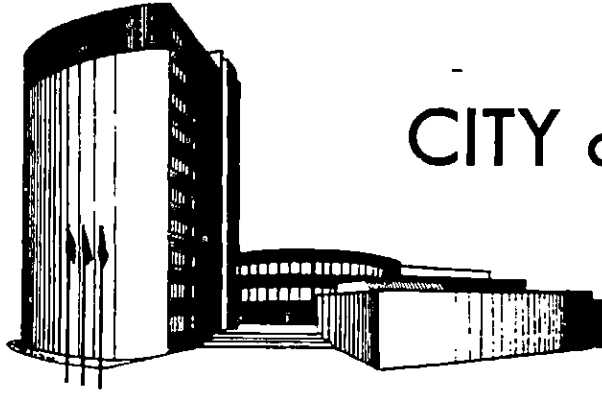
Mr. Rvan Norstrand
Donrey Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
03/22/07 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS, JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 5, 1995

Mr. Nolan Leavitt
Leavitt 1986 Trust
3700 West Desert Inn Road
Las Vegas, Nevada 89102

RE: U-23-95 - SPECIAL USE PERMIT

Dear Mr. Leavitt:

The City Council at a regular meeting held april 19, 1995 APPROVED the application of Leavitt 1986 Trust for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located on the northeast corner of Valley View Boulevard and Regulus Avenue, C-1 Zone, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

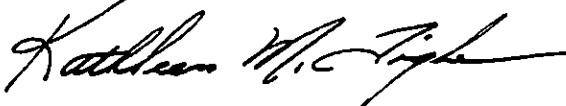
RQR-17661
03/22/07 PC



Mr. Nolan Leavitt
Leavitt 1986 Trust
May 5, 1995
RE: U-23-95 - SPECIAL USE PERMIT
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Chuck Dykes
Donrey Outdoor Advertising
1211 W. Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for RQR-4661
5. City Council Approval Letter for U-18-95(2)
6. City Council Approval Letter for U-18-95(1)
7. City Council Approval Letter for U-18-95

MOTION:

DUNNAM – DENIED – Motion failed with GOYNES, STEINMAN and TROWBRIDGE voting NO and EVANS excused; the application will go forward with NO RECOMMENDATION

NOTE: An initial motion for APPROVAL subject to conditions by GOYNES failed with DAVENPORT, TRUESDELL and DUNNAM voting NO and EVANS excused

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 40 – RQR-17763

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JIM MARSHALL, Planning and Development Department, stated the subject billboard does not comply with Code requirements due to its proximity to residential development and recommended denial.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She described the billboard's location and its history. She pointed out nothing in the area has substantially changed and respectfully requested approval.

ATTORNEY ALLEN informed COMMISSIONER STEINMAN that the subject billboard had no illegal embellishments and DOUG RANKIN, Planning and Development Department, explained that the photographs in the staff reports were taken November 22, 2006.

COMMISSIONER TRUESDELL suggested an additional condition prohibiting LED displays on this billboard without a hearing before the Commissioners.

In response to CHAIRMAN DAVENPORT'S inquiry, MR. RANKIN explained the billboard had received approval from the City Council to be constructed over the existing buildings. ATTORNEY ALLEN added that the billboard was built before the residential buildings. In order to stay consistent, CHAIRMAN DAVENPORT stated he could not support this application, despite the fact that the billboard's location is the only issue.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:59 – 9:06)

2-2566



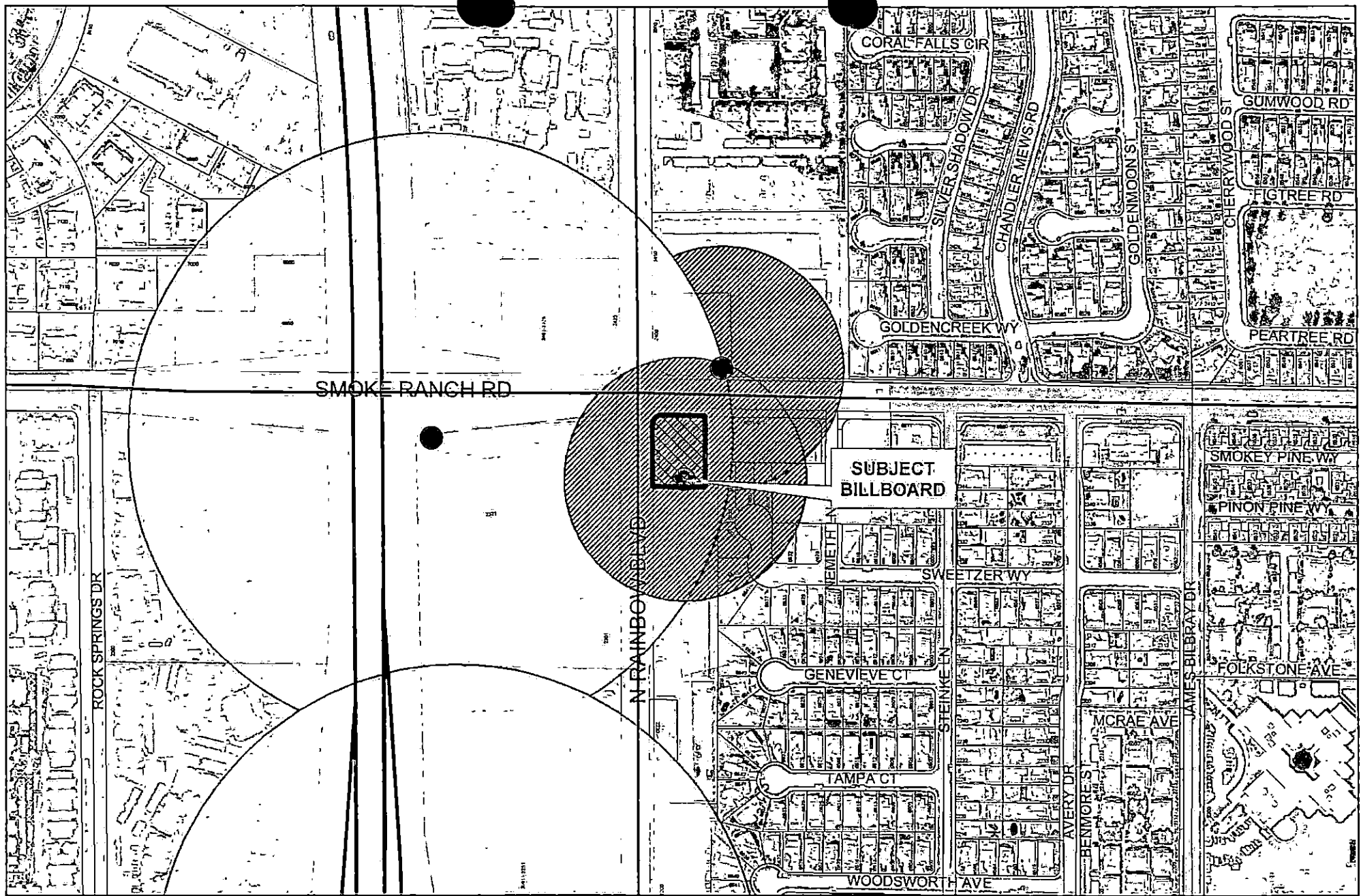
CASE: RQR-17763

RADIUS: 1000 FT

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

0 100 200 Feet





RQR-17763

City of Las Vegas Billboard Data

- Subject Parcel - City of Las Vegas Billboard Location - Clark County Billboard Location	300 Foot Buffer Around Billboard 750 Foot Buffer Around Freeway Billboard	- Off Premise Sign Exclusion Area - Exempt - Off Premise Area Sign Area



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RQR-17763 - APPLICANT: LAMAR
ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY**

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

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

RQR-17763 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Two Year Review of an approved Special Use Permit (U-0018-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2350 North Rainbow Boulevard.

This is the fourth review of the subject Special Use Permit (U-0018-95). The billboard does not comply with all City Code requirements due to its proximity to residential development and the Off-Premise Sign Exclusionary Zone. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/19/95	The City Council approved a Special Use Permit (U-0018-95) for on 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a five year review. The Board of Zoning Adjustment and staff recommended denial on 03/28/95.
06/07/00	The City Council approved a Required Five-Year Review on an approved Special Use Permit [U-0018-95(1)] for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two year review. The Planning Commission and staff recommended denial on 04/27/00.
08/21/02	The City Council approved a Required Two-Year Review of an approved Special Use Permit [U-0018-95(2)] for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two year review. The Planning Commission and staff recommended denial on 07/25/02.
10/06/04	The City Council approved a Required Two-Year Review (RQR-4661) of an approved Special Use Permit (U-0018-95) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2350 North Rainbow Boulevard. The Planning Commission and staff recommended denial on 08/26/04.
12/20/06	The Planning Commission held this item in abeyance until the March 22, 2007 meeting.
03/22/07	The Planning Commission held this item in abeyance until the April 12, 2007 meeting.
<i>Related/Building Permits/Business Licenses</i>	
06/07/95	The subject Off-Premise Advertising (Billboard) Sign received a building permit on the indicated date. A final inspection was completed by the building department on 06/22/95.

RQR-17763 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	0.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station/Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Service Station/Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Tenant Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Tenant Retail/Single Family Dwelling	SC (Service Commercial)	C-1 (Limited Commercial) R-CL (Single Family Compact-Lot)
West	Theatre/Multi-Tenant Retail	SC (Service Commercial)	C-1 (Limited Commercial)

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

ANALYSIS

This is the fourth review of the subject Special Use Permit (U-0018-95). A building permit for the subject sign was issued on 06/07/95 and was finalized on 06/22/95. Staff has recommended denial of all previous Required Reviews. The continued placement of an Off-Premise Advertising (Billboard) Sign on the subject site is not appropriate. Substantial development has occurred in the area over the last five years, including single-family residential, which makes the Off-Premise Advertising (Billboard) Sign incompatible with the adjacent land uses. Furthermore, the sign would not be allowed by the current Code, which requires an Off-Premise Advertising (Billboard)

NG

RQR-17763 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Sign to be a minimum of 300 feet from any single-family residence. The subject sign is approximately 120 feet from single-family residences. This sign, on the east side of Rainbow Boulevard, is adjacent to the Off-Premise Sign Exclusionary Zone adopted by City Council in 1997. Therefore, staff is recommending denial of the subject Required Review.

Previous Condition of Approval from Required Review (RQR-4661)

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its subject location. The billboard does not comply with all City Code requirements due to its proximity to residential development and the Off-Premise Sign Exclusionary Zone. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

RQR-17763 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 510

APPROVALS 0

PROTESTS 0



Case Number: **RQR-17763** APN: 138-23-110-001
Name of Property Owner: ZIZ Investment Co.
Name of Applicant: Lamar Outdoor Advertising

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

☒ No

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

City Official: _____

Partner(s): _____

APN _____

Signature of Property Owner: 

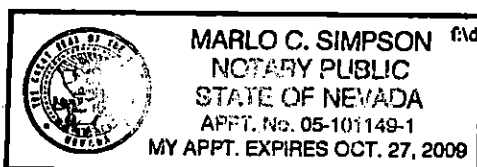
Print Name: Scott Nafziger

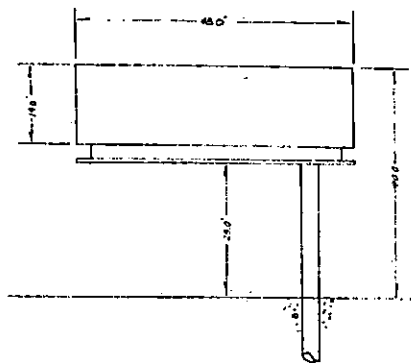
Subscribed and sworn before me

on behalf of owner

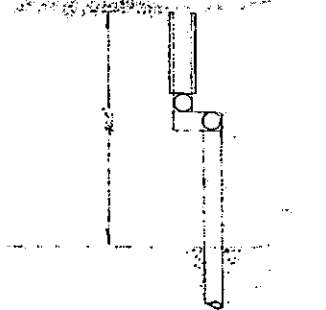
This 18th day of October, 20 06

Notary Public in and for said Country and State

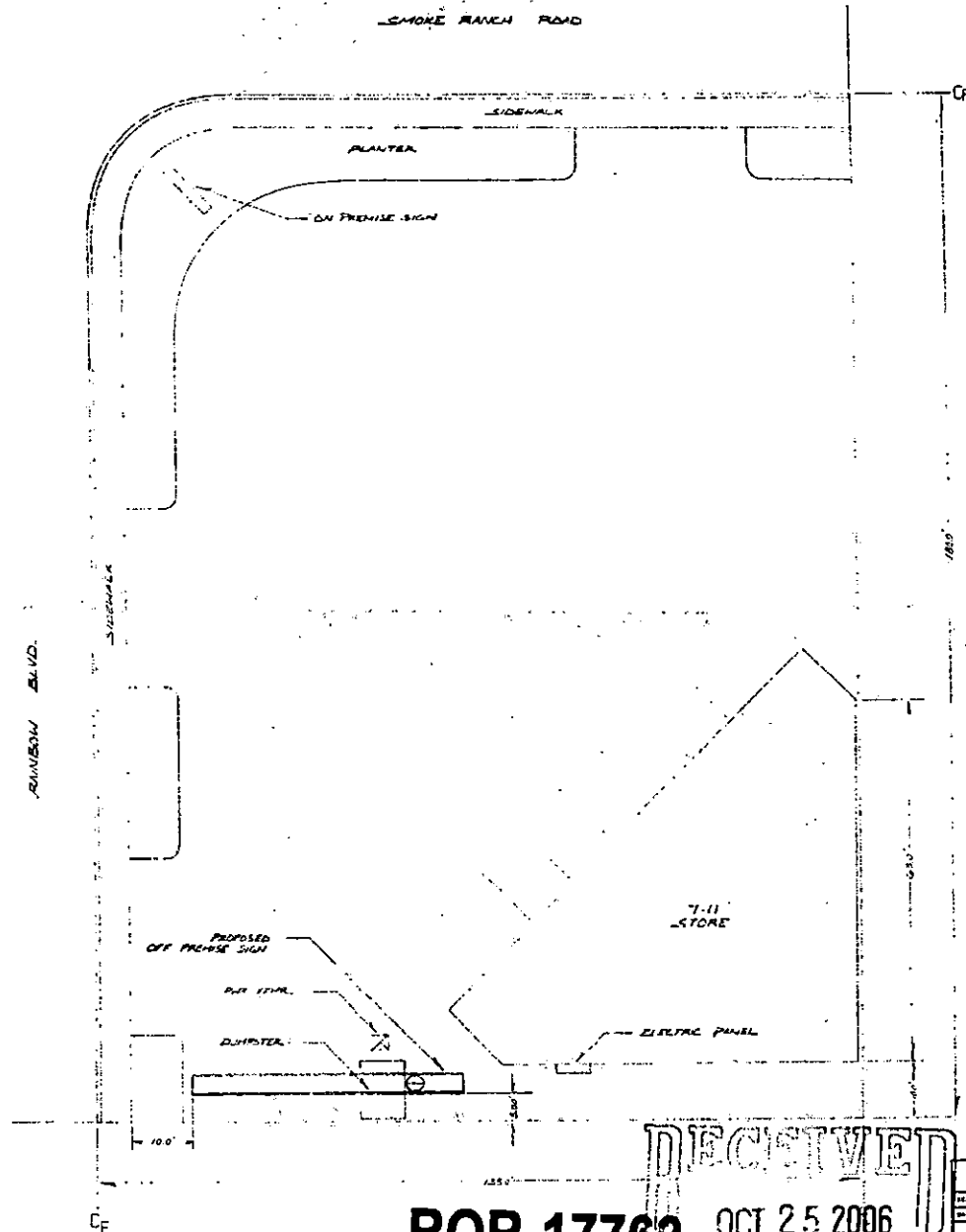




ELEVATION
SCALE 1"=10.00'



ELEVATION - END VIEW
SCALE 1"=10.00'



SCALE 1"=10.00'

APPROVED
DATE
BY

VEGAS OUTDOOR
LANDSCAPE ARCHITECTS

2350 N. RAINBOW BLVD.

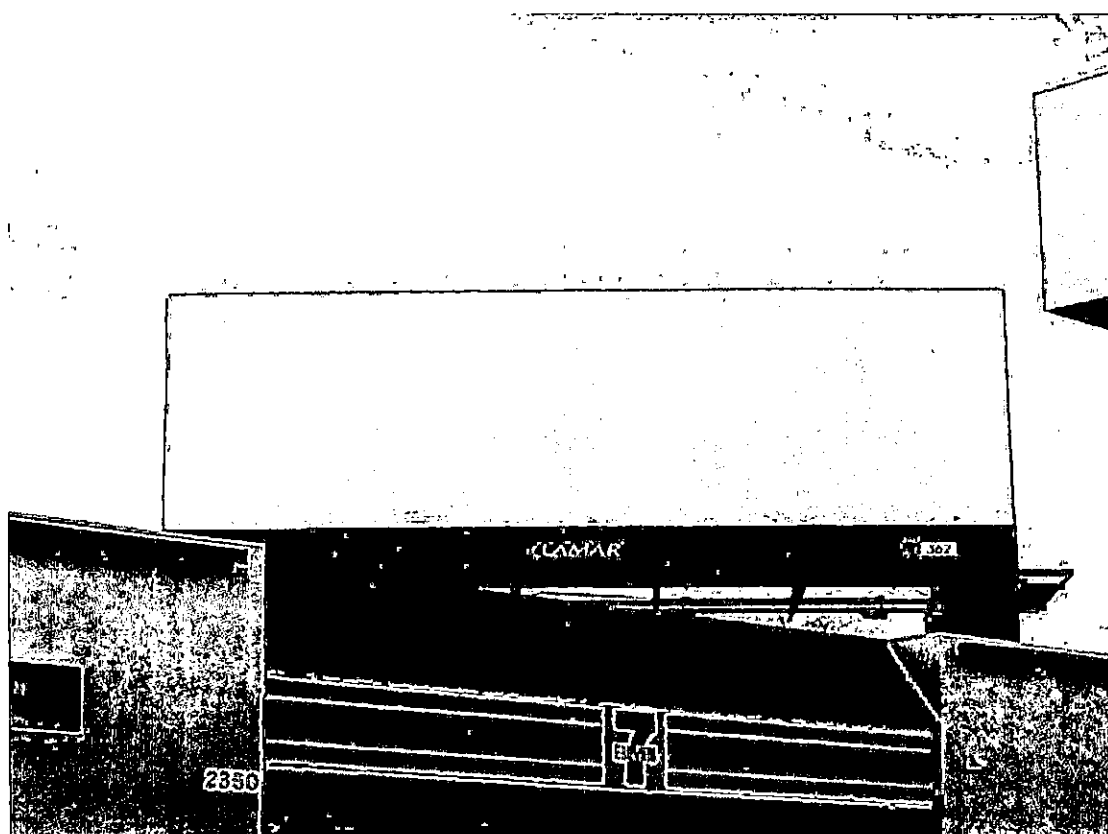
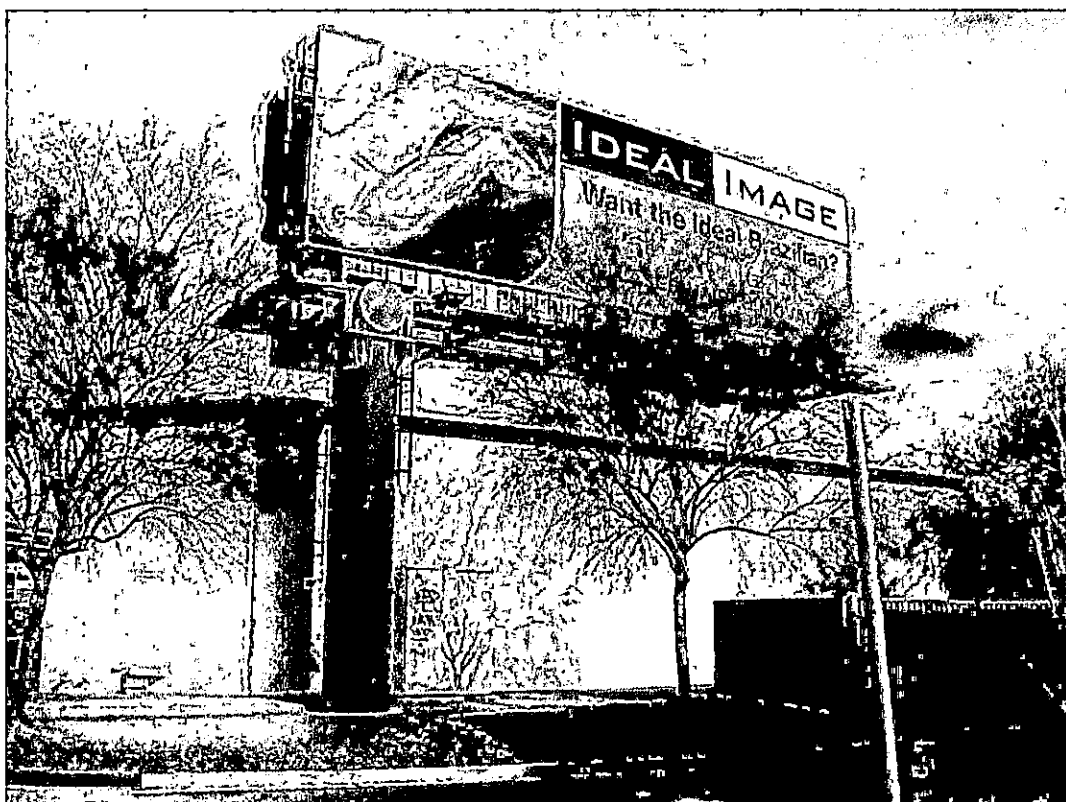
DATE 7/27/06	PROJECT NO. 10	BY
VEGAS OUTDOOR, 359 N. 15th AVENUE, LAS VEGAS, NV		
APN, 138-25-110-001		

RQR-17763

OCT 25 2006

12/21/06 PC

RECEIVED



RQR-17763 NORTH FACE



RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY
2350 NORTH RAINBOW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/22/06



RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY
2350 NORTH RAINBOW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/22/06



October 8, 2004

Z&Z Investments
3275 Pinks Place
Las Vegas, Nevada 89102

RE: RQR-4661 - REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Applicant:

The City Council at a regular meeting held October 6, 2004 considered the Appeal filed by the Applicant from the Denial by the Planning Commission of a Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.

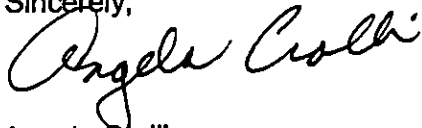
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-17763
03/22/07 PC

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17763
03/22/07 PC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
BARRY BROWN
L. B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

September 27, 2002

Rainbow/ Charleston Mini Mart
8335 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: U-0018-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002

Dear Applicant:

The City Council at a regular meeting held August 21, 2002 considered the Appeal filed by Lamar Outdoor Advertising from the denial by the Planning Commission of a required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review of the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

RQR-17763
03/22/07 PC

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

Rainbow/Charleston Mini Mart
U-0018-95(2) – Page Two
September 27, 2002

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

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17763
03/22/07 PC



June 8, 2000

Z & Z Investment Company
3275 Pinks Place
Las Vegas, Nevada 89102-8418

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)

GARY REESE
HARRY BROWN
LETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: U-0018-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2000

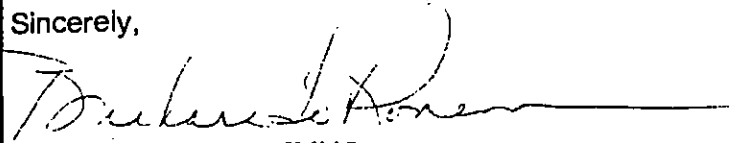
Dear Applicant:

The City Council at a regular meeting held June 7, 2000 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Z & Z Investment Company on behalf of Lamar Outdoor Advertising for a Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2000. This approval is subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Sincerely,


BARBARA JO RONEMUS
City Clerk

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

/gpb
See Attached List

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-17763
03/22/07 PC

Z & Z Investment Company
U-0018-95(1) -- Page Two
June 8, 2000

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

Mr. Bob Gronauer
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

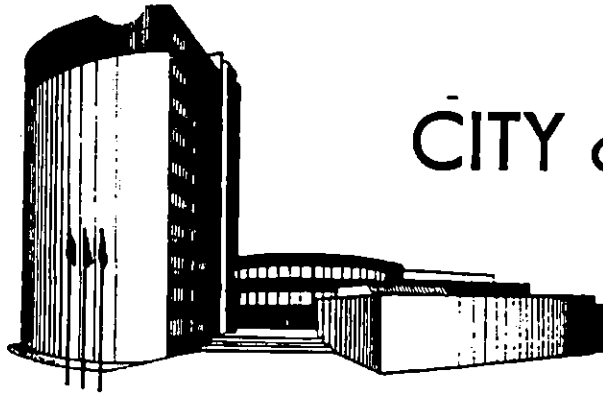
Ms. Debbie Barone
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17763
03/22/07 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 5, 1995

Mr. Marshall Morton
The Southland Corporation
1771 East Flamingo Road, #200B
Las Vegas, Nevada 89119

RE: U-18-95 - SPECIAL USE PERMIT

Dear Mr. Morton:

The City Council at a regular meeting held April 19, 1995 APPROVED the application of the Southland Corporation for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 2350 North Rainbow Boulevard, C-1 Zone, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

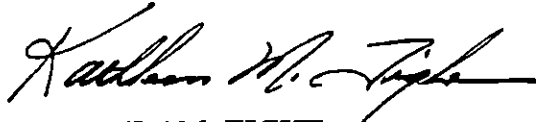
RQR-17763
03/22/07 PC



Mr. Marshall Morton
The Southland Corporation
May 5, 1995
RE: U-18-95 - SPECIAL USE PERMIT
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Sam Bailey
Vegas Outdoor
339 North 13th Street
Las Vegas, Nevada 89101

RQR-17763
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for RQR-4959
5. City Council Approval Letter for U-0036-95(2)
6. City Council Approval Letter for U-0036-95(1)
7. City Council Approval Letter for U-36-95

MOTION:

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

- Limiting this sign to non-LED signs.
- **UNANIMOUS** with **EVANS** excused and **DUNNAM** abstaining as he is engineer of record on the adjacent parcel and has done work in the past for Roger Foster

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 41 – RQR-17764

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

CHAIRMAN DAVENPORT noted that this billboard has no embellishments and all necessary permits.

JIM MARSHALL, Planning and Development Department, stated the continued use of this billboard is inappropriate due to its proximity to residential zoning and recommended denial.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf on the applicant. She briefly described the area and noted that this billboard had gained approval from the City Council after the residential area was developed. She pointed out that the City Council had approved the billboard's previous review and emphasized the area has not changed significantly since the last review. She respectfully requested approval.

In response to CHAIRMAN DAVENPORT'S question, ATTORNEY ALLEN confirmed that this billboard has two faces.

DOUG RANKIN, Planning and Development Department, informed COMMISSIONER TROWBRIDGE that no complaints had been lodged against this billboard during its 12-year history or since the mailing of the 154 public notices. MR. RANKIN also clarified that two faces are permitted on billboards unless prohibited by conditions and noted that two new residential developments had been approved since this billboard's last review.

COMMISSIONER TRUESDELL expressed his support with the added condition prohibiting LED signage due to the nearby residential developments and ATTORNEY ALLEN agreed to the additional condition.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(9:06 – 9:10)

2-2886

CONDITIONS:

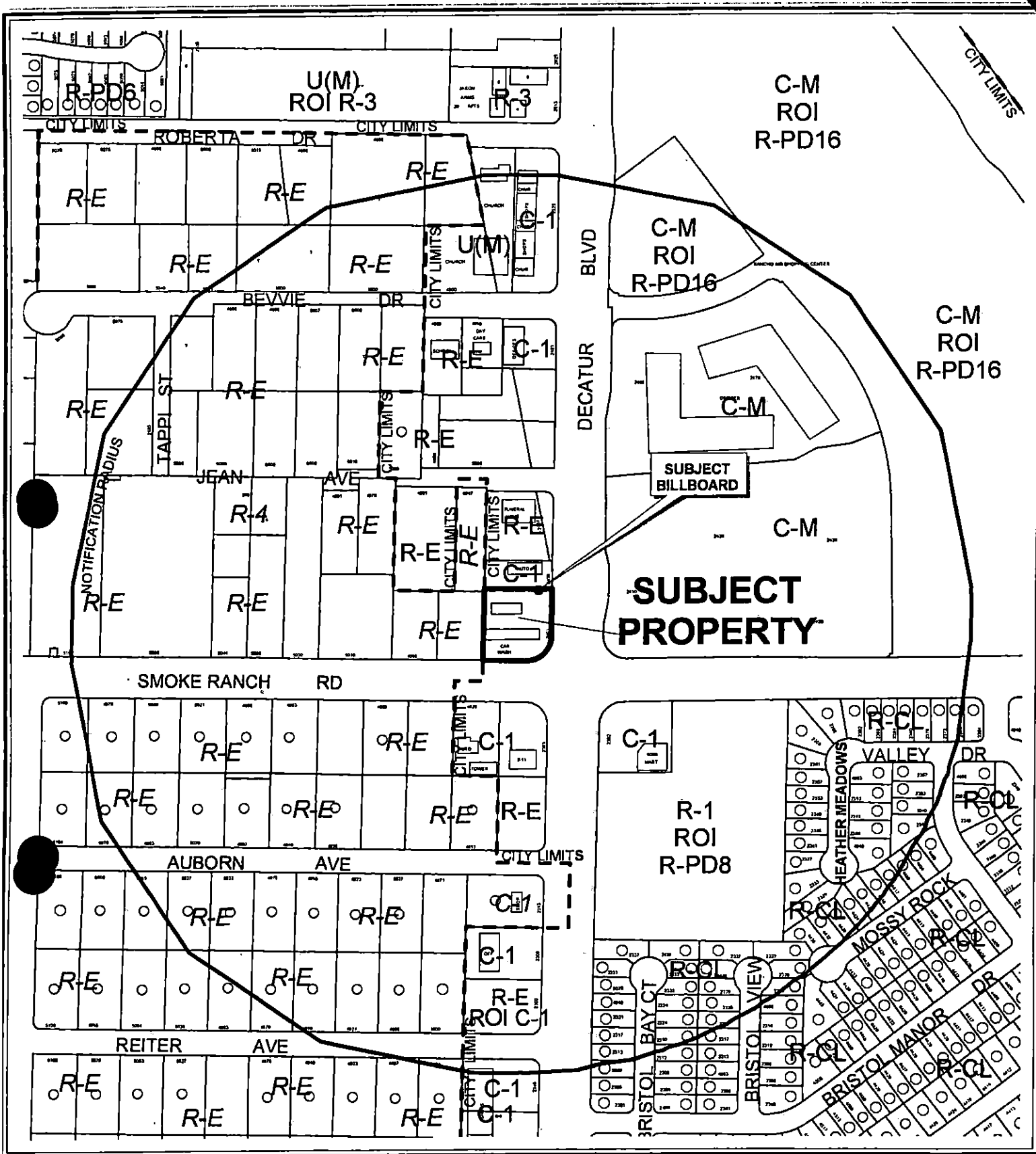
Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 41 – RQR-17764

CONDITIONS – Continued:

2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.



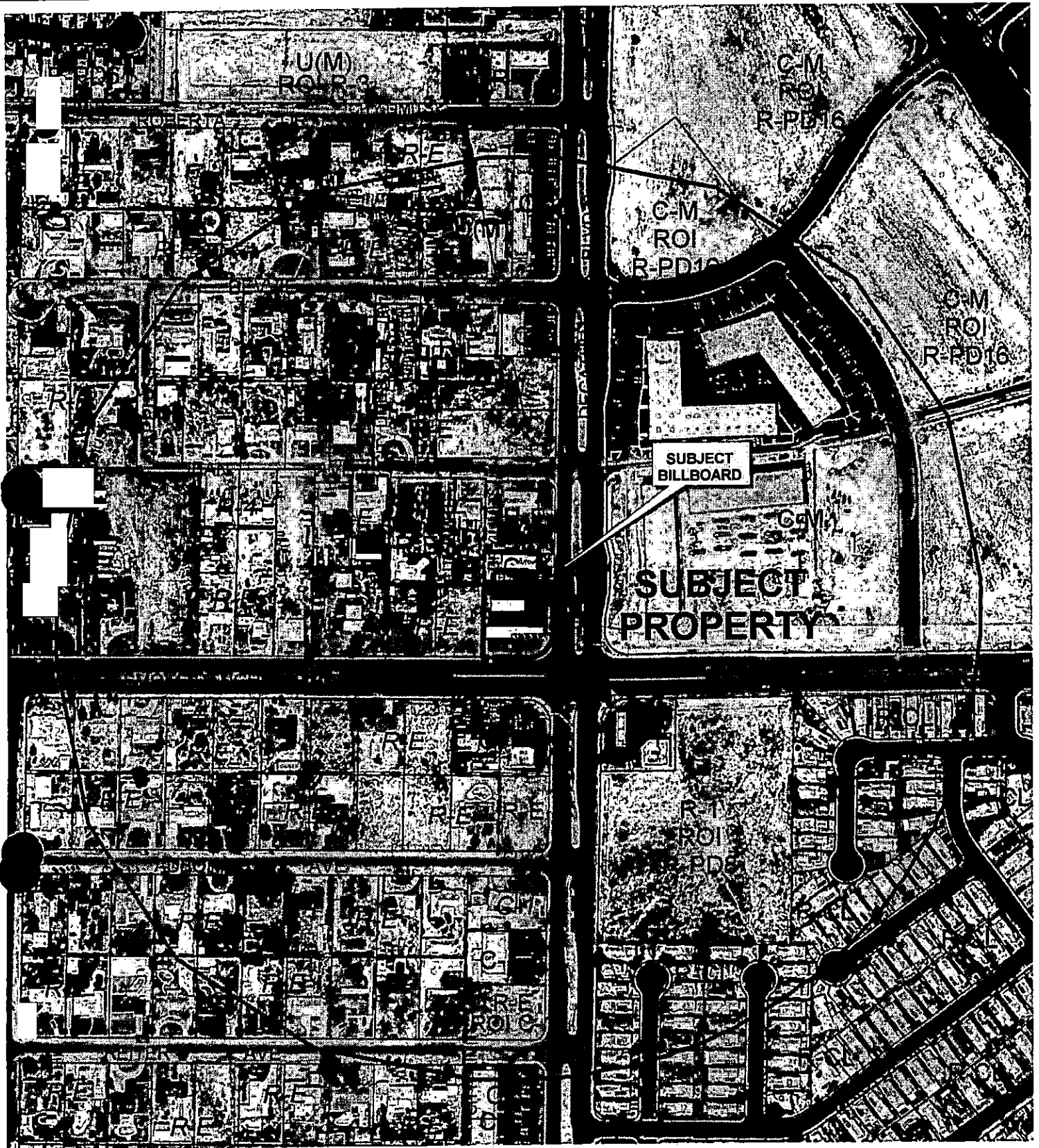
CASE: **RQR-17764**

RADIUS: 1000 FT

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

0 100 200 Feet





0 100 200 Feet

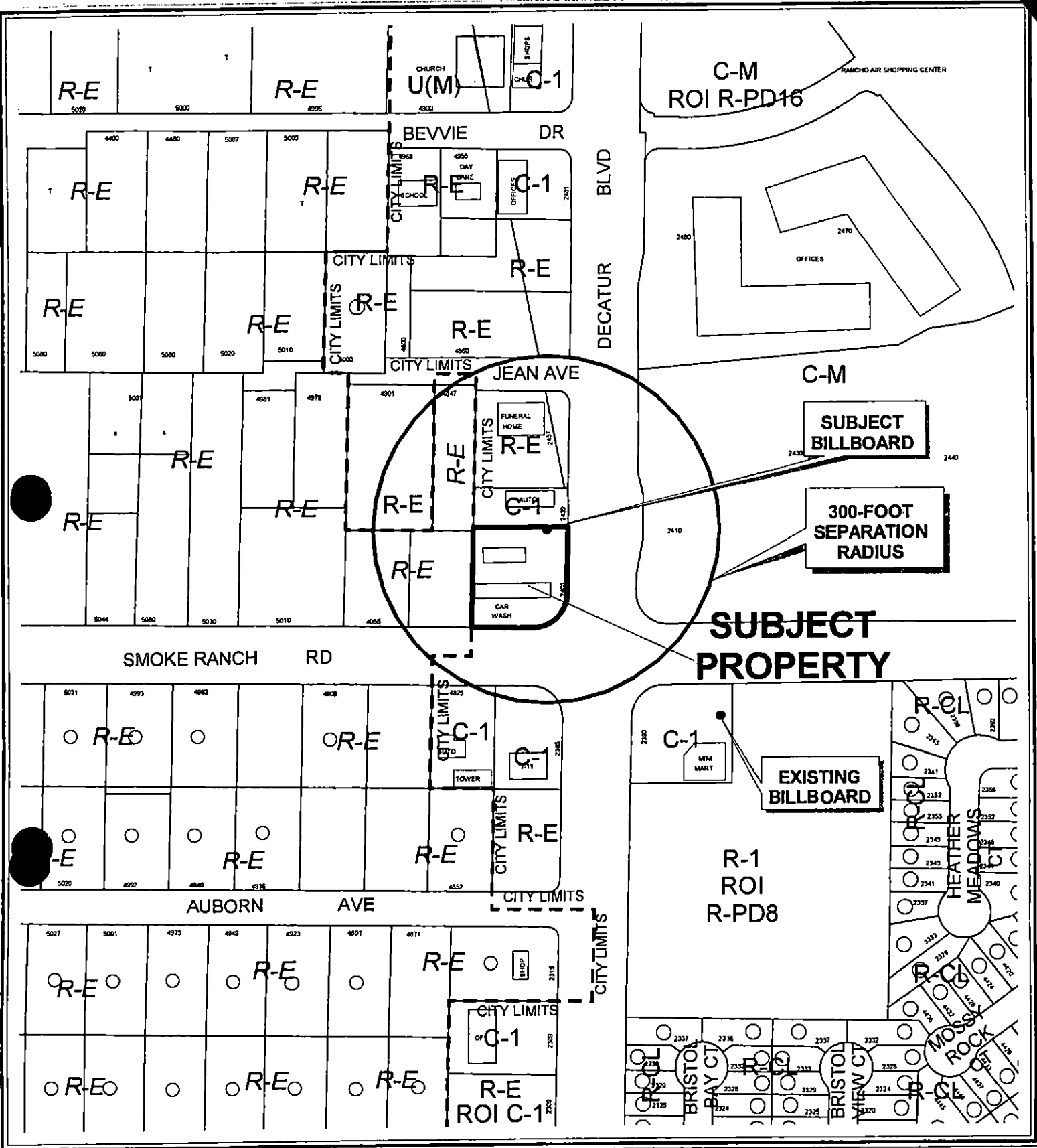


CASE: RQR-17764

RADIUS: 1000 FT

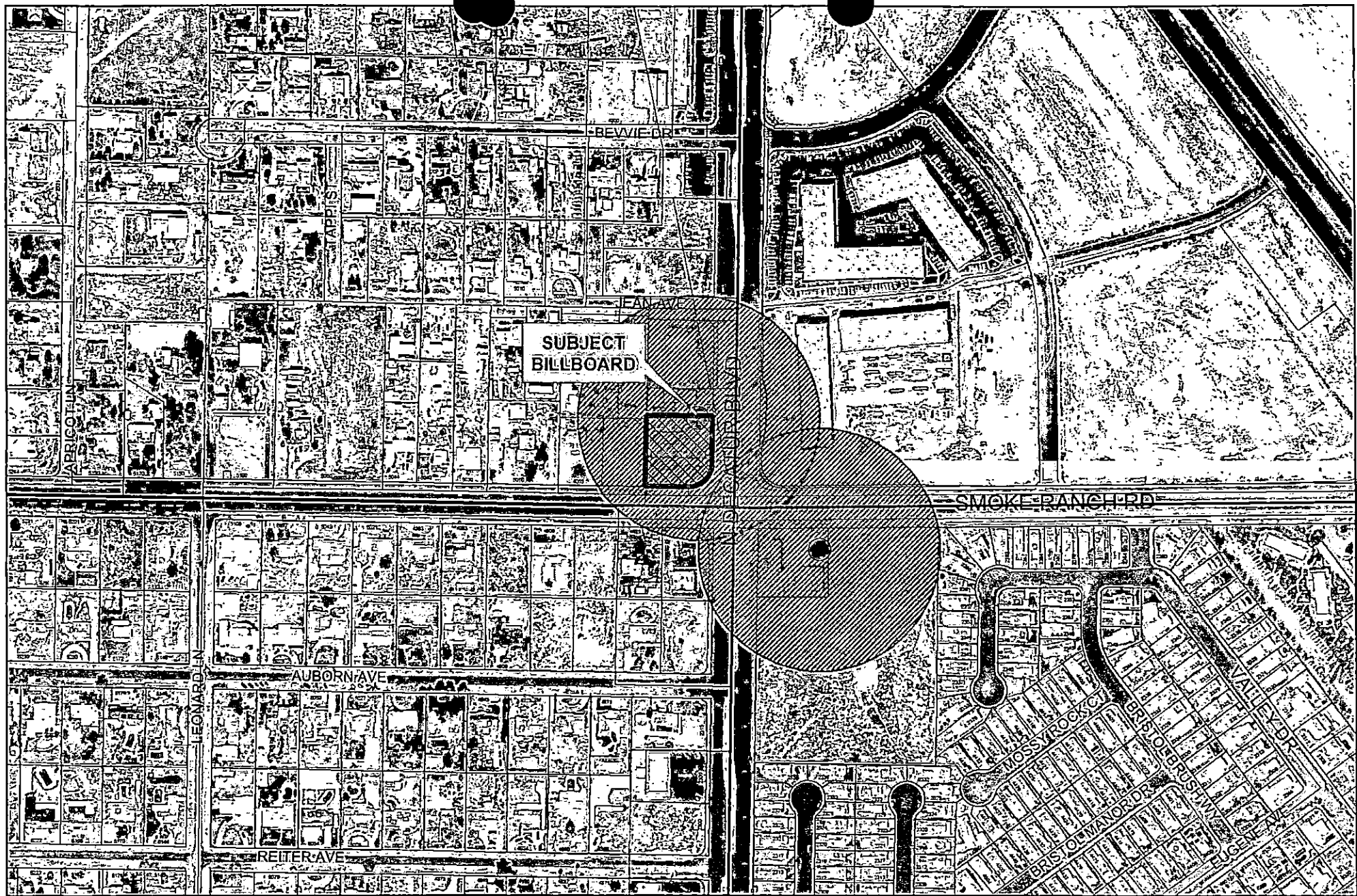
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





CASE: **RQR-17764**
 SEPARATION RADIUS: 300 FT
 ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





RQR-17764

City of Las Vegas Billboard Data

Subject Parcel	300 Foot Buffer Around Billboard	Off Premise Sign Exclusion Area
City of Las Vegas Billboard Location	750 Foot Buffer Around Freeway Billboard	Exempt - Off Premise Area Sign Area
Clark County Billboard Location		



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RQR-17764 - APPLICANT: LAMAR
ADVERTISING - OWNER: FOSTER DAY CORPORATION**

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

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

RQR-17764 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Two Year Review of an approved Special Use Permit (U-0036-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Decatur Boulevard.

This is the fourth review of the subject Special Use Permit (U-0036-95). The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its existing location due its proximity to residential zoning to the north. Also, the billboard is five feet taller than what is allowed by the Airport Overlay District. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
06/21/95	The City Council approved a Special Use Permit (U-0036-95) for a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 Decatur Boulevard. The Board of Zoning Adjustment recommended denial. Staff recommended approval on 04/25/95.
08/03/00	The City Council approved a Five-Year Review [U-0036-95(1)] on a Special Use Permit for a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 Decatur Boulevard. The Planning Commission and staff recommended approval on 06/22/00.
09/18/02	The City Council approved a Two-Year Review [U-0036-95(2)] on a Special Use Permit for a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 Decatur Boulevard. The Planning Commission and staff recommended denial on 08/22/02.
10/20/04	The City Council approved a Required Two-Year Review (RQR-4959) of an approved Special Use Permit (U-0036-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Decatur Boulevard. The Planning Commission and staff recommended denial on 09/23/04.
12/20/06	The Planning Commission held this item in abeyance until the March 22, 2007 meeting.
03/22/07	The Planning Commission held this item in abeyance until the April 12, 2007 meeting.
<i>Related/Building Permits/Business Licenses</i>	
09/12/95	A building permit was issued on the indicated date. The applicant has received all required approvals from the building department.

RQR-17764 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Site Inspection	
11/30/06	A site inspection was completed on the indicated date. The inspection revealed that the billboard does not contain any illegal embellishments and is in good condition.

Details of Application Request	
Site Area	
Gross Acres	0.63

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)
North	Auto Repair Garage	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
West	Clark County	Clark County	Clark County

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

* The existing sign stands 40 feet in height, therefore being in violation of the 35-foot height restriction placed by the Airport Overlay District, which was adopted in 1990.

ANALYSIS

This is the fourth review of the subject Special Use Permit (U-0036-95). The Off-Premise Advertising (Billboard) Sign use is inappropriate, in that it is located approximately 80 feet from residentially zoned property to the north. Off-Premise Advertising (Billboard) Signs are not

RQR-17764 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

allowed within 300 feet of any residentially zoned properties. Also, the billboard currently is not in conformance with the standards set forth by Title 19.14.100. The subject billboard exceeds the Airport Overlay District height restriction by five feet, therefore being in non-conformance. Therefore, staff is recommending denial of the subject Required Review.

Previous Conditions of Approval From Required Review (RQR-4959)

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. Only one advertising sign is permitted per sign face.
5. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
6. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its existing location due its proximity to residential zoning to the north. Also, the billboard is five feet taller than what is allowed by the Airport Overlay District. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

RQR-17764 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17764** APN: **138-13-801-083**
Name of Property Owner: **Foster Day Corp.**
Name of Applicant: **Lamar Outdoor Advertising**

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

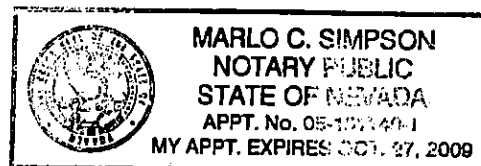
APN _____

Signature of Property Owner: _____

Print Name: **Scott Nafziger**

Subscribed and sworn before me

This **18th** day of **October**, 20**06**
Marlo C. Simpson
Notary Public in and for said County and State





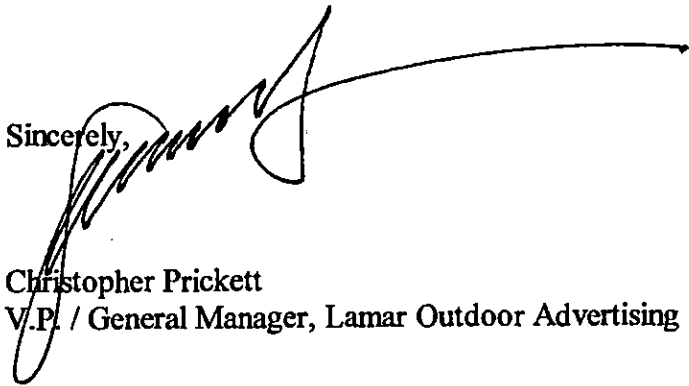
LAMAR ADVERTISING COMPANY

June 4, 2002

Dear Sir or Madam:

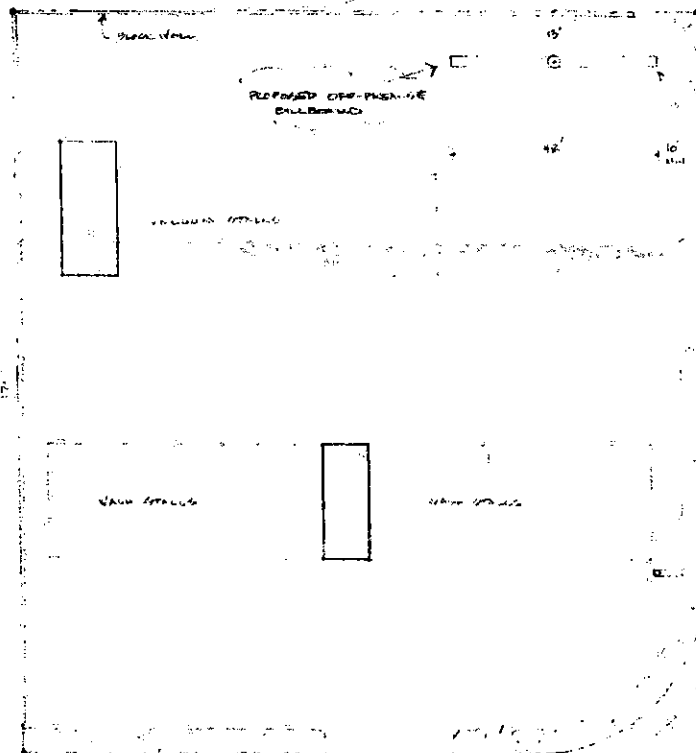
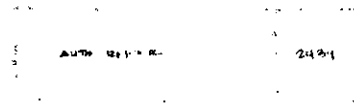
As Vice President and General Manager of Lamar Outdoor Advertising in Las Vegas, I hereby authorize Scott Naftzger to sign, on behalf of Lamar Outdoor Advertising and its' lessors any and all documents pertaining to the permitting process.

Sincerely,

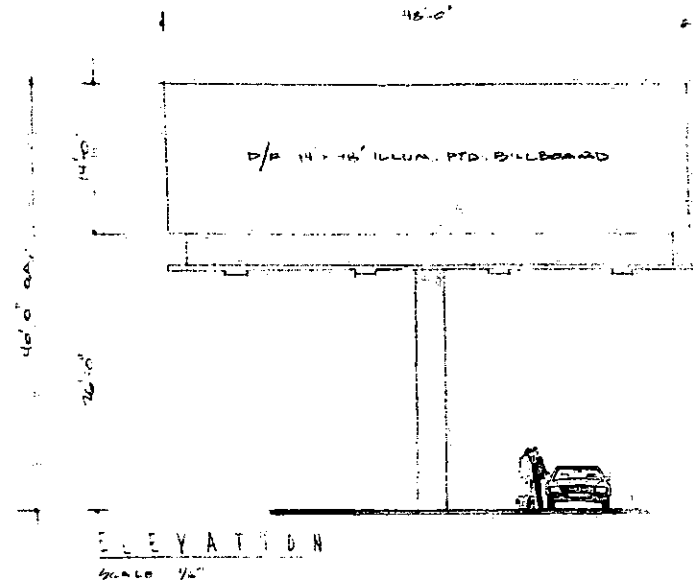


Christopher Prickett

V.P. / General Manager, Lamar Outdoor Advertising



PLOT PLAN
 SCALE: 20'



RECEIVED
 OCT 25 2006

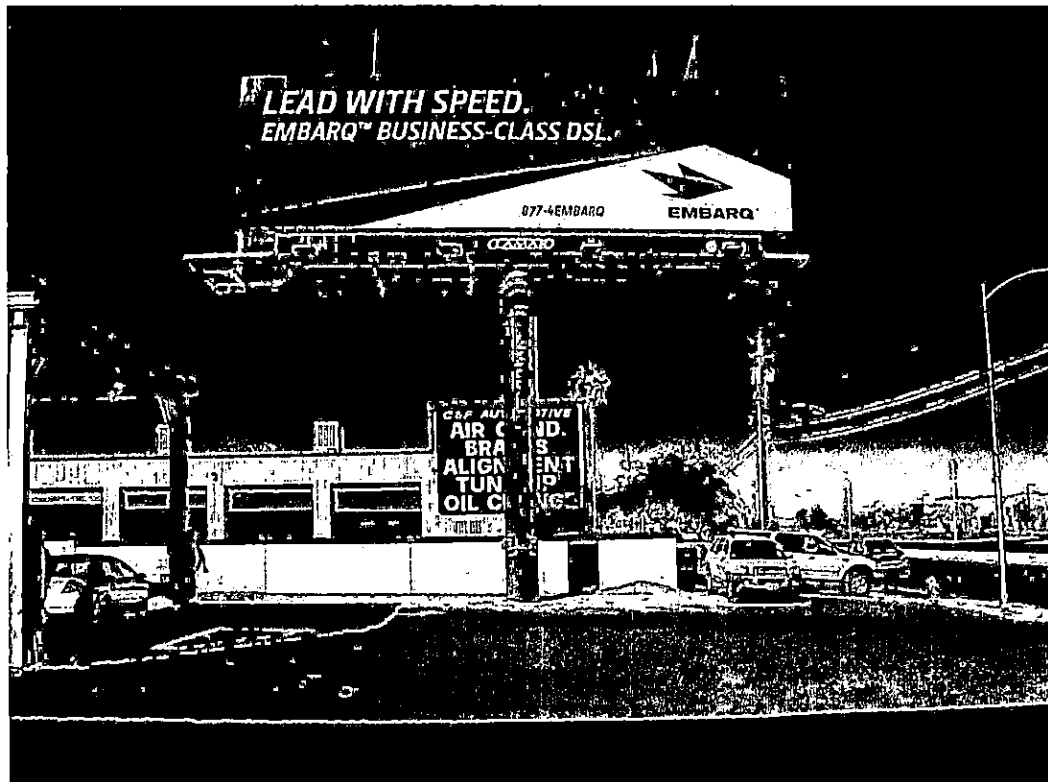
RQR-17764
03/22/07 PC

R
& Ventures, Inc.

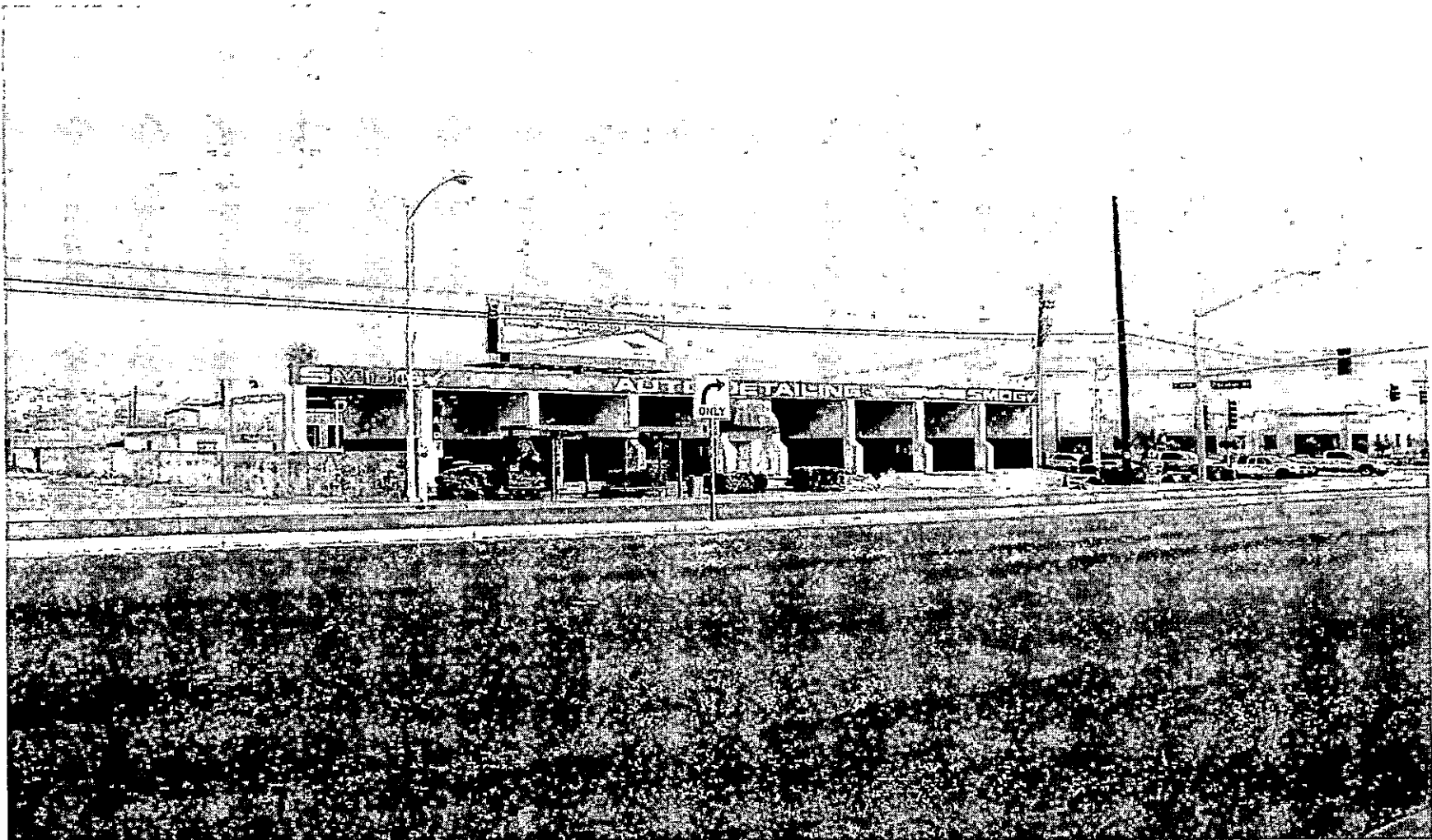
PROJECT: 24' x 16' ILLUM. PTD. BILLBOARD 24' x 16' ILLUM. PTD. BILLBOARD		
DATE: 03/22/07 DRAWN BY: [Signature] CHECKED BY: [Signature]	APPROVED BY: [Signature] DATE: 03/22/07	DRAWN BY: [Signature] CHECKED BY: [Signature]



RQR-1 7764 NORTH FACE

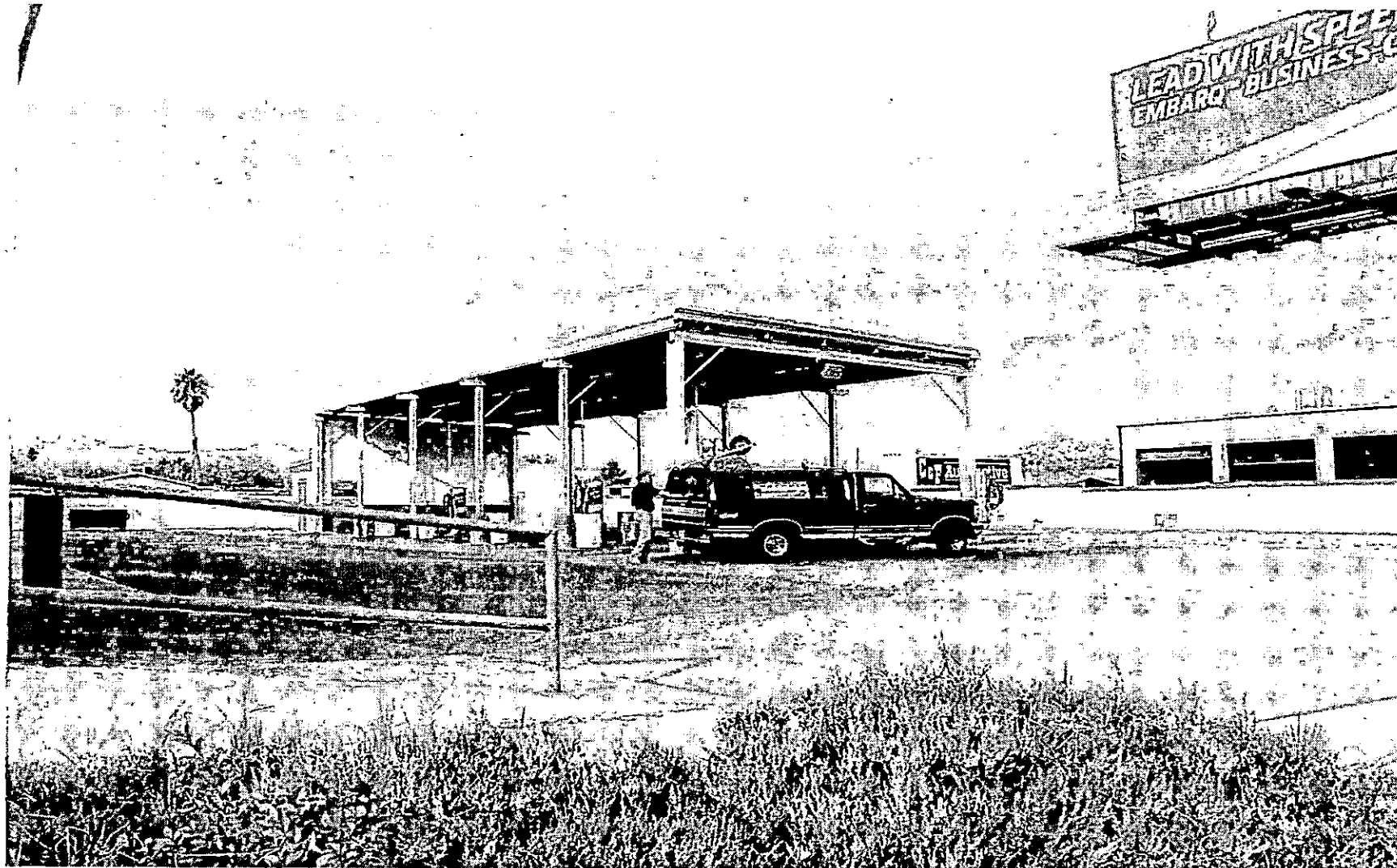


RQR-1 7764 SOUTH FACE



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/22/06



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/22/06



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

11/22/06



January 12, 2005

Mr. Roger Foster
Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117

RE: RQR-4959 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF OCTOBER 20, 2004

Dear Mr. Foster:

The City Council at a regular meeting held October 20, 2004 considered the Appeal filed by the applicant from the Denial by the Planning Commission on a Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. Only one advertising sign is permitted per sign face.

RQR-17764
03/22/07 PC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
VANCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

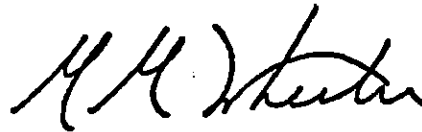
Mr. Roger Foster
RQR-4959 – Page Two
January 12, 2005

5. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17764
03/22/07 PC



September 20, 2002

Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117

RE: U-0036-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 18, 2002

Dear Applicant:

The City Council at a regular meeting held September 18, 2002 considered the Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

RQR-17764

03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
BARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

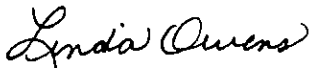
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

Foster Day Corporation
Page Two – U-0036-95(2)
September 20, 2002

4. All City Code requirements and design standards of all City Departments must be satisfied.

Sincerely,



LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17764
03/22/07 PC



August 8, 2000

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
BARRY BROWN
JOSE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Roger Foster
Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117-2740

RE: U-0036-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 2, 2000

Dear Mr. Foster:

The City Council at a regular meeting held August 2, 2000 APPROVED the required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Notice of Final Action was filed with the Las Vegas City Clerk on August 3, 2000. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/lo

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

Ms. Debbie Barone
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

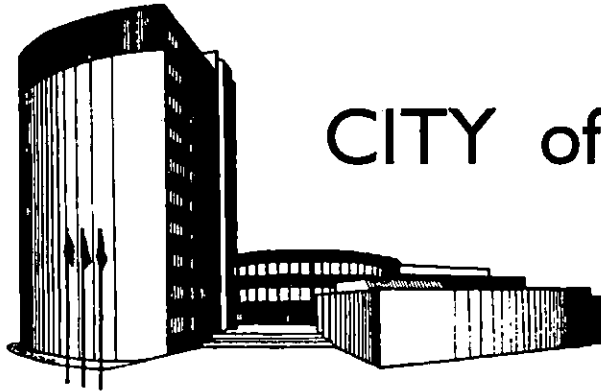
RQR-17764
03/22/07 PC

L-13-8
C-1

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

June 29, 1995

Mr. Roger Foster
Foster Day Corporation
2820 W. Charleston Boulevard, C-23
Las Vegas, Nevada 89102

RE: U-36-95 - SPECIAL USE PERMIT

Dear Mr. Foster:

The City Council at a regular meeting held June 21, 1995 considered the appeal filed by R & L Ventures, Inc. on behalf of Foster Day Corporation on the action of the Board of Zoning Adjustment in denying their application for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 2401 North Decatur Boulevard, C-1 Zone.

The City Council GRANTED the appeal, thereby APPROVING the Special Use Permit, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

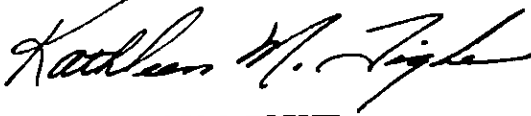
RQR-17764
03/22/07 PC



Mr. Roger Foster
Foster Day Corporation
June 29, 1995
RE: U-36-95 - SPECIAL USE PERMIT
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

R & L Ventures
8137 North 83rd
Peoria, Arizona 85345

Nevada Outdoor Sign
1818 South Eastern Avenue
Las Vegas, Nevada 89104

RQR-17764
03/22/07 PC

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ROC-19273 - REVIEW OF CONDITION RELATED TO SUP-19103 - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS - OWNER: MUSTANG MAN, LLC. - Request for a Review of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) TO ALLOW AUTO DEALER INVENTORY STORAGE WHERE THE ORIGINAL CONDITION STATED THAT THERE SHALL BE NO OUTDOOR STORAGE OF ANY KIND on 1.61 acres at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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 **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation – Not Applicable
4. Justification Letter – Not Applicable
5. Protest Letter from Sami Ladeki

MOTION:

TROWBRIDGE – DENIED – Motion carried with GOYNES and STEINMAN voting NO and TRUESDELL abstaining as the application is represented by the law firm his daughter works for

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 42 and 43.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 42 – ROC-19273

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, noted that this item had been held to allow the applicant to work with adjacent businesses. He then stated that condition under review should remain and the proposed use is inappropriate for the neighborhood. He recommended denial of both applications.

ATTORNEY KATIE FELLOWS, 3773 Howard Hughes Parkway, appeared on behalf of the applicant. She stated her client was successfully negotiating with the adjacent business owners and argued that this use is appropriate for the area. She requested approval.

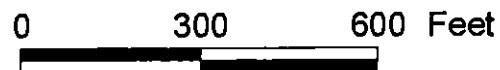
ATTORNEY FELLOWS informed COMMISSIONER GOYNES that all illegal operations had ceased.

COMMISSIONER TROWBRIDGE thanked the applicant for working with the neighbors, but stated he could not support this application because of its detrimental impact on the shopping center. CHAIRMAN DAVENPORT concurred.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 42 and 43.

(9:10 – 9:15)

2-3132



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





CASE: ROC-19273

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ROC-19273 - APPLICANT: AAG-LAS VEGAS -

OWNER: MUSTANG MAN, LLC.

**** CONDITIONS ****

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

Planning and Development

1. Condition Number 18 of Reclassification of Property (Z-0045-88) shall be deleted.
2. Conformance to the all other Conditions of Approval for Reclassification of Property (Z-0045-88) shall be required.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19103) shall be required prior to issuance of any permits or business licenses for the site.

ROC-19273 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) to allow auto dealer inventory storage where the original condition stated that "there shall be no outdoor storage of any kind" within the Rainbow/Sahara Commercial Development of which the 1.61 acres at 6750 West Sahara Avenue is a part. The applicant intends to allow a proposed auto dealer inventory storage use to provide off site storage of inventory that they feel will be compatible with other similar locations in the area.

During the 07/06/88 City Council meeting to hear the Reclassification of Property (Z-0045-88) this condition was added. The use is not compatible with the surrounding activities within the Rainbow/Sahara Commercial Development. Staff recommends denial.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval.
08/16/89	The City Council approved a request for a Review of Conditions (Z-0045-88) to allow a outdoor storage in connection with a retail nursery sales within the Rainbow / Sahara Commercial Development. The Planning Commission and staff had recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-3986) to allow a Supper Club use on the subject property. The Planning Commission and staff had recommended approval.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended approval and the Planning Commission recommended denial.
05/25/05	The Supper Club use on the subject site ceased business operations.
11/25/05	The Special Use Permit (SUP-3986) to allow the Supper Club use became void.
06/22/06	The Planning Commission denied a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended denial.

RTS

ROC-19273 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

03/22/07	The Planning Commission held in abeyance a Review of Condition (ROC-19273) and a companion Special Use Permit (SUP-19103). These requests were to remove condition 18 from a Zoning Reclassification (Z-0045-88) to allow outdoor storage and to allow an auto dealer inventory storage use with a waiver of the screening requirements.
04/12/07	A companion Special Use Permit (SUP-19103) will be heard concurrently with this item. This is a request to allow an auto dealer inventory storage use with a waiver of the screening requirements.
Related Building Permits/Business Licenses	
05/17/04	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was processed in by the Department of Finance and Business Services. This license (R09-01257) was issued by Business Services on 08/25/04 with no apparent Planning and Development review. This license has been marked out of business as of 05/25/05.
Pre-Application Meeting	
11/16/06	A pre-application meeting was held. Submittal requirements for a Review of Condition were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.61
Net Acres	1.50

ROC-19273 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development -- 16 Units Per Acre)
South	Commercial Use	Clark County	C-2 (General Commercial -- Clark County)
East	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

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

ANALYSIS

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with the Master Plan, and outdoor storage is generally a permitted use with the approval of a Special Use Permit.

Condition #18 of the Reclassification of Property (Z-0045-88) states, "There shall be no outdoor storage of any kind." The applicant wants to review the condition to allow the outdoor storage so that a Special Use Permit (SUP-19103) for a proposed auto dealer inventory storage use at this location may be heard.

ROC-19273 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

In 1988, the site was developed for a multi-building shopping center that was protested by a number of community members. At the Planning Commission and the City Council meetings the public hearings resulted in additional conditions to help reduce the impacts on the neighboring residential properties. Condition 18 was added at the City Council meeting on 07/06/88 to further the reduction of impacts identified by the protesters. In 1989 a retail tenant requested a review of conditions to delete this condition. The condition was not deleted but allowances were made for live, nursery stock to be available outdoors for retail sales purposes provided that the area was used only for that purpose and was fully screened.

There is no substantial reason for removing Condition Number 18, which in effect would not allow the approving of the Special Use Permit (SUP-19103).

FINDINGS

The applicant indicates that there have been changes in the activities along West Sahara Avenue since this condition was imposed that make it no longer necessary. Staff cannot support the request to remove the condition and thus to potentially allow the unscreened, auto dealer inventory storage use as Condition Number 18 was added to reduce the impacts of commercial intensity in the area which is still appropriate.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 102 [Mailed with SUP-19103]

APPROVALS 0

PROTESTS 1

March 20, 2007

Andrew Reed
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Reed:

I would like to file an objection to the Special Use Permit request numbers 19103 and 19273, filed by AAG-Las Vegas, LLC – Owner: Mustang Man, LLC.

There is already an abundance of auto dealers on Sahara Avenue. The vitality of the street and trade area depends on a varied mix of tenants and businesses. If this is a used car dealership, it will significantly detract from the neighborhood and could put it on a path of decline. I can't imagine a used car dealership would be welcome by any of the surrounding property owners.

I respectfully ask that you please decline both of their special use permits and keep the quality of West Sahara Avenue intact.

Sincerely,



Sami Ladeki
Sami Ladeki Trust LLC

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-19103 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE LOCATION WITH A WAIVER OF THE REQUIREMENT THAT STORED VEHICLES BE EFFECTIVELY SCREENED SO AS NOT TO BE VISIBLE FROM ADJOINING PROPERTIES OR PUBLIC RIGHTS-OF-WAY at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 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 **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

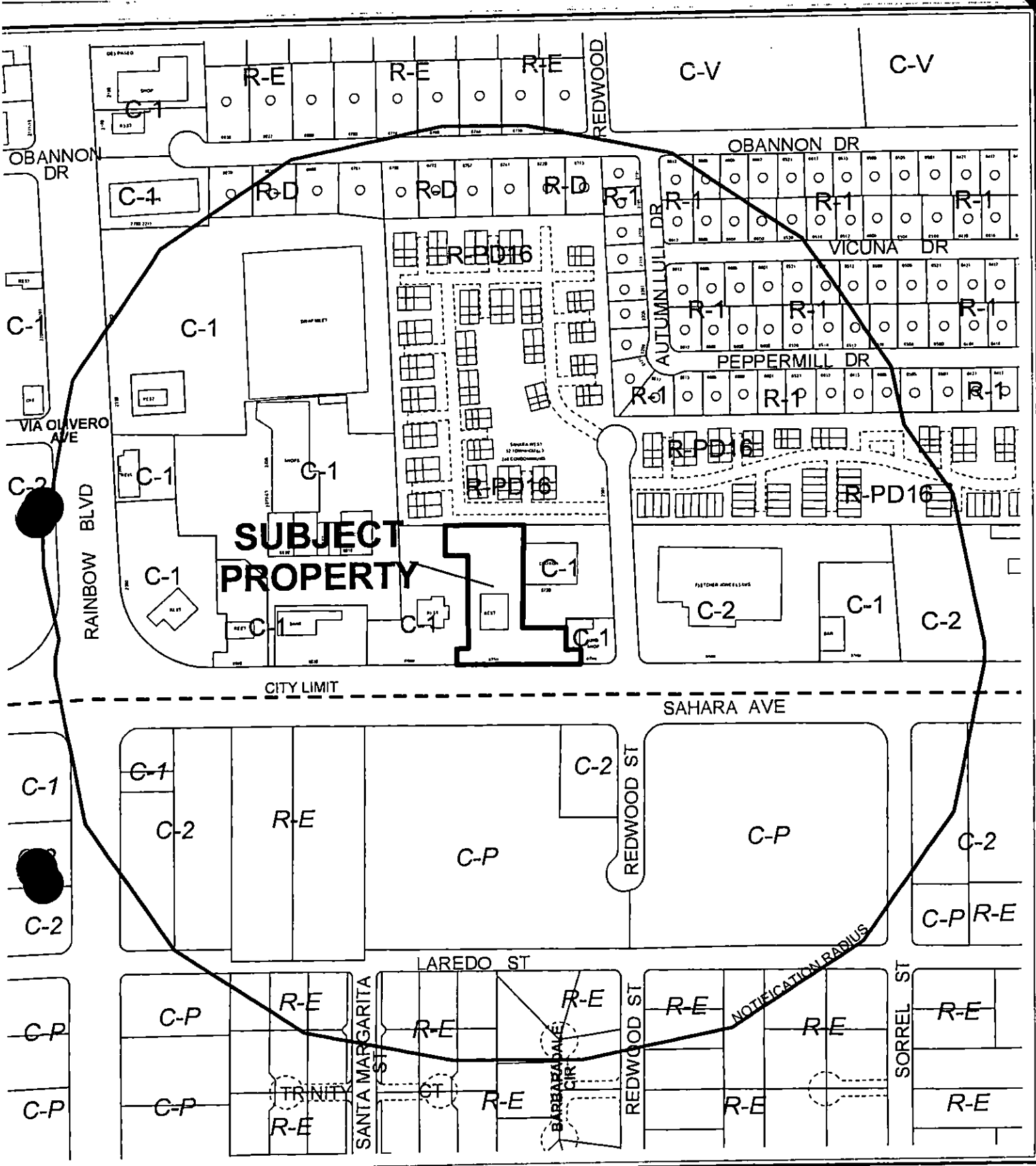
TROWBRIDGE – DENIED – Motion carried with GOYNES and STEINMAN voting NO and TRUESDELL abstaining as the application is represented by his daughter's law firm

This is Final Action

MINUTES:

See Item 42 for related discussion.

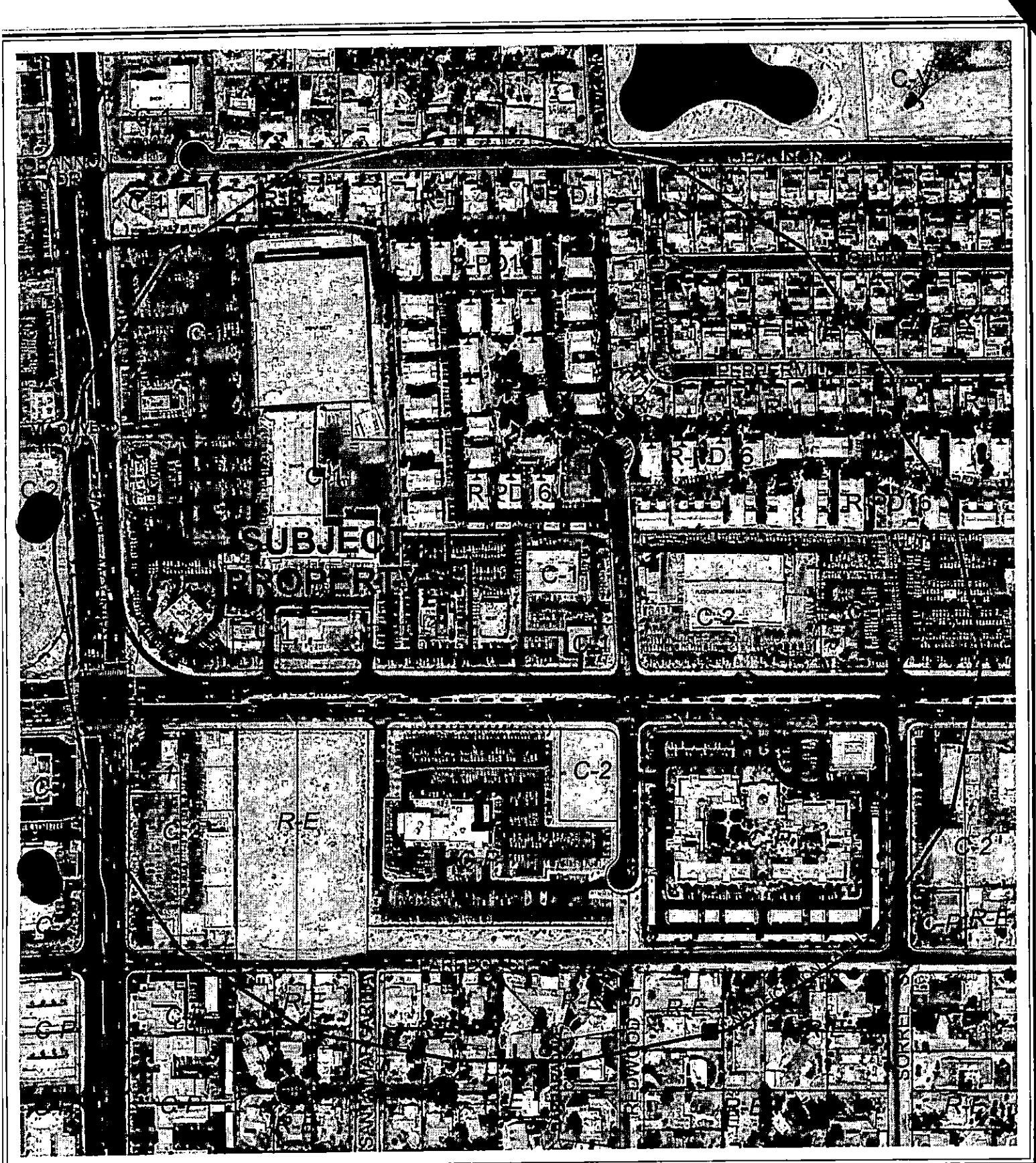
(9:10 – 9:15)
2-3132



CASE: SUP-19103

RADIUS: 1000 FT

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



CASE: SUP-19103

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC DBA LEXUS OF LAS VEGAS - OWNER: MUSTANG MAN, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0045-88) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Review of Condition (ROC-19273) shall be required.
3. Conformance to all Minimum Requirements under Title 19.04 for an Auto Dealer Inventory Storage use, except as amended herein.
4. A Waiver from LVMC Title 19.04 is hereby approved, to not require stored vehicles to be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19103 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for Auto Dealer Inventory Storage on 1.61 acres at 6750 West Sahara Avenue. The applicant intends the site as a proposed auto dealer inventory storage use to provide off site storage of inventory that they feel will be compatible with other similar locations in the area.

The Reclassification of Property (Z-0045-88) which approved the C-1 (Limited Commercial) zoning for the subject site specifically conditioned that "there shall be no outdoor storage of any kind". Further, the proposed use is not compatible with the neighboring residential use and the activities within the Rainbow/ Sahara Commercial Development. Staff recommends denial.

BACKGROUND INFORMATION

[Related/Relevant City Actions by] P&D, Fire, Bldg., etc.	
07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-3986) to allow a Supper Club use on the subject property. The Planning Commission and staff had recommended approval.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended approval and the Planning Commission recommended denial.
05/25/05	The Supper Club use on the subject site ceased business operations.
11/25/05	The Special Use Permit (SUP-3986) to allow the Supper Club use became void.
06/22/06	The Planning Commission denied a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended denial.
11/20/06	The Department of Neighborhood Services opened a Code Enforcement Case (CODEENF-48107) for a zoning violation. There is a notation that this is for illegal vehicle storage which requires a special use permit. There have been three inspections on the site since the case was opened. This case is listed as still open as of 04/04/07.

SUP-19103 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

03/22/07	The Planning Commission held in abeyance a Special Use Permit (SUP-19103) and a companion Review of Condition (ROC-19273). These requests were to remove condition 18 from a Zoning Reclassification (Z-0045-88) to allow outdoor storage and to allow an auto dealer inventory storage use with a waiver of the screening requirements.
04/12/07	A companion Review of Condition (ROC-19273) will be heard concurrently with this item. This is a request for a review of condition Number 18 of an approved Reclassification of Property (Z-0045-88) to allow auto dealer inventory storage where the original condition stated that "there shall be no outdoor storage of any kind" on the subject property.

Related Building Permits/Business Licenses

05/17/04	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was processed in by the Department of Finance and Business Services. This license (R09-01257) was issued by Business Services on 08/25/04 with no apparent Planning and Development review. This license has been marked out of business as of 05/25/05.

Pre-Application Meeting

11/16/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a detailed parking analysis would be needed for the entire Rainbow/Sahara Commercial Subdivision. Submittal requirements were discussed.

Neighborhood Meeting

A neighborhood meeting is not required nor was one held.

Details of Application/Request

Site Area

Gross Acres	1.61
Net Acres	1.50

SUP-19103 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)
South	Commercial Use	Clark County	C-2 (General Commercial – Clark County)
East	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a “Project of Regional Significance” for the following reasons:

1. Any Special Use Permit within 500’ of unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

SUP-19103 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	221,051 SF	1 Space / 250 SF of GFA	867 Spaces	18 Spaces	1,131 Spaces	41 Spaces	Y
Sub-total (including handicap)	221,051 SF		895 Spaces		1,172 Spaces		Y
Spaces Lost to Auto Dealer Inventory Storage Use					111 Spaces	5 Spaces	
Sub-total: Number of Spaces Used for Storage (including handicap)					116 Spaces *		
TOTAL: if Auto Dealer Inventory Storage Use Allowed (including handicap)	221,051 SF		1,011 Spaces **		1,056 Spaces		Y
Parking Deficit / Surplus, if Auto Dealer Inventory Storage Use Allowed					Surplus: 45 Spaces		

* This is the total number of spaces available on the subject parcel (APN 163-02-415-012) within the Rainbow / Sahara Commercial Subdivision. The applicant has leased the entire parcel for the Auto Dealer Inventory Storage Use.

SUP-19103 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

- ** An Auto Dealer Inventory Storage use may not impact the parking required by the principle use of the site. Therefore, the required on-site parking for the entire commercial development must increase in order to accommodate the 116 spaces proposed for this type of use. The resulting increase in the required number of parking spaces remains less than the available on-site parking by 45 spaces.

Waivers		
Request	Requirement	Staff Recommendation
Not to provide the screening that is required.	Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.	Denial

ANALYSIS

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with the Master Plan, and the proposed Auto Dealer Inventory Storage is a permitted use with the approval of a Special Use Permit. However, there is an existing condition of approval from the Reclassification of Property (Z-0045-88) that "there shall be no outdoor storage of any kind" within the commercial development of which the subject site is a part. The applicant has requested a Review of Condition (ROC-19273) to have this condition removed. Staff is recommending denial of the requested Review of Condition (ROC-19273) as outdoor storage is still an incompatible use within this commercial development. An "if approved" condition has been added to this report that approval of and conformance to the Review of Condition (ROC-19273) is required.

There are no Minimum Separation Distance Requirements in Title 19 that apply to Auto Dealer Inventory Storage. Further, there are no minimum parking requirements for an Auto Dealer Inventory Storage use established by the Code; however, the spaces to be used for storage of vehicles must be over and above the required parking for property on which the storage is to be located.

The proposed Auto Dealer Inventory Storage use is to allow storage of vehicles for the existing Lexus of Las Vegas automobile dealership at 6600 West Sahara Avenue. The plans indicate the vehicles will be stored in the parking area used by the former restaurant/tavern use that was on this site. No indication has been made regarding any proposed use of the existing structure that housed the former restaurant/tavern use. The applicant has indicated there will be no screening of the area used for vehicle storage. Title 19.04 requires stored vehicles to be effectively screened so they are not visible from adjoining properties or public rights-of-way. The applicant proposes this condition to be waived.

SUP-19103 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

Due to the requested waiver of the screening requirements and the proximity of the residential housing and the other lower intensity commercial uses abutting the storage area, the vehicle storage is not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development.

- **Conditions**

Pursuant to Title 19.04 the following conditions must be met for approval of the Auto Dealer Inventory Storage use:

1. All areas used for parking or storage of vehicles shall be paved.
2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
3. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
4. Lighting shall be shielded from adjacent properties.
5. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of parking area that is provided in excess of required parking for other uses. For the purposes of this Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in Chapter 19.10.

FINDINGS

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

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

Although this proposed use is allowed in the SC (Service Commercial) General Plan designation and the C-1 (Limited Commercial) zoning district, since conditions established by the Code have not been met and due to the incompatibility with the adjacent residential and lower intensity commercial activities, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses.

SUP-19103 - Staff Report Page Seven
April 12, 2007 - Planning Commission Meeting

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

The proposal will be located within an existing commercial development. Due to the incompatibility with the adjacent uses and the lack of proper screening, the subject site is not physically suitable for the type and intensity of land use proposed.

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

The abutting street network will be adequate for the traffic generated by the use, since it is within an existing commercial development. Access to the site is via access driveways from West Sahara Avenue, a 100-foot wide Primary Arterial on the Master Plan of Streets and Highways.

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

The proposed Auto Dealer Inventory Storage would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

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

The proposed Auto Dealer Inventory Storage would not meet the conditions of Title 19.04 for this use due to failure to meet the screening requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 102 [Mailed with ROC-19273]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19103** APN: 163-02-415-012

Name of Property Owner: Mustang Man, LLC

Name of Applicant: AAG-Las Vegas, LLC dba Lexus of Las Vegas

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

☐ Yes

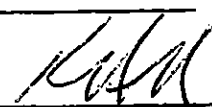
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

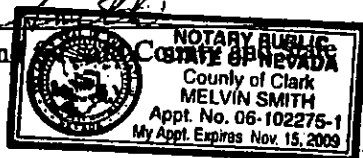
Signature of Property Owner: 

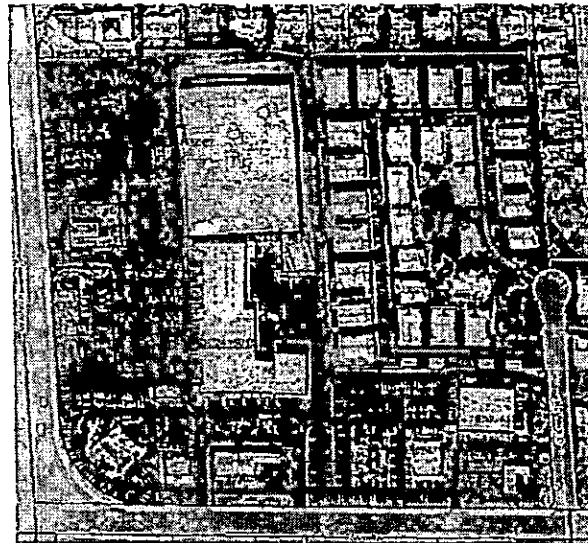
Print Name: Kevin Whalen, Manager of AAG-Las Vegas, LLC

Subscribed and sworn before me

This 5 day of JANUARY, 2007

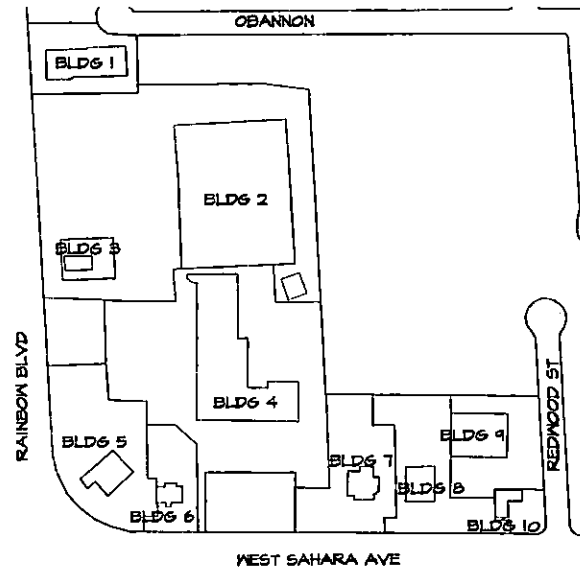
Notary Public in and for the State of Nevada





AERIAL MAP

SCALE: 1"=0'=300'



MAP LEGEND

SCALE: 1"=0'=300'

PARKING ANALYSIS

BUILDING SQUARE FOOTAGE

BUILDING 1	17,896 SF
BUILDING 2	103,700 SF
BUILDING 3	2,520 SF
BUILDING 4	54,629 SF
BUILDING 5	7,013 SF
BUILDING 6	3,205 SF
BUILDING 7	6,371 SF
BUILDING 8	7,023 SF
BUILDING 9	16,257 SF
BUILDING 10	2,937 SF
TOTAL SQUARE FOOTAGE:	221,051 SF

PARKING CALCULATION

PARKING REQUIRED (IFER 250 SF):	221,051 SF / 250
	= 885 SPACES
HANDICAPPED (2% OF TOTAL):	885 SPACES x .02
	= 18 SPACES

EXISTING PARKING COUNT

REGULAR PARKING:	1,131 SPACES
HANDICAPPED:	35 SPACES
	+ 6 SPACES (VAN)
	= 41 SPACES
TOTAL EXISTING PARKING:	1,172 SPACES

RECEIVED
JAN 18 2007

SUP-19103
03/22/07 PC

FORM 112
PARKING ANALYSIS

Perlman

P/A Las Vegas, LLC
A Perlman Design Group Company
2230 Corporate Circle, Suite 200
Henderson, Nevada 89074
702.880.9900 702.882.8022 fax

Sheet

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Designer

By

Date

Job

Parking Analysis
6750 W Sahara Ave
Las Vegas, Nevada
Lexus of Las Vegas

Drawn/Checked By

Date

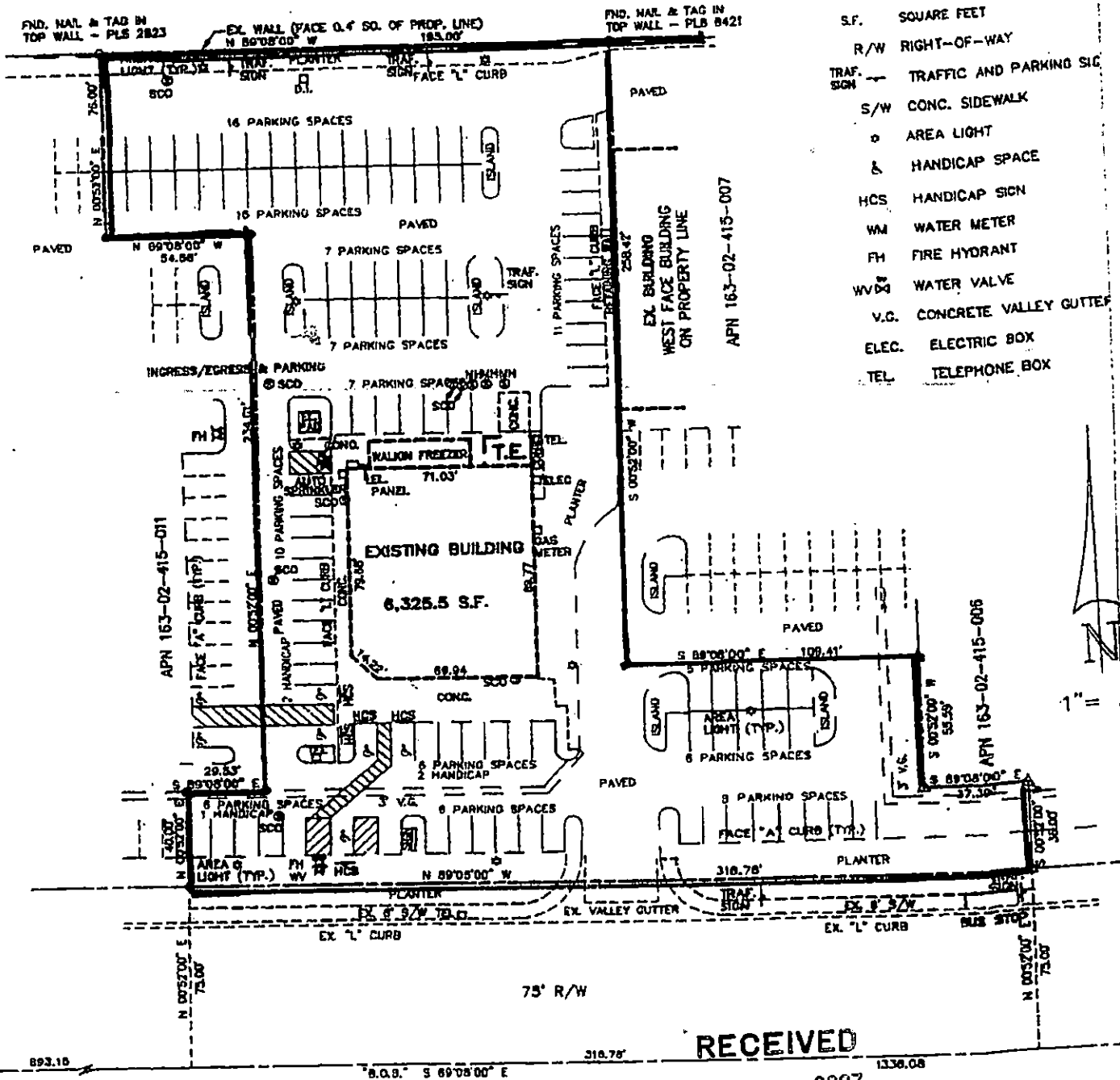
12-21-06

Project Number

706112

Sheet Number

SAHARA WEST CONDDMINIUMS
BOOK 42 OF PLATS, PAGE 84



- ADJACENT PROPERTY
- CENTER LINE
- CONTROL LINE
- O FND. AS SHOWN
- SET 8/8" REBAR & 1-1/4" PL. P.L.S. 4048 OR NAIL & TAG P.L.
- △ FND ALUM. CAP P.L.S. 8421
- S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
- TRAF. SIGN TRAFFIC AND PARKING SIGN
- S/W CONC. SIDEWALK
- AREA LIGHT
- & HANDICAP SPACE
- HCS HANDICAP SIGN
- WM WATER METER
- FH FIRE HYDRANT
- WV VALVE
- V.G. CONCRETE VALLEY GUTTER
- ELEC. ELECTRIC BOX
- TEL. TELEPHONE BOX

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SAHARA AVENUE JAN 18 2007

SUP-19103
03/22/07 PC



ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07



ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07



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ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07

JONES VARGAS

ATTORNEYS AT LAW
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THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

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ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGID
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JUST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
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MARIA-NICOLLE BERINGER
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DAVID A. CARROLL
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STACIE A. TRUESDELL
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CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD OXDN (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdell@jonesvargas.com

January 8, 2007

HAND DELIVERED

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

RE: Justification Letter – Special Use Permit

Dear Planning and Development Department:

Enclosed is an application for a Special Use Permit to allow for automobile inventory storage for that property consisting of approximately 1.61 acres located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**") submitted by Lexus of Las Vegas (the "**Applicant**"). The Applicant owns and operates the existing Lexus dealership at 6600 W. Sahara Avenue (the "**Dealership**") and has a lease for the Property.

The Property is zoned C-1 (Limited Commercial District). The Applicant wishes to utilize the Property to contain its excess inventory. The Property is located approximately 150 feet from the Dealership and can be accessed via Sahara Avenue, a primary thoroughfare, without impacting any of the nearby properties. Additionally, the area that will be used for storage of the vehicles is paved. The use is entirely consistent with the development in the area.

The Applicant is also requesting a waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or public right-of-ways. This waiver is appropriate due to the large number of automobile dealerships already located along west Sahara Avenue with large inventories of vehicles visible from the street.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

* LICENSED IN ARIZONA ONLY
** LICENSED IN ILLINOIS AND WISCONSIN ONLY

SUP-19103
03/22/07 PC

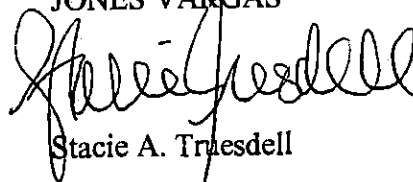
January 8, 2007

Page 2

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

SUP-19103
03/22/07 PC

January 17, 2007

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

RE: Authorization from Property Owner for AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas to Submit Applications for Review of Condition and a Special Use Permit

Dear Planning and Development Department:

Mustang Man, LLC owns that property located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**"). Mustang Man, LLC currently leases the Property to AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas.

Rita Quam, as the sole manager of Mustang Man, LLC, hereby authorizes AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas, to submit the following applications to the City of Las Vegas Planning & Development Department:

1. Application for a Review of Condition from a previously approved zone change (Z-45-88) to allow for automobile inventory storage for the Property.
2. Application for a Special Use Permit to allow for automobile storage for the Property and waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or right-of-ways.

Mustang Man, LLC further agrees to be bound by any of the approvals granted by the above-mentioned applications.

Very truly yours,
MUSTANG MAN, LLC

By:


Rita Quam, Manager

SUP-19103
03/22/07 PC

March 20, 2007

Andrew Reed
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Reed:

I would like to file an objection to the Special Use Permit request numbers 19103 and 19273, filed by AAG-Las Vegas, LLC – Owner: Mustang Man, LLC.

There is already an abundance of auto dealers on Sahara Avenue. The vitality of the street and trade area depends on a varied mix of tenants and businesses. If this is a used car dealership, it will significantly detract from the neighborhood and could put it on a path of decline. I can't imagine a used car dealership would be welcome by any of the surrounding property owners.

I respectfully ask that you please decline both of their special use permits and keep the quality of West Sahara Avenue intact.

Sincerely,



Sami Ladeki
Sami Ladeki Trust LLC

P
R

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-20150 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Protest by Sherrill Franceschi
6. Submitted at meeting – Support letter by Southridge Neighborhood Association for Items 44-47

MOTION:

STEINMAN – APPROVED – UNANIMOUS with EVANS excused and DAVENPORT abstaining as his wife owns property in the notice area

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

MINUTES:

VICE-CHAIRMAN GOYNES declared the Public Hearing open for Items 44-47.

DOUG RANKIN, Planning and Development Department, stated the requested General Plan Amendment and rezoning applications are not consistent with the future land use development in

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 44 – GPA-20150

MINUTES – Continued:

the area and noted that staff could not make a finding of approval for the Variance. He recommended denial of all applications.

DOUG LEAN, 5520 South Fort Apache Road, appeared on behalf of the applicant. He emphasized his applicant's careful approach to the many neighborhoods affected by this proposal and noted the design features which would minimize the impact to the adjacent properties. He also pointed out the three-foot elevation difference which exacerbated the variance issue on the site. MR. LEAN argued that this proposal is not spot zoning as the applicant was requesting a more restrictive zoning than what is currently allowed on the site. He submitted a support letter and underscored the lack of protest letters on this application. A vehicle trip study had been performed even though it was not required and MR. LEAN suggested that the study proves that traffic will not significantly increase as a result of this project. He acknowledged that the site is only providing one of the four required trees, but pointed out staff does support that request since the intense landscape buffer would mitigate the negative impact.

COMMISSIONER STEINMAN acknowledged the difficulties in developing this parcel and expressed his support as he did not find the proposal's requests excessive.

MR. LEAN thanked the Commissioners and staff for working with him.

VICE-CHAIRMAN GOYNES declared the Public Hearing closed for Items 44-47.

(9:15 – 9:26)

2-3420



O (OFFICE)





0 500 Feet

CASE: GPA-20150

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

O (OFFICE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20150 - APPLICANT: DIAMOND SPRINGS LLC - OWNER:
FIRST SOUTHERN BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

GPA-20150 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a portion of the Southeast Sector Plan of the Master Plan from the PF (Public Facilities) Master Plan Designation to the O (Office) Master Plan Designation on 0.69 acres of property located on the east side of 6th Street, 335 feet south of St. Louis Avenue.

Companion requests for a Rezoning (ZON-20151), Variance (VAR-20152), and Site Development Plan Review (SDR-20149) have been filed with this application. The applicant is seeking to ultimately develop an 11,100 square-foot professional office building for this location.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire Bldg., etc.~~	
Month/date/year	Action
3/05/58	The Board of Commissioners for the City of Las Vegas approved a Use Permit (U-0001-58) to construct, maintain, and use a church on property located at the southeast corner of 6 th Street and St. Louis Avenue.
8/29/75	The Board of Zoning Adjustment approved a Use Permit (U-0056-75) to allow the operation of a child care nursery, a pre-school, and to conduct educational programs on property located at 700 E. St. Louis Avenue.
6/23/92	The City Council approved the reclassification of property (Z-0024-92) located at 700 East St. Louis Avenue from R-1 (Single Family Residential) zoning to C-V (Civic) zoning for the remodel and expansion of an existing church.
~~Related/Building Permits/Business Licenses~~	
Month/date/year	Description
NA	NA
~~Pre-Application Meeting~~	
02/09/07	A meeting was held with staff regarding the requirements to develop a vacant parcel associated with an existing church into an 11,100 SF professional office building. The applicant was informed of the requirements of a General Plan Amendment from the "PF" land use to "O", a Rezoning, a Variance from residential adjacency setbacks, and Site Development Plan Review.
~~Neighborhood Meeting~~	
3/14/07	A neighborhood meeting was scheduled in the First Southern Church, Fellowship Hall, 700 E. St. Louis at 5:30pm.

GPA-20150 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Details of Application Request			
Site Area			
Net Acres	0.69 acres		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic) Zone
North	Church	PF (Public Facilities)	C-V (Civic) Zone
South	Undeveloped	SC (Service Commercial)	R-1 (Single Family Residential) Zone
East	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone
West	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone

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

DEFINITIONS

PF (Public Facilities) The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

O (Office) The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

GPA-20150 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The 0.69 acre parcel is currently undeveloped and is situated between a church to the north, undeveloped parcels to the south, and single family homes to the east and west. From a land use perspective, this property is most suitable for low-intensity commercial uses that serve as a buffer between more intense commercial uses to the south and the civic uses to the north, and the residential uses to the east and west. The proposed General Plan Amendment from PF (Public Facilities) to O (Office), along with the requests for Rezoning (ZON-20151), Variance (VAR-20152), and Site Development Plan Review (SDR-20149) seek to ultimately allow the development of an 11,100 square-foot professional office building.

Because the neighboring properties to the south are under the SC (Service Commercial) General Plan category with the C-1 (Service Commercial) Zoning District being best suited for this type of project, staff recommends denial on the O (Office) General Plan Amendment and the Rezoning to the "O" (Office) zoning district as approval of this request would constitute Spot Zoning.

The site is located within the Neighborhood Revitalization Strategy Area of the 2020 Master Plan, which has policies encouraging infill development. Specifically, Policy 2.1.2 of that Strategy Area reads "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development". Although the proposed professional office use is within the parameters of the policy intentions of the Neighborhood Revitalization Strategy Area, a low-intensity commercial use designed in respect to adjacent residential uses can be accomplished with the SC (Service Commercial) land use designation without resulting in a parcel that maintains an isolated land use code such as the request at-hand.

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,**

An approved General Plan Amendment to the O (Office) category would allow the development of a professional office on the subject site. However, although this use will be compatible with the existing commercial uses to the south, staff recommends that the SC (Service Commercial) General Plan category is better more appropriate because it is consistent with the parcels to the south.

GPA-20150 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed O (Office) land use is not compatible with the existing adjacent C-V (Civic) zoned property to the north as the recommended General Plan category of SC (Service Commercial) does not support the "O" (Office) zoning district.

The request for a Rezoning (ZON-20151) to the O (Office) zoning district for this single parcel constitutes "Spot Zoning", defined by Title 19.20 as:

"Spot Zoning: Rezoning of a lot or parcel or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan."

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Access to the site is provided by 6th Street, a 60-foot wide local street which will not be adversely impacted by this request.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The subject area is located within the Neighborhood Revitalization Area of the Las Vegas 2020 Master Plan. One of the listed objectives for this area is: "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the City (Objective 2.6)." The reclassification of the subject property to SC (Service Commercial) would be better suited to enable this property to develop a use that is compatible to existing adjacent development and further this objective of the Las Vegas 2020 Master Plan without creating a condition of Spot Zoning to the "O" (Office) Zoning district.

GPA-20150 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 310 (Mailed with ZON-20151, VAR-20152 and SDR-20149)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20150** APN: 162-03-801-135
Name of Property Owner: First Southern Baptist Church
Name of Applicant: Diamond Springs UC
Name of Representative: APTUS Architecture

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: Horace E. Brady

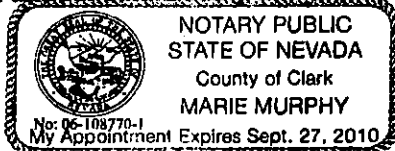
Print Name: Horace E. Brady Trustee

Subscribed and sworn before me

This 20th day of Feb, 20 07

Marie Murphy Clark Nevada

Notary Public in and for said County and State



February 12, 2007

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 162-03-801-135
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Landscape Finger Island Waivers
E. Residential Adjacency

Dear Sirs:

The intended use for the property on 6th Street south of St. Louis is Professional Office Space.

This property currently has a General Plan designation of "Public Facility" and a zoning designation of "CV". We are requesting a general plan amendment to "Service Commercial" and a zone change to "O" for this parcel. This project consists of a vacant lot that will be converted to an office. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area. North of our property is an existing church, east are existing one-story residences and to the west are existing one-story residences. South of our property is a vacant lot that is zoned R-1 but has a general plan of "Service Commercial".

The new structure is 11,100 sf and is two stories high. Thirty-eight parking spaces will be provided which include a van accessible space and a standard handicap space. All setbacks and landscape buffers are provided per Title 19. We are requesting a waiver for three required landscape finger islands in the parking lot. We have provided enhanced landscaping on the north side of the site. An 8'-0" high masonry screen wall will be added to the east side of the site to buffer the residences from our project. Due to site constraints and the narrowness of the lot, we must request a variance for the residential adjacency. We attempted to design the site with the building on the east in order to decrease the residential adjacency setback variance. However, once the throat depth, the driveway width the required parking dimensions and the vehicle access were taken into account the remaining lot with was not sufficient for a building to function as a professional office. Therefore, in order to make the entire site functional, we have placed the building at the east end of the property and must request a variance for the residential adjacency requirement of 15'-0" where 105'-0" would be required.

The building is contemporary in design and will be made of framed walls with stucco and stone veneer and all mechanical units will be fully screened.

Please consider this General Plan Amendment, rezoning, site development review and variance request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

Telephone Protest/ Approval Log

2010-2015
VAR-20152
SDR-20149

Meeting Date: 04/04/07

Case Number: GPA-20150
04/12/07 PC.

Date: 04/04/07
Name: Sherrill Franceschi
Address: 2325 W. La Madre Way
L.V. NV. 89149
Phone: (702) 860-6050
☒ PROTEST ☐ APPROVE

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

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

ITEM # 44-47

CASE # See above

PC MTG 4-12-07

P

Subj: **SDR 20149, GPA 20150,**
 Date: 4/11/2007 11:00:06 P.M. Pacific Daylight Time
 From: southridgena@gmail.com
 To: douglaslein@aol.com
 CC: larrington@lasvegasnevada.gov, gregorystephenbrown@gmail.com

With respect to items #44 - #47 on the Planning Commission agenda for April 12, please include the following letter as a public comment submitted by Gregory Brown, 606 Bonita Avenue, on behalf of the Southridge Neighborhood Association:

Based on the plans presented at the neighborhood meeting held last month and a follow-up meeting with Mr. Lein, this project has the support of the Neighborhood Association. The response of those who attended the neighborhood meeting and viewed the plans presented that day was that this project is well-suited to the site and compatible with existing use of nearby properties, which are single family homes on the west side of 6th street and civic uses on the southeast and southwest corners of 6th & St Louis. The consensus of the neighbors was that this project would be well-suited to the site and compatible with nearby properties, because of the limited scale of the building, the design which limits direct views onto adjacent houses, the placement of the structure on the property away from the street, the landscaping buffer, the adequate on-site parking, and the intended use for low-traffic offices.

We share the applicant's view that "Office" is an appropriate land-use designation for this plot – which again is adjacent to a church and directly across the street from single-family homes. We would be concerned about a more permissive designation such as "Service Commercial." If such a designation were to be granted, the site would then be entitled for retail and other commercial uses that would be inconsistent with the Southridge and Beverly Green Neighborhood plan, as approved by the Planning Commission and City Council in 2001. We stated in that plan and continue to express as our primary concern to prevent commercial encroachment on St. Louis east of Paradise and on properties adjacent to St. Louis.

For these reasons, we support this application including the application for a designation of "Office" and we oppose a designation for "Service Commercial."

Gregory Brown
 President, Southridge Neighborhood Association

Submitted at Planning Commission

Date 4/12/07 Item # 44-47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-20151 - REZONING RELATED TO GPA-20150 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Rezoning FROM: C-V (Civic) TO: O (OFFICE) on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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. Telephone Protest by Sherrill Franceschi

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with EVANS excused and DAVENPORT abstaining as his wife owns property in the notice area

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

MINUTES:

See Item 44 for related discussion and backup.

(9:15 – 9:26)

2-3420

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20150) to an Office land use designation approved by the City Council.

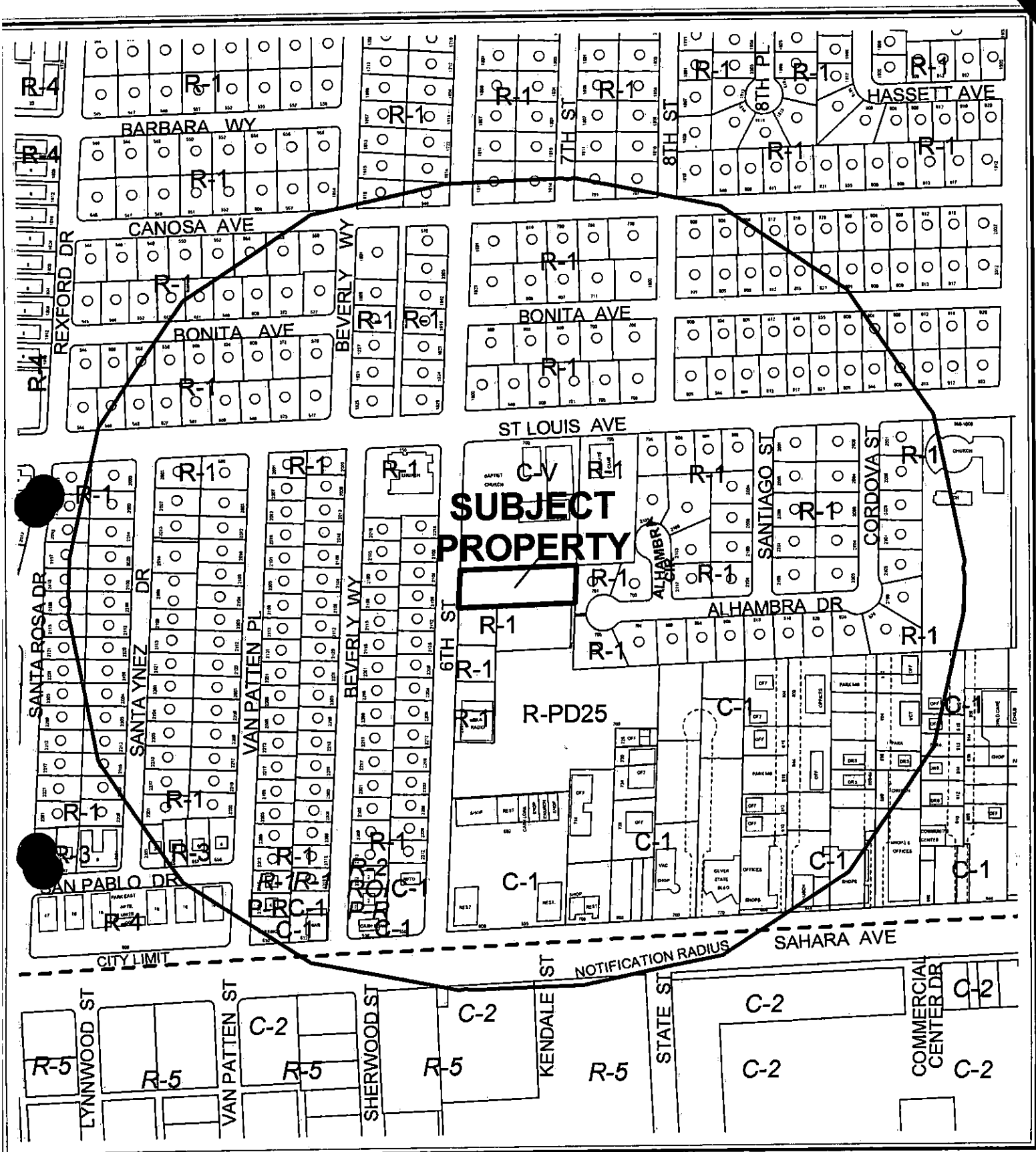
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 45 – ZON-20151

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Variance (VAR-20152) and Site Development Plan Review (SDR-20149) 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, if approved.

Public Works

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. This site shall connect to the City of Las Vegas public sewer system at a location acceptable to the City Engineer.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.



CASE: ZON-20151

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)





CASE: ZON-20151

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20151 - APPLICANT: DIAMOND SPRINGS LLC -

OWNER: FIRST SOUTHERN BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-20150) to an Office land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Variance (VAR-20152) and Site Development Plan Review (SDR-20149) 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, if approved.

Public Works

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. This site shall connect to the City of Las Vegas public sewer system at a location acceptable to the City Engineer.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

ZON-20151 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to for a Rezoning (ZON-20151) to the "O" (Office) Zoning District on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue.

The applicant is seeking to develop an 11,100 square-foot professional office building for this location. Companion requests for a General Plan Amendment (GPA-20150), a Variance (VAR-20152), and Site Development Plan Review (SDR-20149) have been filed with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
3/05/58	The Board of Commissioners for the City of Las Vegas approved a Use Permit (U-0001-58) to construct, maintain, and use a church on property located at the southeast corner of 6 th Street and St. Louis Avenue.
8/29/75	The Board of Zoning Adjustment approved a Use Permit (U-0056-75) to allow the operation of a child care nursery, a pre-school, and to conduct educational programs on property located at 700 E. St. Louis Avenue.
6/23/92	The City Council approved the reclassification of property (Z-0024-92) located at 700 East St. Louis Avenue from R-1 (Single Family Residential) zoning to C-V (Civic) zoning for the remodel and expansion of an existing church.
<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
NA	NA
<i>Pre-Application Meeting</i>	
02/09/07	A Pre-application meeting was held with staff concerning the requirements to develop a vacant parcel associated with an existing church into an 11,100 SF professional office building. The applicant was informed of the requirements of a General Plan Amendment, a Rezoning, a Variance, and Site Development Plan Review.
<i>Neighborhood Meeting</i>	
3/14/07	A neighborhood meeting was scheduled in the First Southern Church, Fellowship Hall, 700 E. St. Louis at 5:30pm.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69 acres

ZON-20151 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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

<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic) Zone
North	Church	PF (Public Facilities)	C-V (Civic) Zone
South	Undeveloped	SC (Service Commercial)	R-1 (Single Family Residential) Zone
East	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone
West	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	29,620 SF	NA
Min. Lot Width	60 feet	100 feet	Y
Min. Setbacks			
• Front	25 feet	207 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	NA	NA
• Rear	15 feet	15 feet	Y
Max. Lot Coverage	30%	19%	Y
Max. Building Height	2 stories of 35 feet, whichever is less	35 feet	N*
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened	screened	Y

*Although this proposal meets most of the Design Standards as listed by Title 19.08, the proposal does not meet the Residential Adjacency Standards. A Variance (VAR-20152) has been requested a companion item.

ZON-20151 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	114 feet	15 feet	N
Adjacent development matching setback	15 feet	15 feet	Y
Trash Enclosure	50 feet from residential		Y

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Ratio</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Parking Area	1 Tree/ 6 Spaces	4 Trees	1	N
Buffer:	1 Tree/ 20 Linear Feet along north perimeter;	10 Trees;		
Min. Trees	1 Tree/ 30 Linear Feet along south, east, & west perimeters	18 Trees	26	Y
TOTAL		32 Trees	55	Y
Min. Zone Width		8 Feet	12 Feet	Y
Wall Height		6 Feet	8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirements</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>	<i>Handicapped</i>	<i>Parking</i>	<i>Handicapped</i>	
			Regular		Regular		
Office, Other Than Listed	11,100 SF	1:300	37	2	38	2	Y
TOTAL			37	2	38	2	Y

ANALYSIS

The applicant is requesting a Rezoning from the existing C-V (Civic) Zoning District to the O (Office) Zoning District. A General Plan Amendment has been requested to accommodate a change in land use from a portion of an existing lot that was used as a parking lot to an existing church. Although the applicant is requesting a Zoning District that is in compliance with the requested General Plan Amendment, the two requests in total would constitute "Spot Zoning" as defined in Title 19.20. as such:

"Rezoning of a lot or parcel or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan."

ZON-20151 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Because the applicant's proposal for an office use in a residential context can be accomplished with the SC (Service Commercial) land use designation and C-1 (Limited Commercial) zoning without resulting in a parcel zoned in isolation from the adjacent properties that are under the SC (Service Commercial) land use designation, staff recommends denial.

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."

As the associated request for the General Plan Amendment to the "O" (Office) land use category has been recommended for denial by staff and the request for a Rezoning to the associated Office zoning district would constitute spot-zoning in nature. Therefore, staff recommends denial.

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

The proposed use of professional office is compatible with the surrounding land uses and zoning districts. However, the requested General Plan Amendment and Rezoning to the O (Office) land use category and "O" (Office) zoning District would constitute Spot Zoning. Staff recommends that the SC (Service Commercial) land use and C-1 (Limited Commercial) zoning District would facilitate the proposed use without creating the Spot Zoning condition.

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

Per the stated policies listed in the Las Vegas Master Plan, this property, along with the adjoining southern properties maintaining the SC (Service Commercial) land use designation, have remained undeveloped for some time. With a General Plan Amendment to a more suitable SC (Service Commercial) land use category and C-1 (Limited Commercial) zoning District, the proposed, low-intensity commercial use such as this professional office would be beneficial to 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."

6th Street, classified as a Local street, would be suitable for only low-intensity commercial uses such as this professional office. Staff believes that the impact from increased traffic would be minimal if restricted to this type of use.

ZON-20151 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 310 (Mailed with GPA-20150, VAR-20152 and SDR-20149)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20151** APN: 162-03-801-135

Name of Property Owner: First Southern Baptist Church

Name of Applicant: Diamond Springs LLC

Name of Representative: APTUS Architecture

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: Horace E. Brady

Print Name: HORACE E. BRADY Trustee

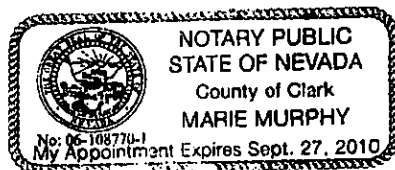
Subscribed and sworn before me

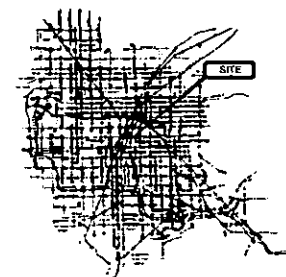
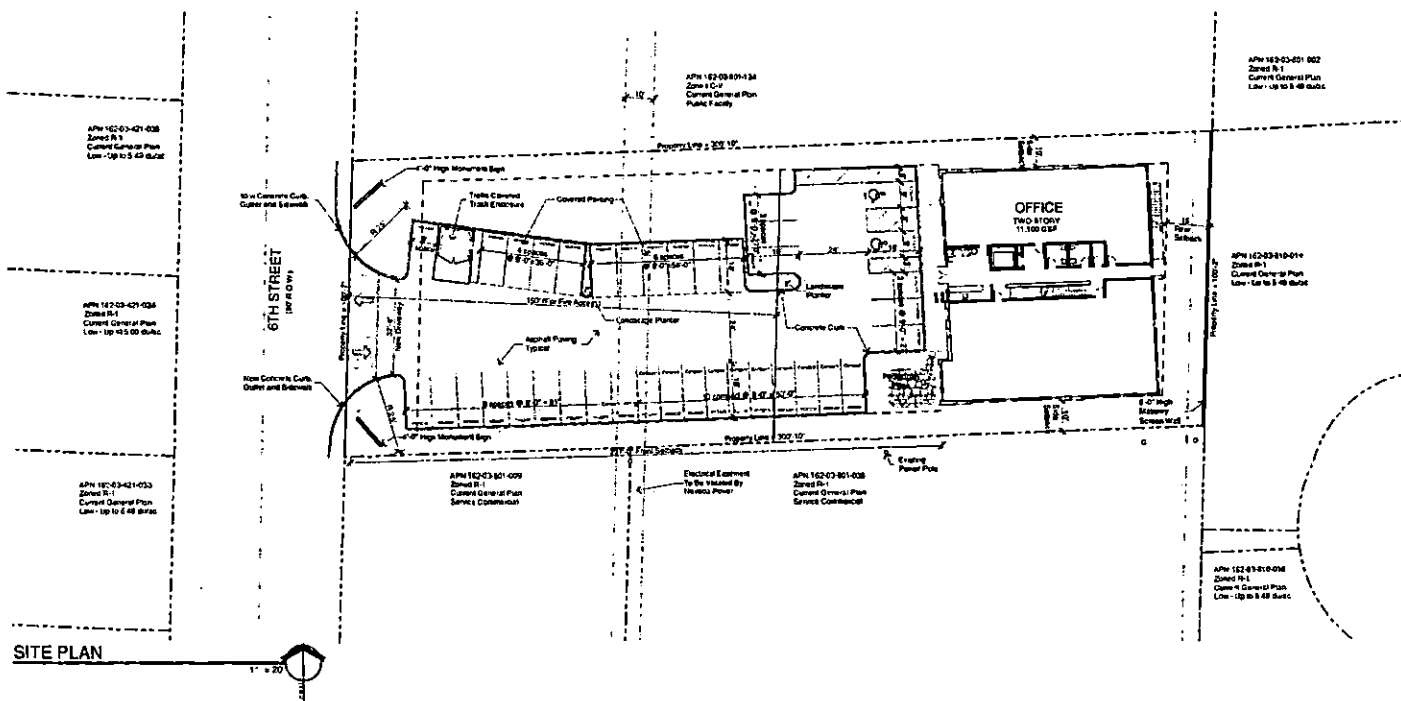
This 26th day of Feb, 2007

Marie Murphy Clark Nevada
Notary Public in and for said County and State

RECEIVED

11-14-06





VICINITY AND LOCATION MAPS

Site Zoning & Data

SITE DATA

PARCEL NUMBER	122-03-801-008	
JURISDICTION	CITY OF LAS VEGAS - R-100	
EXISTING GENERAL PLAN	PUBLIC FACILITY	
PROPOSED GENERAL PLAN	SURFACE COMMERCIAL	
EXISTING ZONING	C-1	
PROPOSED ZONING	C-1 OFFICE	
SITE AREA	32,988 SQ. FT. 0.75 ACRES 32,988 SQ. FT. 0.75 ACRES	
SUBTRACT - BUILDING		
FROM	REDD	IMPROVED
WESTERLY SIDE	25'-0"	10'-0"
EASTERLY SIDE	15'-0"	15'-0"
REAR	15'-0"	15'-0"
MAX HEIGHT	35'-0"	35'-0"
ACTUAL HEIGHT	35'-0"	35'-0"
LOT COVERAGE ALLOWED	35%	35%
ACTUAL LOT COVERAGE		

BUILDING AREA

BUILDING AREA	8,125 SF
OFFICE	1,700 SF
COMMON SPACE	1,700 SF
TOTAL SQUARE FOOTAGE	11,100 SF

PARKING AREA

PARKING AREA	11,100 SF @ 1,000 SF / SP	PROVIDED
REQUIRED PARKING	11,100 SF @ 1,000 SF / SP	30
ADDITIONAL PARKING SPACES PROVIDED		30
ADDITIONAL PARKING SPACES PROVIDED (STREET) 1,000 SF ALLOWED		2
ADDITIONAL PARKING SPACES PROVIDED (STREET) 1,000 SF ALLOWED		2
ADDITIONAL PARKING SPACES PROVIDED (STREET) 1,000 SF ALLOWED		2

RECEIVED
FEB 26 2007

6th Street/ St. Louis Avenue
Site Development Review
6th Street
Las Vegas, Nevada 89109

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

APTUS Architecture
2700 Sunset Ave. Suite 200
Las Vegas, NV 89146
P: 702.839.1244
F: 702.839.1245

SITE PLAN
AS100
12172 6th Street St. Louis Avenue

APTUS!

February 12, 2007

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 162-03-801-135
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Landscape Finger Island Waivers
E. Residential Adjacency

Dear Sirs:

The intended use for the property on 6th Street south of St. Louis is Professional Office Space.

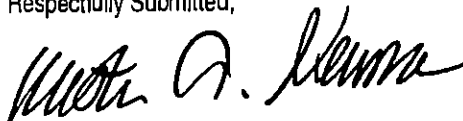
This property currently has a General Plan designation of "Public Facility" and a zoning designation of "CV". We are requesting a general plan amendment to "Service Commercial" and a zone change to "O" for this parcel. This project consists of a vacant lot that will be converted to an office. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area. North of our property is an existing church, east are existing one-story residences and to the west are existing one-story residences. South of our property is a vacant lot that is zoned R-1 but has a general plan of "Service Commercial".

The new structure is 11,100 sf and is two stories high. Thirty-eight parking spaces will be provided which include a van accessible space and a standard handicap space. All setbacks and landscape buffers are provided per Title 19. We are requesting a waiver for three required landscape finger islands in the parking lot. We have provided enhanced landscaping on the north side of the site. An 8'-0" high masonry screen wall will be added to the east side of the site to buffer the residences from our project. Due to site constraints and the narrowness of the lot, we must request a variance for the residential adjacency. We attempted to design the site with the building on the east in order to decrease the residential adjacency setback variance. However, once the throat depth, the driveway width the required parking dimensions and the vehicle access were taken into account the remaining lot with was not sufficient for a building to function as a professional office. Therefore, in order to make the entire site functional, we have placed the building at the east end of the property and must request a variance for the residential adjacency requirement of 15'-0" where 105'-0" would be required.

The building is contemporary in design and will be made of framed walls with stucco and stone veneer and all mechanical units will be fully screened.

Please consider this General Plan Amendment, rezoning, site development review and variance request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

Telephone Protest/ Approval Log

ZCN-2015
VAR-20152
SDR-20149

Meeting Date: 04/04/07

Case Number: GPA-20150
04/12/07 PC.

Date: 04/04/07
Name: Sherill Franceschi
Address: 8385 W. La Madre Way
LV NV. 89149
Phone: (702) 860-6050
☒ PROTEST ☐ APPROVE

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

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

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

ITEM # 44-47

CASE # See Above

PC MTG 4-12-07

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20152 - VARIANCE RELATED TO GPA-20150 AND ZON-20151 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Variance TO ALLOW A TWO-STORY 35 FOOT HIGH OFFICE BUILDING 15 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), C-V (Civic) Zone [PROPOSED: O (OFFICE) Zone], Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Protest by Sherrill Franceschi

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with EVANS excused and DAVENPORT abstaining as his wife owns property in the notice area

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

MINUTES:

See Item 44 for related discussion and backup.

(9:15 – 9:26)

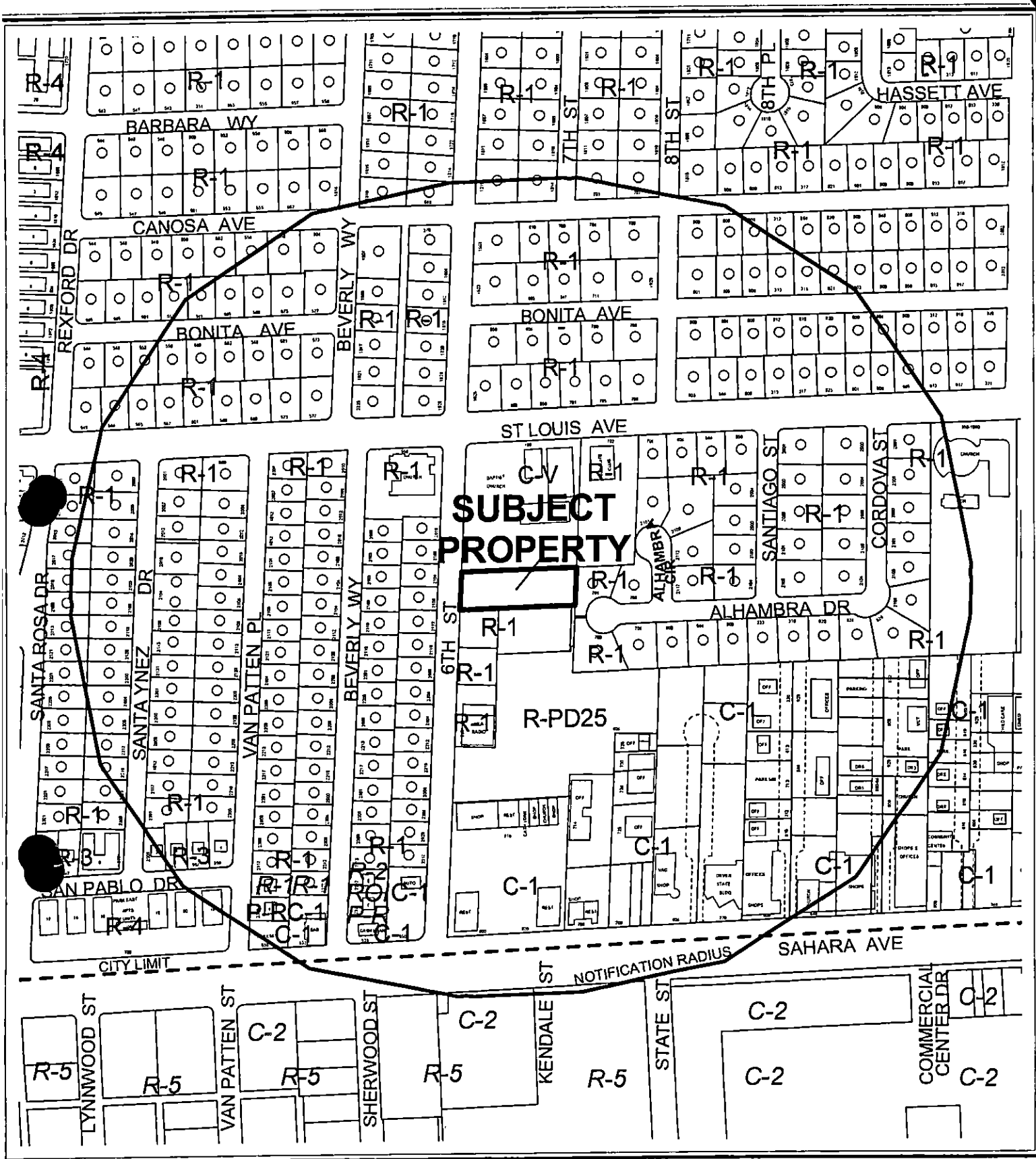
2-3420

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 46 – VAR-20152

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20151) and Site Development Plan Review (SDR-20149) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: VAR-20152

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20152 - APPLICANT: DIAMOND SPRINGS LLC -
OWNER: FIRST SOUTHERN BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20151) and Site Development Plan Review (SDR-20149) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20152 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a 35 foot high office building to be 15 feet from residential property where Residential Adjacency Setback standards require 105 feet on property located on the east side of 6th Street, 335 feet south of St. Louis Avenue. The additional setback distance stems from an approximate 3-foot difference in grade from the affected residential property.

This application is accompanied with requests for a General Plan Amendment (GPA-20150), Rezoning (ZON-20151), and Site Plan Development Review (SDR-20149) and will be heard concurrently.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
3/05/58	The Board of Commissioners for the City of Las Vegas approved a Use Permit (U-0001-58) to construct, maintain, and use a church on property located at the southeast corner of 6 th Street and St. Louis Avenue.
8/29/75	The Board of Zoning Adjustment approved a Use Permit (U-0056-75) to allow the operation of a child care nursery, a pre-school, and to conduct educational programs on property located at 700 E. St. Louis Avenue.
6/23/92	The City Council approved the reclassification of property (Z-0024-92) located at 700 East St. Louis Avenue from R-1 (Single Family Residential) zoning to C-V (Civic) zoning for the remodel and expansion of an existing church.
Related Building Permits/Business Licenses	
Month/date/year	Description
NA	NA
Pre-Application Meeting	
02/09/07	A Pre-application meeting was held with staff concerning the requirements to develop a vacant parcel associated with an existing church into an 11,100 SF professional office building. The applicant was informed of the requirements of a General Plan Amendment from the "PF" land use to "O", a Rezoning, a Variance from residential adjacency setbacks, and Site Development Plan Review.
Neighborhood Meeting	
3/14/07	A neighborhood meeting was scheduled in the First Southern Church, Fellowship Hall, 700 E. St. Louis at 5:30pm.

VAR-20152 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.69 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic) Zone
North	Church	PF (Public Facilities)	C-V (Civic) Zone
South	Undeveloped	SC (Service Commercial)	R-1 (Single Family Residential) Zone
East	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone
West	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	29,620 SF	NA
Min. Lot Width	60 feet	100 feet	Y
Min. Setbacks			
• Front	25 feet	207 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	NA	NA
• Rear	15 feet	15 feet	Y
Max. Lot Coverage	30%	19%	Y
Max. Building Height	2 stories of 35 feet, whichever is less	35 feet	N*
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened	screened	Y

VAR-20152 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Pursuant to Title 19.08.060 the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	105 feet*	15 feet	N
Adjacent development matching setback	15 feet	15 feet	Y
Trash Enclosure	50 feet	91 feet	Y

ANALYSIS

This request for a Variance from the residential setback distance stems from the proposed 35 foot high office building being placed 15 feet from protected property where residential adjacency standards require 105 feet. The 0.69 acre subject parcel is located on the east side of 6th Street, approximately 335 feet south of St. Louis Avenue. The building façade is slightly offset from the rear property line and has two different elevation heights – one 35-foot high northern parapet with an approximate 22-foot rear setback and one 32-foot high southern parapet with a 15-foot rear setback. The greatest affecting plane that intersects the 3:1 residential adjacency setback slope is the 32-foot high parapet. The 32-foot height has an additional 3-foot maximum height added due the change in grade from the western neighboring residential property. This additional height results in a 35-foot building height being located 15 feet from the affected residential property where a 3:1 slope requirement would require a 105-foot setback.

Regarding the layout of the second floor office suites, it is important to note that efforts have been made to protect the visual privacy of the adjacent residential property. The provided floor plans and elevations show office windows placed at six-feet above the second floor level allowing southern light to enter the building while making it difficult to have visual access to the neighboring property. In addition to the high windows, the applicant has also provided ample 24-inch box trees that, when mature, should provide additional screening of the building.

Because this proposal stems from the overbuilding of a narrow lot –thus requiring the applicant to place the building behind the required parking and closer to the residential property- staff recommends denial as different design would potentially avoid the necessity of approving this Variance.

FINDINGS

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

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

VAR-20152 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

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 placing a two-story structure too close to residentially zoned property. An alternative design reducing the overall building size and arranging the building more towards the west 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

12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 310 (Mailed with GPA-20150, ZON-20151 and SDR-20149)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20152** APN: 162-03-801-135
 Name of Property Owner: First Southern Baptist Church
 Name of Applicant: Diamond Springs LLC
 Name of Representative: APTUS Architecture

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: Horace E. Brady

Print Name: Horace E. Brady Trustee

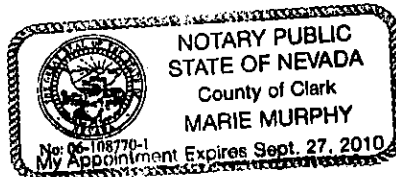
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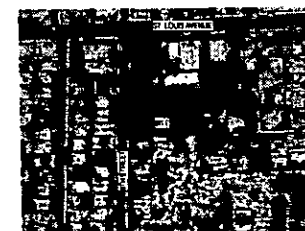
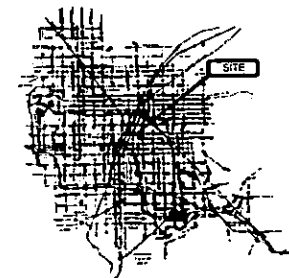
This 26th day of Feb, 2007

Marie Murphy Clark Nevada
 Notary Public in and for said County and State

RECEIVED

FEB 23 2007





VICINITY AND LOCATION MAPS

Site Zoning & Data

SITE DATA

PARCEL NUMBER	10-03-01-15
APPROXIMATION	CITY OF LAS VEGAS - 81-10
EXISTING GENERAL PLAN	PUBLIC FACILITY
PROPOSED GENERAL PLAN	SEWER COMMERCIAL
EXISTING ZONING	C-1
PROPOSED ZONING	O-1 OFFICE
SITE AREA	32,485 SF 0.74 ACROSS ACRES 80,000 SF 0.89 NET ACRES

SETBACKS - BUILDING

	REAR	FRONT	PROPOSED
FRONT	25'-0"	25'-0"	25'-0"
INTERIOR	10'-0"	10'-0"	10'-0"
REAR	15'-0"	15'-0"	15'-0"

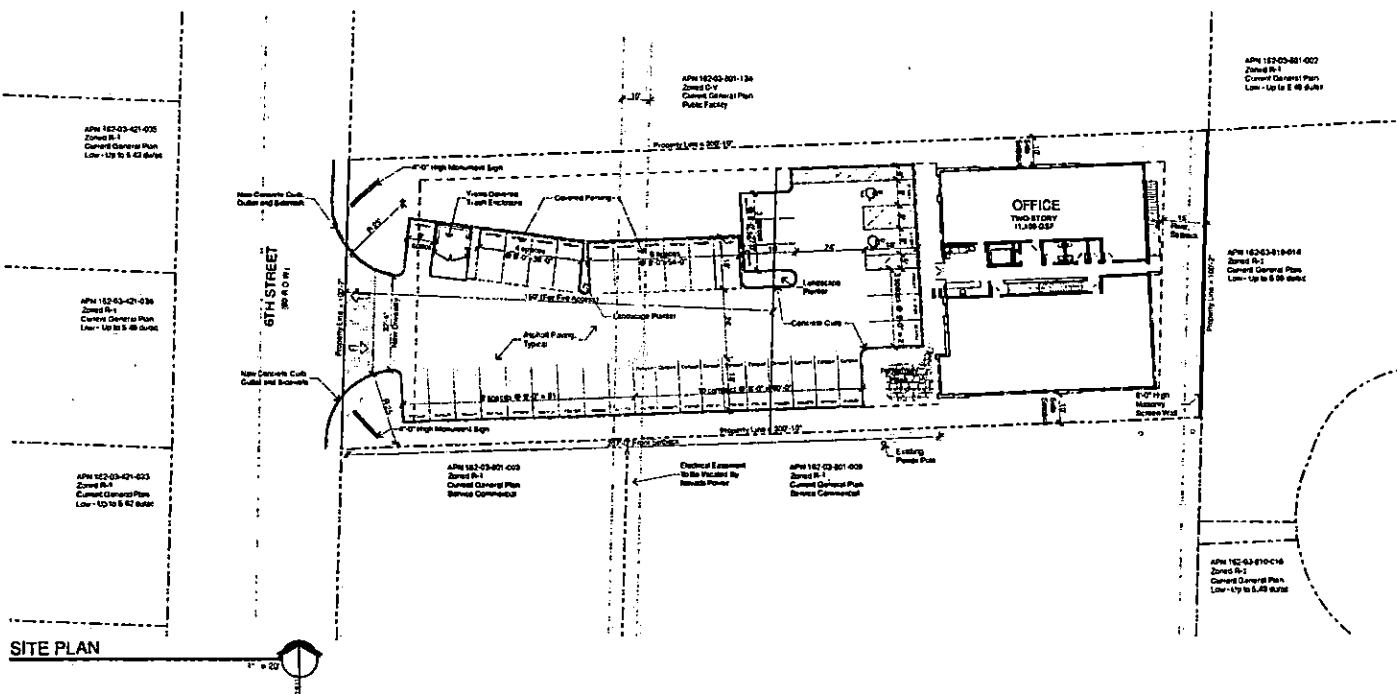
MAX HEIGHT	35'-0"
ACTUAL HEIGHT	35'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	19%

BUILDING AREA

BUILDING AREA	8,539 SF
OFFICE	1,781 SF
TOTAL SQUARE FOOTAGE	10,320 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	1,822 SF @ 1:250 = 8	10
STANDARD PARKING SPACES PROVIDED		10
COMPACT PARKING SPACES PROVIDED (UP TO 11' x 18' ALLOWED)		10
HANDICAPPED SPACES PROVIDED		2
TOTAL PARKING		22



SITE PLAN

6th Street/ St. Louis Avenue

Site Development Review

6th Street

Las Vegas, Nevada 89109

GPA-20150 ZON-20151

VAR-20152 SDR-20149

04/12/07 PC

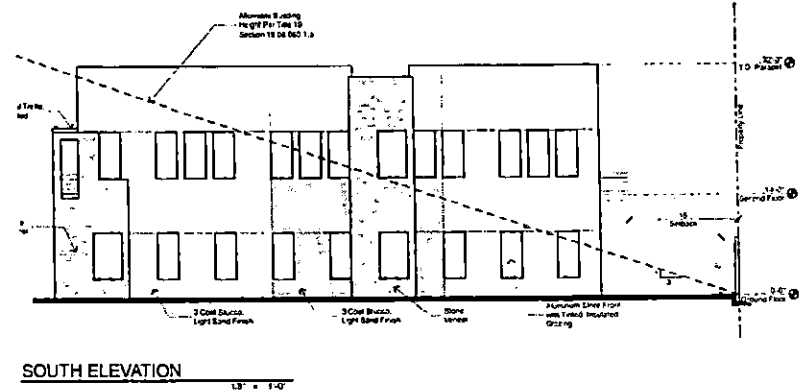
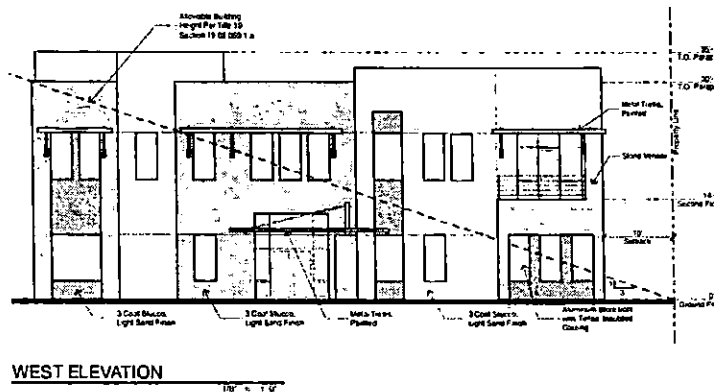
RECEIVED
FEB 26 2007

SITE PLAN

AS100

06.077 6th Street/ St. Louis Avenue

APTUS Architecture
1220 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.439.1325
F 702.439.1326



6th Street/ St. Louis Avenue

Site Development Review

6th Street

Las Vegas, Nevada 89109

GPA-20150 ZON-20151

VAR-20152 SDR-20149

04/12/07 PC

BUILDING
ELEVATIONS-temp

A201

04/12/07 04/12/07 04/12/07

APTUS Architecture

1300 South Red Street
Suite 200
Las Vegas, Nevada 89109
702.739.1200
702.739.1201

City of Las Vegas IGA Schedule 27.07

RECEIVED

February 12, 2007

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

RE: APN: 162-03-801-135
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Landscape Finger Island Waivers
E. Residential Adjacency

Dear Sirs:

The intended use for the property on 6th Street south of St. Louis is Professional Office Space.

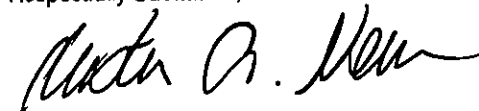
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The new structure is 11,100 sf and is two stories high. Thirty-eight parking spaces will be provided which include a van accessible space and a standard handicap space. All setbacks and landscape buffers are provided per Title 19. We are requesting a waiver for three required landscape finger islands in the parking lot. We have provided enhanced landscaping on the north side of the site. An 8'-0" high masonry screen wall will be added to the east side of the site to buffer the residences from our project. Due to site constraints and the narrowness of the lot, we must request a variance for the residential adjacency. We attempted to design the site with the building on the east in order to decrease the residential adjacency setback variance. However, once the throat depth, the driveway width the required parking dimensions and the vehicle access were taken into account the remaining lot with was not sufficient for a building to function as a professional office. Therefore, in order to make the entire site functional, we have placed the building at the east end of the property and must request a variance for the residential adjacency requirement of 15'-0" where 105'-0" would be required.

The building is contemporary in design and will be made of framed walls with stucco and stone veneer and all mechanical units will be fully screened.

Please consider this General Plan Amendment, rezoning, site development review and variance request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

Telephone Protest/ Approval Log

ZCN-2015
VAR-20152
SDR-20149

Meeting Date: 04/04/07

Case Number: GPA-20150
04/12/07 PC.

Date: 04/04/07
Name: Sherrill Franceschi
Address: 8385 W. La Madre Way
LV NV 89149
Phone: (702) 860-6050
☒ PROTEST ☐ APPROVE

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

Date: _____
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Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 44-47
CASE # See Above
PC MTG 4-12-07

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20149 - RELATED TO GPA-20150, ZON-20151 AND VAR-20152 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 11,110 SQUARE FOOT OFFICE BUILDING on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Protest by Sherrill Franceschi

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with EVANS excused and DAVENPORT abstaining as his wife owns property in the notice area

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

MINUTES:

See Item 44 for related discussion and backup.

(9:15 – 9:26)

2-3420

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 47 – SDR-20149

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20151) 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 2/23/07, except as amended by conditions herein.
4. A Waiver from Title 19.10 is hereby approved, to allow one parking lot tree where four 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 for signage, to reflect the changes herein:
 - A. One Monument Sign per street frontage with a maximum size of 75 square feet and maximum height of 8 feet is allowed in the "O" (Office) zoning District Title 19.14.060.
 - B. A monument sign must show a setback of five feet from all property lines.
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).

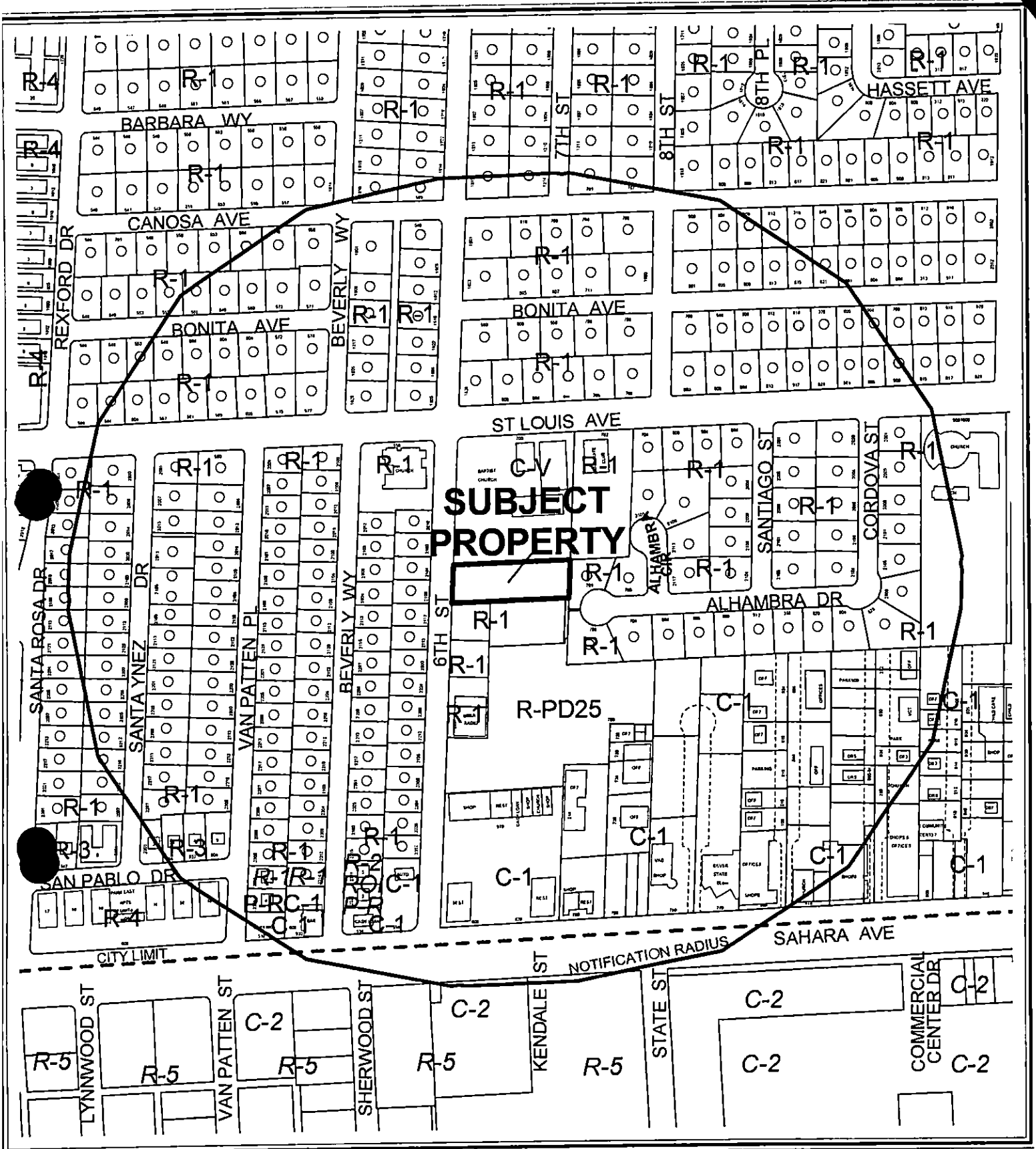
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 47 – SDR-20149

CONDITIONS – Continued:

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

Public Works

14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Sixth Street.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20151 and all other applicable subsequent site-related actions.



CASE: SDR-20149

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20149 - APPLICANT: DIAMOND SPRINGS LLC -****OWNER: FIRST SOUTHERN BAPTIST CHURCH**

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

1. Conformance to the conditions for Rezoning (ZON-20151) 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 2/23/07, except as amended by conditions herein.
4. A Waiver from Title 19.10 is hereby approved, to allow one parking lot tree where four 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 for signage, to reflect the changes herein:
 - A. One Monument Sign per street frontage with a maximum size of 75 square feet and maximum height of 8 feet is allowed in the "O" (Office) zoning District Title 19.14.060.
 - B. A monument sign must show a setback of five feet from all property lines.
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.

SDR-20149 - 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. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Sixth Street.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

SDR-20149 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20151 and all other applicable subsequent site-related actions.

SDR-20149 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed 11,110 square foot office building on 0.69 acres of property located on the east side of 6th Street, 335 feet south of St. Louis Avenue.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire Bldg., etc.	
Month/date/year	Action
3/05/58	The Board of Commissioners for the City of Las Vegas approved a Use Permit (U-0001-58) to construct, maintain, and use a church on property located at the southeast corner of 6 th Street and St. Louis Avenue.
8/29/75	The Board of Zoning Adjustment approved a Use Permit (U-0056-75) to allow the operation of a child care nursery, a pre-school, and to conduct educational programs on property located at 700 E. St. Louis Avenue.
6/23/92	The City Council approved the reclassification of property (Z-0024-92) located at 700 East St. Louis Avenue from R-1 (Single Family Residential) zoning to C-V (Civic) zoning for the remodel and expansion of an existing church.
Related/Building Permits/Business Licenses	
Month/date/year	Description
NA	NA
Pre-Application Meeting	
02/09/07	A Pre-application meeting was held with staff concerning the requirements to develop a vacant parcel associated with an existing church into an 11,100 SF professional office building. The applicant was informed of the requirements of a General Plan Amendment, a Rezoning, a Variance, and Site Development Plan Review.
Neighborhood Meeting	
3/14/07	A neighborhood meeting was scheduled in the First Southern Church, Fellowship Hall, 700 E. St. Louis at 5:30pm.
Details of Application Request	
Site Area	
Net Acres	0.69 acres

SDR-20149 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic) Zone
North	Church	PF (Public Facilities)	C-V (Civic) Zone
South	Undeveloped	SC (Service Commercial)	R-1 (Single Family Residential) Zone
East	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone
West	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential) Zone

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	29,620 SF	NA
Min. Lot Width	60 feet	100 feet	Y
Min. Setbacks			
• Front	25 feet	207 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	NA	NA
• Rear	15 feet	15 feet	Y
Max. Lot Coverage	30%	19%	Y
Max. Building Height	2 stories of 35 feet, whichever is less	35 feet	N*
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened	screened	Y

*Although this proposal meets most of the Design Standards as listed by Title 19.08, the proposal does not meet the Residential Adjacency Standards. A Variance (VAR-20152) has been requested a companion item.

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	114 feet	15 feet	N
Adjacent development matching setback	15 feet	15 feet	Y
Trash Enclosure	50 feet from residential	98 feet	Y

SDR-20149 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

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	4 Trees	1	N
Buffer:	1 Tree/ 20 Linear Feet along north perimeter;	10 Trees;		
Min. Trees	1 Tree/ 30 Linear Feet along south, east, & west perimeters	18 Trees	26	Y
TOTAL		32 Trees	55	Y
Min. Zone Width	8 Feet		12 Feet	Y
Wall Height	6 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Regular	Island-capped	Regular	Island-capped	
Office, Other Than Listed	11,100 SF	1:300	37	2	38	2	Y
TOTAL			37	2	38	2	Y

Monument Signs: 19.14.060		
Standards	Allowed	Provided
Maximum Number	1 sign per Street frontage	2 Street frontage signs*
Maximum Area	75 SF /sign	2 X 48 SF: 96 SF total*
Maximum Height	8 Feet	4 feet
Minimum Setback	5 Feet	3 feet*
Illumination	Direct/Internal	Not shown*

Waivers		
Request	Requirement	Staff Recommendation
To allow 1 parking lot tree	Four trees	Approval

SDR-20149 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

- **Zoning/Use**

The proposed office use is an appropriate for the area. However, as the requested General Plan Amendment to the O (Office) land use category and "O" (Office) Rezoning would constitute Spot Zoning, staff has recommended denial. A General Plan Amendment to SC (Service Commercial) with an affiliated C-1 (Limited Commercial) zoning District would allow the same use as proposed but remain in context with the existing adjoining land use to the south.

- **Site Plan**

The site plan shows a two-story building with an approximate 5,800 square foot building footprint (11,110 gross floor area) nestled at the far eastern end of the property providing a total lot coverage of 19% where 30% is allowed. Parking spaces for 38 cars –with two meeting ADA accessibility standards- are located at the front –or western end- of the property and are accessed from a non-standard 32 foot, 4 inch driveway off of 6th Street.

The applicant states that due to the narrowness of the lot -100 feet- and the requirements for drive access the building must be set back towards the rear of the building. Because of this arrangement, a Variance for Residential Adjacency Setbacks has been requested.

- **Residential Adjacency**

Although the office proposal meets the maximum allowable height for the "O" (Office) zoning District, the project does not meet the required Residential Adjacency Setback Standards. The eastern edge of the building located to the rear of the property show a split elevation with 35 foot and 32 foot parapets. The 32-foot parapet is located 15 feet from a single-family home that sits an additional 3 feet lower than the office grade. This requires that the office be setback 105 feet from the east in order to meet the 3:1 Residential Adjacency slope requirements.

Concerning the risk of privacy, it is important to note that the applicant has provided floorplans and elevations showing windows placed at 6-feet above the second floor. This arrangement should allow light to access the office buildings while making it difficult to have visual access to the neighboring property from the second floor.

A Variance (VAR-20152) has been requested as companion item to this Site Development Review. Because alternative design scenarios would allow possible compliance, staff has recommended denial on both the Site Development Review and the requested Variance.

SDR-20149 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

- **Landscape Plan**

The provided landscape plan shows an inadequate amount of parking lot tree coverage. However, in an effort to provide screening to the residential properties to the east and to compensate for the shortage of parking lot trees, the applicant has provided enhanced landscaping along the northern perimeter. In addition to the abundant landscaping, the proposal shows a small pedestrian plaza located next to the southeast corner of the building that is adequately shaded and provides an inviting space for both office users and customers.

- **Elevations**

The selected materials shown on the elevations are appropriate for the proposed office use and provide some visual interest typical of professional-class office buildings. Stone veneer is shown along the north, south, and west elevations and a variation in red desert tones provide a visual breakup of the façade while remaining respective of the surrounding residential character of the neighborhood.

A Variance to the Residential Adjacency Setback Standards has been requested as the rear elevations encroach the 3:1 setback slope.

- **Floor Plan**

The four office spaces, split between two floors, are shown on the provided floor plans. Each level contains two office bays arranged on an east-west axis that are divided by a continuous corridor running from the front entrance to an exit located at the rear of the building. Vertical circulation is provided by both an internal and external stairway and a single elevator. The external stairway is located at the rear of the building adjacent to the single-family home to the east.

- **Signage**

The provided site plans and landscape plans show two four-foot high by 12-foot wide monument signs located at the northwest and southwest corners of the property. Each sign is angled toward 6th Street and placed approximately three feet from the northern and southern property lines, respectively. Per Title 19.14.060, one monument sign at a maximum height of 8 feet placed 5 feet from property lines is allowed per street front. Additionally, monument signs have a maximum allowable area of 75 square feet and may not be internally or externally illuminated as there is residential property present within 200 feet.

A condition has been added for revised site plans to be submitted at the time building permits are pulled for signage to show adequate compliance with Title 19.14.060.

SDR-20149 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

FINDINGS

The following findings must be made for an SDR:

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

The proposed office building use and layout are compatible with the adjacent residential neighborhoods to the east and west. However, due to the building's designed height, a Variance to the Title 19.08 Residential Adjacency Setback Standards has been requested. Therefore, the proposed development is not compatible with the adjacent development in its entirety.

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

The proposed development is inconsistent with the General Plan and Title 19 as proven by the requested Waiver to Title 19.10.010 and Variance from the Title 19.08 Residential Adjacency Setback Requirement.

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

Site access is from a single 32-foot curb cut off of 6th Street, classified as a Local street in the Master Plan of Streets and Highways. Staff believes that the impact from increased traffic would be minimal if restricted to low-intensity commercial uses such as this professional office.

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

The applicant has provided a very attractive building with primarily smooth-stucco walls painted different red desert tones complemented with offset facades clad in stone veneer. The street-front windows and main entrance are accented with contemporary metal trellises, painted an iron-red, which provides visual modern contrast to the earth-toned colors of the building.

Abundant landscaping has been provided on the site with a significant assortment of desert-appropriate trees and shrubs placed along the northern perimeter. A small pedestrian plaza has been provided just south of the main entrance and is adequately landscaped so as to provide a shaded area.

SDR-20149 - 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;

The proposed 35-foot high (32-foot parapet plus three-foot change in grade) building elevation does not meet the required 105-foot Residential Adjacency Setback as established by the 3:1 slope requirement listed in Title 19.08. Although the applicant has made efforts to mitigate this setback encroachment by providing additional landscape screening, matching residential setback, and six-foot high windows, staff has recommended denial for the Variance (VAR-20152) as it stems from a personally-created hardship. A reduction in the overall building size and alternative design would be able to meet the required setback.

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

By conformance to conditions, appropriate measures will be taken to secure and protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 310 (Mailed with GPA-20150, ZON-20151 and VAR-20152)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20149** APN: 162-03-801-135

Name of Property Owner: First Southern Baptist Church.

Name of Applicant: Diamond Springs LLC

Name of Representative: APTUS Architecture

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: _____

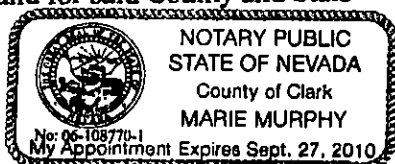
Signature of Property Owner: Horace E. Brady

Print Name: Horace E. Brady Trustee

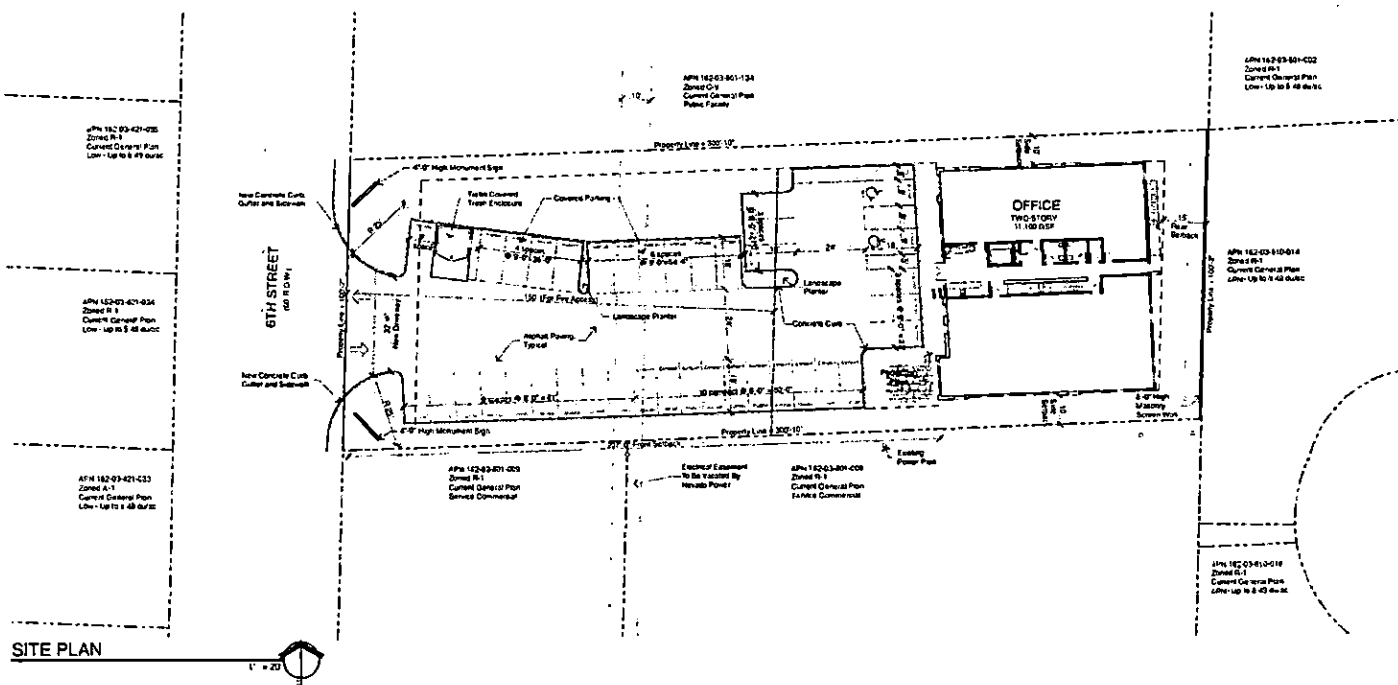
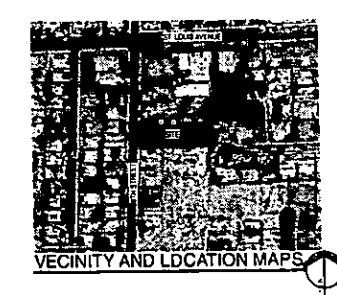
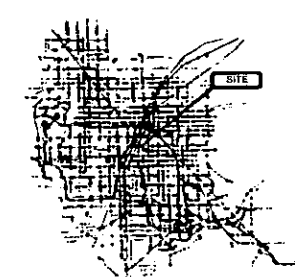
Subscribed and sworn before me

This 26th day of Feb, 2007

Martine L. Clark Nevada
Notary Public in and for said County and State



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Site Zoning & Data

SITE DATA

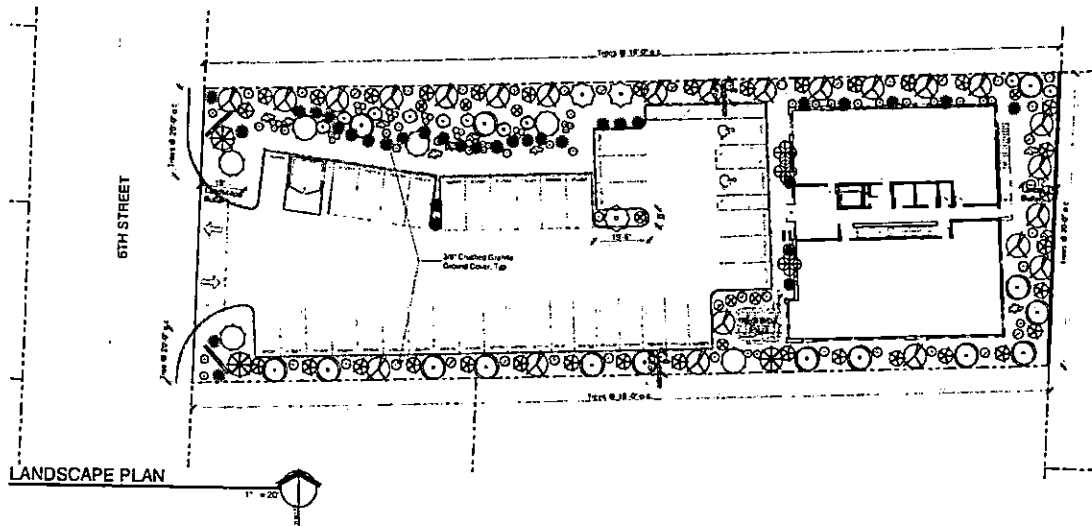
PARCEL NUMBER	152-03-01-124
JURISDICTION	CITY OF LAS VEGAS - 89109
DESIGNED GENERAL PLAN	PUBLIC FACILITY
PROPOSED GENERAL PLAN	SERVICE COMMERCIAL
DESIGNED ZONING	OFFICE
PROPOSED ZONING	OFFICE
SITE AREA	12,882 SF
	0.29 ACRES
	0.0000 ACRES
	0.0000 ACRES
SETBACKS - BUILDING	
FRONT	25' 0"
REAR	15' 0"
LEFT	15' 0"
RIGHT	15' 0"
MAX HEIGHT	35' 0"
ACTUAL HEIGHT	35' 0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	10%
BUILDING AREA	
OFFICE	8,228 SF
COMMON SPACE	1,711 SF
TOTAL SQUARE FOOTAGE	9,939 SF
PARKING AREA	
REQUIRED PARKING	11,400 SF @ 1,000 SF
PROVIDED	30
STANDARD PARKING SPACES PROVIDED	30
COMPACT PARKING SPACES PROVIDED	10
HANDICAPPED SPACES PROVIDED	2
TOTAL PARKING	42

6th Street/ St. Louis Avenue
Site Development Review
6th Street
Las Vegas, Nevada 89109

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

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FEB 9 2007
SITE PLAN
AS100

APTUS Architecture
1400 South Main Street
Suite 204
Las Vegas, Nevada 89102
702.339.1240
702.339.1241



LANDSCAPE SCHEDULE				
TREES				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	VELVET MESQUITE	PROPIERIS LAMARCA	24" Box	24
	TEXAS HONEY MESQUITE	PROPIERIS LAMARCA	24" Box	15
	SHOSHONEA ADACTA	ACICIA SHOSHONEA	24" Box	3
	PALO VERDE	CAJUPUTUM FLORIDENSE	24" Box	8
	HERITAGE OAK		24" Box	3
	VELVET MESQUITE PALM		24" Box	3
SHRUBS				
	TEXAS RANGER	HOLOSTICHUM RUBICUNDUM	8 gal	70
	ST. BERNARD	QUERCUS LAEVOLE	8 gal	30
	SALVIA	LEUCANTHEMUM	8 gal	70
	ONE-RED WHISTLE		15 gal	16
	MEXICAN SAGE	LEUCANTHEMUM	8 gal	30
GROUND COVER				
	DESERT CARPET	HYPOCHOERIS	8 gal	70
	LANTANA	VERVAINACEAE	8 gal	21
	AERIAL MAST POINSETTIA	HYPOCHOERIS	8 gal	25
ROCK MULCH				
	SIZE	COLOR	THICKNESS	
	3/4" CALIBER GRANITE	TO BE SELECTED BY LANDSCAPE ARCHITECT	MIN 2" DEEP	

LANDSCAPE BUFFERS

FROM	TO	PROVIDED
WINDWARD	12"	12"
DOWNWIND	2"	2"
REAR	2"	2"

APTUS Architecture
 1200 South 4th Street
 Suite 204
 Las Vegas, Nevada 89109
 P 702.399.1200
 F 702.399.1200

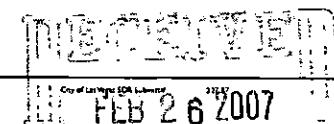
6th Street/ St. Louis Avenue

Site Development Review

6th Street
 Las Vegas, Nevada 89109

GPA-20150 ZON-20151
VAR-20152 SDR-20149

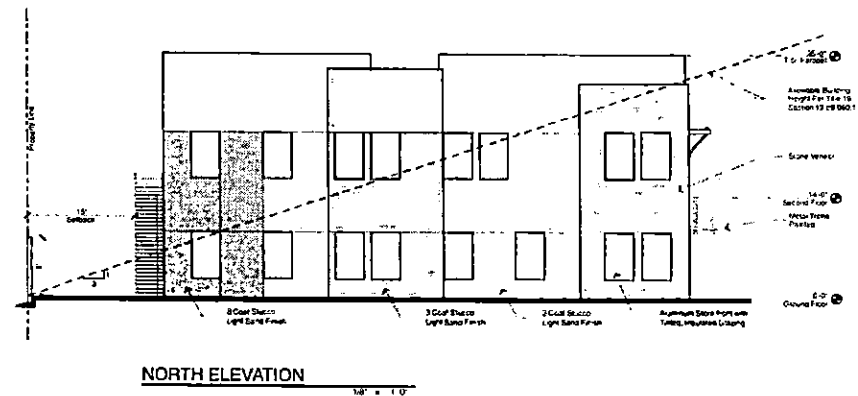
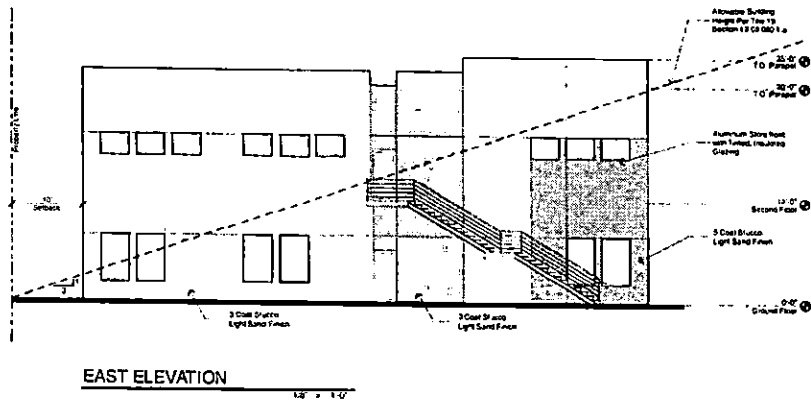
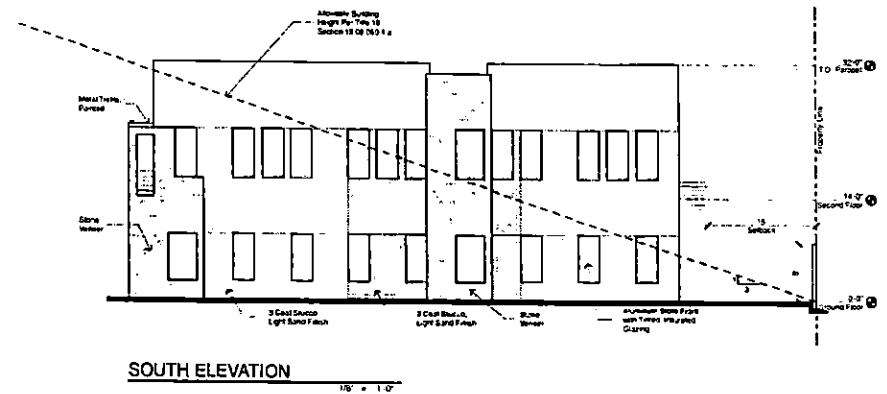
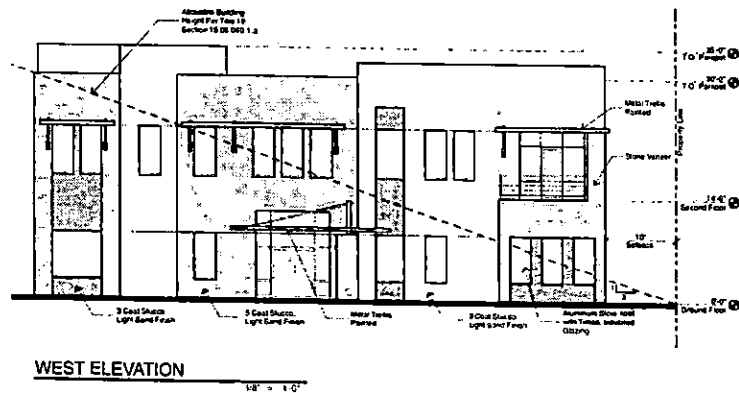
04/12/07 PC



PLANTING PLAN

L100

IN 225 4th Street St. Louis Avenue



APTUS Architecture
1200 South Main Street
Suite 100
Las Vegas, Nevada 89101
P: 702.331.1200
F: 702.331.1217

6th Street/ St. Louis Avenue
Site Development Review

6th Street
Las Vegas, Nevada 89101

GPA-20150 ZON-20151

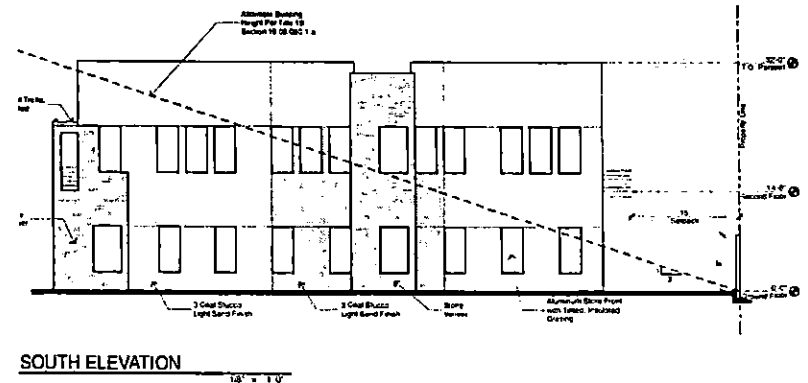
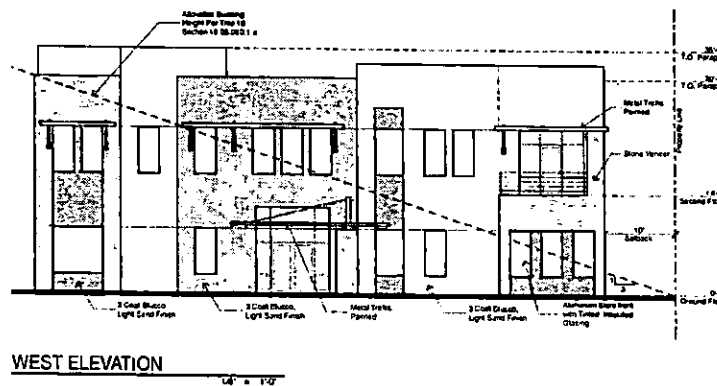
VAR-20152 SDR-20149

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FEB 26 2007

6th Street/ St. Louis Avenue

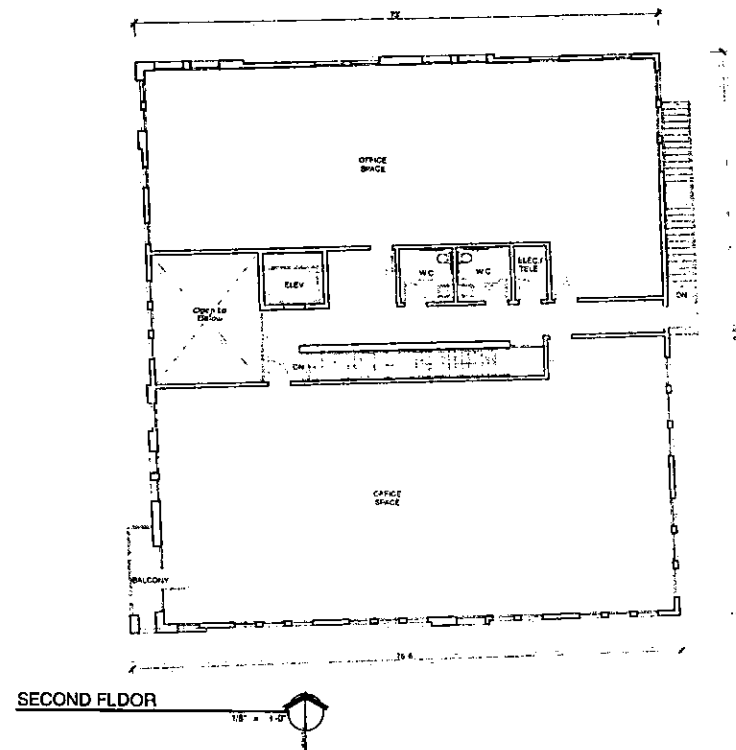
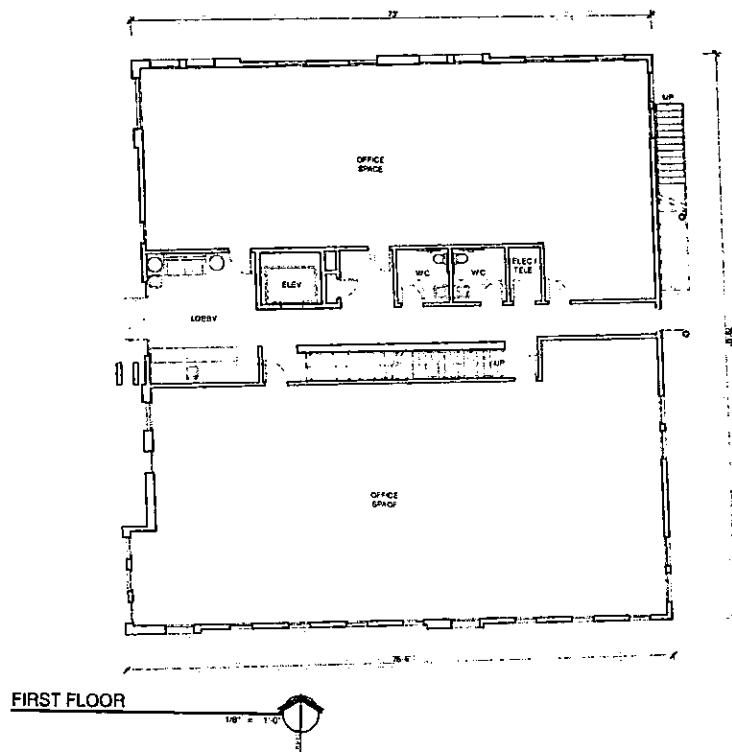


APTUS Architecture
1190 South Main Street
Suite 200
Las Vegas, NV 89104
P 702.337.1200
F 702.337.1212

6th Street/ St. Louis Avenue
Site Development Review
6th Street
Las Vegas, Nevada 89105

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

BUILDING
ELEVATIONS-temp
A201
FEB 26 2007
04/12/07 PC



APTUS Architecture
 7300 Sunset Ave. Suite 204
 Las Vegas, Nevada 89148
 P: 702.875.1100 F: 702.875.1101

6th Street/ St. Louis Avenue
Site Development Review

6th Street
 Las Vegas, Nevada 89109

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

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 City of Las Vegas Planning Department
FEB 26 2007
A100
 6th Street/ St. Louis Avenue



GPA-20150, ZON-20151, VAR-20152 AND SDR-20149 - APPLICANT: DIAMOND SPRINGS LLC -
OWNER: FIRST SOUTHERN BAPTIST CHURCH
THE SOUTHEAST CORNER OF ST. LOUIS AVENUE AND SOUTH 6TH STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

February 12, 2007

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 162-03-801-135
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Landscape Finger Island Waivers
E. Residential Adjacency

Dear Sirs:

The intended use for the property on 6th Street south of St. Louis is Professional Office Space.

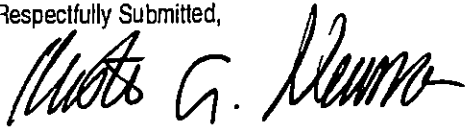
This property currently has a General Plan designation of "Public Facility" and a zoning designation of "CV". We are requesting a general plan amendment to "Service Commercial" and a zone change to "O" for this parcel. This project consists of a vacant lot that will be converted to an office. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area. North of our property is an existing church, east are existing one-story residences and to the west are existing one-story residences. South of our property is a vacant lot that is zoned R-1 but has a general plan of "Service Commercial".

The new structure is 11,100 sf and is two stories high. Thirty-eight parking spaces will be provided which include a van accessible space and a standard handicap space. All setbacks and landscape buffers are provided per Title 19. We are requesting a waiver for three required landscape finger islands in the parking lot. We have provided enhanced landscaping on the north side of the site. An 8'-0" high masonry screen wall will be added to the east side of the site to buffer the residences from our project. Due to site constraints and the narrowness of the lot, we must request a variance for the residential adjacency. We attempted to design the site with the building on the east in order to decrease the residential adjacency setback variance. However, once the throat depth, the driveway width the required parking dimensions and the vehicle access were taken into account the remaining lot with was not sufficient for a building to function as a professional office. Therefore, in order to make the entire site functional, we have placed the building at the east end of the property and must request a variance for the residential adjacency requirement of 15'-0" where 105'-0" would be required.

The building is contemporary in design and will be made of framed walls with stucco and stone veneer and all mechanical units will be fully screened.

Please consider this General Plan Amendment, rezoning, site development review and variance request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

Telephone Protest/ Approval Log

2010-2015
VAR-20152
SDR-20149

Meeting Date: 04/04/07

Case Number: GPA-20150
04/12/07 PC.

Date: 04/04/07
Name: Sherri Franceschi
Address: 8885 W. La Madre Way
LV NV 89149
Phone: (702) 860-6050
☒ PROTEST ☐ APPROVE

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

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

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☐ PROTEST ☐ APPROVE

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

ITEM # 44-47
CASE # See above
PC MTG 4-12-07

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-20175 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.54 acres on property located on the north side of Alta Drive, approximately 500-feet west of Decatur Boulevard, (APN 138-36-713-028 and 138-36-713-029) Ward 1 (Tarkanian).

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 (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED– UNANIMOUS with EVANS excused and TRUESDELL abstaining as the application is represented by the firm that his daughter works for

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 48 and 49.

JIM MARSHALL, Planning and Development Department, stated the proposed General Plan Amendment and rezoning applications are appropriate for the area and recommended approval.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 48 – GPA-20175

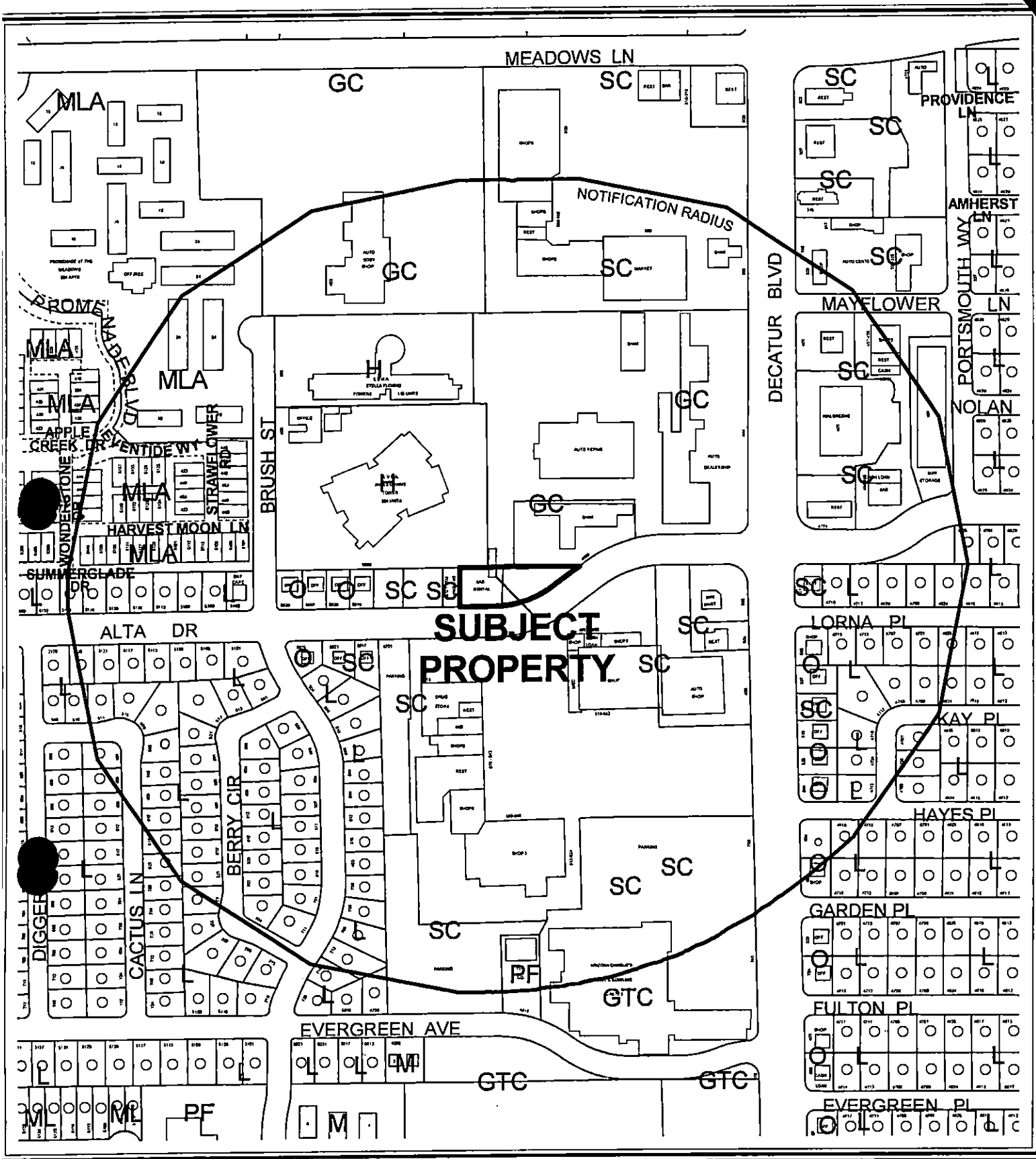
MINUTES – Continued:

ATTORNEY KATIE FELLOWS, 3773 Howard Hughes Parkway, appeared on behalf of the applicant and agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 48-49.

(9:26 – 9:29)

3-212



CASE: GPA-20175

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

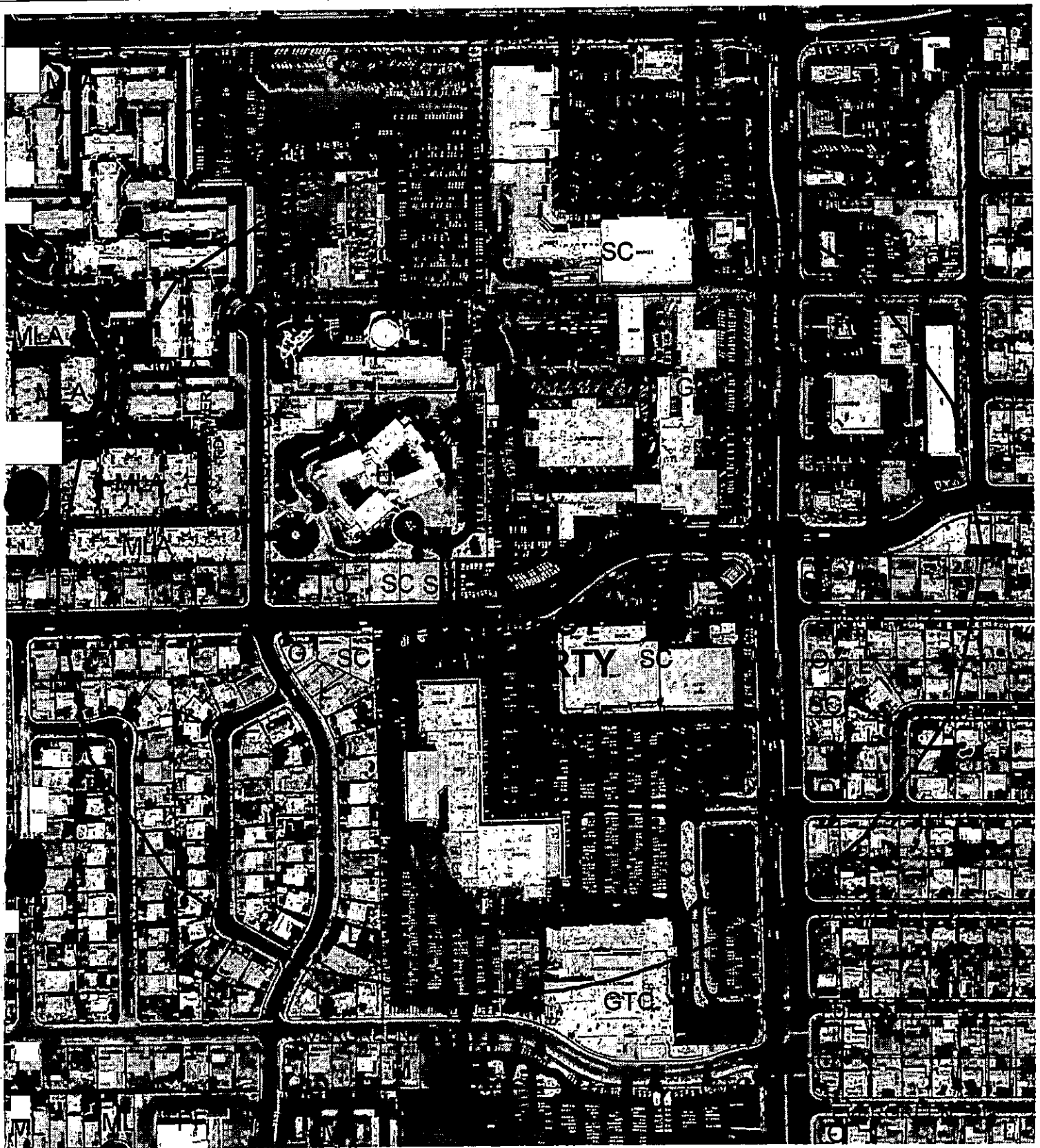
SC (SERVICE COMMERCIAL)

PROPOSED LAND USE OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

0 500 Feet





0 500 Feet

CASE: GPA-20175

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED LAND USE OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20175 - APPLICANT: FLETCHER JONES MANAGEMENT
GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

GPA-20175 - Staff Report Page One
 April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks to change the General Plan land use designation from SC (Service Commercial) to GC (General Commercial) on two separate parcels generally located on the north side of Alta Drive, west of Decatur Boulevard. These parcels are currently used as a part of an existing automobile dealership.

Parcel APN:138-36-713-029 maintains the proper zoning category of C-2 (General Commercial); however, parcel APN:138-36-713-028 is currently zoned R-3 (Multi-Family Residential). A request for a Rezoning from R-3 (Multi-Family Residential) to C-2 (General Commercial) has been filed in conjunction with this amendment request to change the existing zoning category.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
10/14/65	The City Planning Commission approved the Rezoning (Z-0058-65) of property legally described as the south 660 feet of the east 756 feet of the northeast half of section 36, Township 20 South, Range 60 MDB&M, and generally located on the northwest corner of Alta Drive and Decatur Boulevard from R-1 (Single Family Residential) to C-2 (General Commercial)
12/04/74	The City Council approved a request for Rezoning (Z-0049-74) on property generally located between Brush Street and South Decatur Boulevard, approximately 700 feet north of Alta Drive from R-1 (Single Family Residential) to C-2 (General Commercial) for the parking and storage of vehicles
03/21/2007	The City Council tabled a request for a Rezoning (ZON-19129), Site Development Plan Review (SDR-18206) and Special Use Permit (SUP-19129).
Related/Building Permits/Business Licenses	
Month/date/year	Description
10/03/01	Business License #A16-00136: "Bill Heard Chevrolet" For Auto Sales & Service. <u>NOTE</u> : This license is addressed to 444 S. Decatur Boulevard and is located on a separate parcel.
Pre-Application Meeting	
02/08/07	The applicant met with staff regarding the amendment of two parcels of an existing automobile dealership. The applicant was informed that both parcels require a Master Plan category of GC (General Commercial) to allow the proper zoning district of C-2. Applicant intends to remap lots via a Merger and Re-subdivision map and create a one lot commercial subdivision.

LHM

GPA-20175 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Neighborhood Meeting	
03/15/07	LV Municipal Golf Course, 4300 W. Washington-Meeting was held at 5:30pm with no members of the public attending. Applicant may hold another meeting at the end of the month.

Details of Application Request:	
Site Area	
Gross Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Lot for Automobile Dealership	SC (Service Commercial)	R-3 (Medium Density Residential)
North	James Downs Tower (Senior Apts)	H (High Density Residential) & GC (General Commercial)	R-5 (Apartment) C-2 (General Commercial)
South	Alta Drive / Offices and Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Parking Lot for Automobile Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Undeveloped	SC (Service Commercial)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
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

A-O Airport Overlay District

The subject site is not affected by the 200-foot height restriction.

GPA-20175 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEFINITIONS

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and do that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mix-use development with a residential

GC (General Commercial) The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, and lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

ANALYSIS

The proposed land-use designation change is on two of five parcels which comprise an existing automobile dealership. The property is currently used as a part of a parking lot extending from the property to the east with a portion of an office structure located at the northwest end of APN: 138-36-713-028. The adjacent parcels already carry the General Commercial land-use designation. The change in the General Plan would allow the parcel to be rezoned to C-2 (General Commercial) to bring the site into compliance with the adjacent parcels, so the five parcels may be remapped as a one-lot commercial subdivision.

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,**

The intensity of the General Commercial land-use designation is considered appropriate for this location. A portion of the north side and the entire eastern boundary of the property is adjacent to C-2 (General Commercial) zoned parcels.

GPA-20175 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The zoning designations that would be allowed by the proposed General Plan Amendment would be appropriate for the area and allow the property to be rezoned to C-2 in conformance with the current use of the property as part of the existing automobile dealership.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Site access is provided for via Alta Drive by cross-access agreements off of drive ways through the adjacent property to the east. As the two lots of this proposal are part of an anticipated 5-lot remapping of a single commercial subdivision with no anticipated construction, staff reasonably expects no change to site access, utilities, or any public facilities other than the status quo.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed amendment to General Commercial conforms to the current use of a Motor Vehicle dealership. Since there is no proposed construction affiliated with this project, there is no anticipated change to the existing use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 229 (Mailed with ZON-19128)

APPROVALS 0

PROTESTS 0

LHM



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20175** APN: 138-36-713-028 and 029

Name of Property Owner: Fletcher Jones, Sr. Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

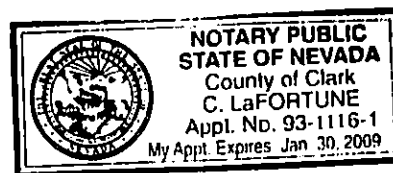
Signature of Property Owner: _____

Print Name: Fletcher Jones, Jr., Successor Co-Trustee

Subscribed and sworn before me

This 21 day of Feb, 20 07

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



JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANGE, III
WILLIAM J. RACCIO
GARY R. CORDHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. CONEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WACHAMBS
JODI R. GOODHEART
PAUL A. LEMCKE
PHILIP M. BALLIF

MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIST T. BALLARD
WILLIAM C. GAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SNEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCI
MEGAN BARKER BOWEN
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
WILLIAM O. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE D. KLUMP
CURT R. LEDFORD
DARREN J. LEMIEUX

DIANE J. MARKERT
LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONE
BINU G. PALAL**
ALEJANDRO (ALEX) RAMIREZ
RICHARD A. RAWSON
MOLLY MALDNE REZAC
JOHN P. SANCHEZ, IV
BRETT J. SCDLARI
BRADLEY SCOTT SCHRAGER
STEVEN C. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMG
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1905 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1918 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfallowa@jonesvargas.com

February 26, 2007

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

HAND DELIVERED

RE: Justification Letter – General Plan Amendment

Dear Planning and Development Department:

Enclosed is an application for a General Plan Amendment of approximately .54 acres located at 400 S. Decatur Blvd., north of Alta Ave. (APN 138-36-713-028 and 029) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

APN 138-36-713-028

APN 138-36-713-028 ("**Parcel 1**") is zoned R-3 (Limited Multiple Residence District) and designated SC (Service Commercial) under the General Plan. The Applicant requests to amend the General Plan designation for Parcel 1 from SC to GC (General Commercial) in conjunction with an application to rezone Parcel 1 to C-2 (General Commercial) because the current use and zoning designation for Parcel 1 do not currently comply with the General Plan designation.

APN 138-36-713-029

APN 138-36-713-029 ("**Parcel 2**") is zoned C-2 and designated SC under the General Plan. The Applicant requests to amend the General Plan designation for Parcel 2 from SC to GC because the General Plan designation does not comply with the current use and zoning designation for Parcel 2.

The Property is currently operated as part of the Bill Heard Dealership (the "**Dealership**"). The Dealership is comprised of five parcels, including Parcel 1 and Parcel 2. The Applicant requests to amend the General Plan designation for the Property so that the Applicant may re-map the entire Dealership into one parcel. In order to accomplish this all parcels must be zoned C-2 and designated GC under the General Plan.

REND OFFICE
1000 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

RECEIVED

GPA-20175
04/12/07 PC

FEB 27 2007

February 26, 2007

Page 2

The General Plan Amendment is appropriate for the following reasons:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations. Under the General Plan, the property to the north of the Property is primarily designated GC with a portion designated H (High Density Residential, Greater than 25 du/ac). The property to the west, east, and south is all designated SC under the General Plan.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing land uses or zoning districts because the Property is currently part of the Dealership and has been operating as such for an extended number of years.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses permitted by the proposed General Plan designation because the Property has been used as part of the Dealership for an extended number of years.

4. The proposed amendment conforms to other applicable adopted plans and policies because it is in the best interests of the public to have zoning in compliance with the General Plan. The amendment is therefore appropriate because it promotes the objectives of the General Plan.

5. The Property has been operating as part of the Dealership concurrently with the surrounding land uses for a number of years despite the current General Plan designation.

The proposed General Plan Amendment will make revitalization of the Dealership more efficient if the Dealership encompasses only one parcel rather than five. Moreover, the General Plan Amendment is appropriate because the Applicant does not intend to change the current use or intensity of the use on the Property.

Thank you for your consideration of this request. Please contact me at (702) 863-3306 if you have any questions or comments.

Very truly yours,

JONES YARGAS



Katie Fellows

Enclosures

GPA-20175
04/12/07 PC

RECEIVED
FEB 27 2007

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

**ZON-19128 - REZONING RELATED TO GPA-20175 PUBLIC HEARING -
APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER:
FLETCHER JONES, SR. TRUST - Request for a Rezoning FROM R-3 (MEDIUM DENSITY
RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) on 0.26 acres on property located on the
north side of Alta Drive, approximately 600-feet west of Decatur Boulevard (APN 138-36-713-
028), Ward 1 (Tarkanian).**

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:

**TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS with EVANS
excused and TRUESDELL abstaining as the application is represented by the firm that his
daughter works for**

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

MINUTES:

See Item 48 for related discussion.

(9:26 – 9:29)
3-212

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 49 – ZON-19128

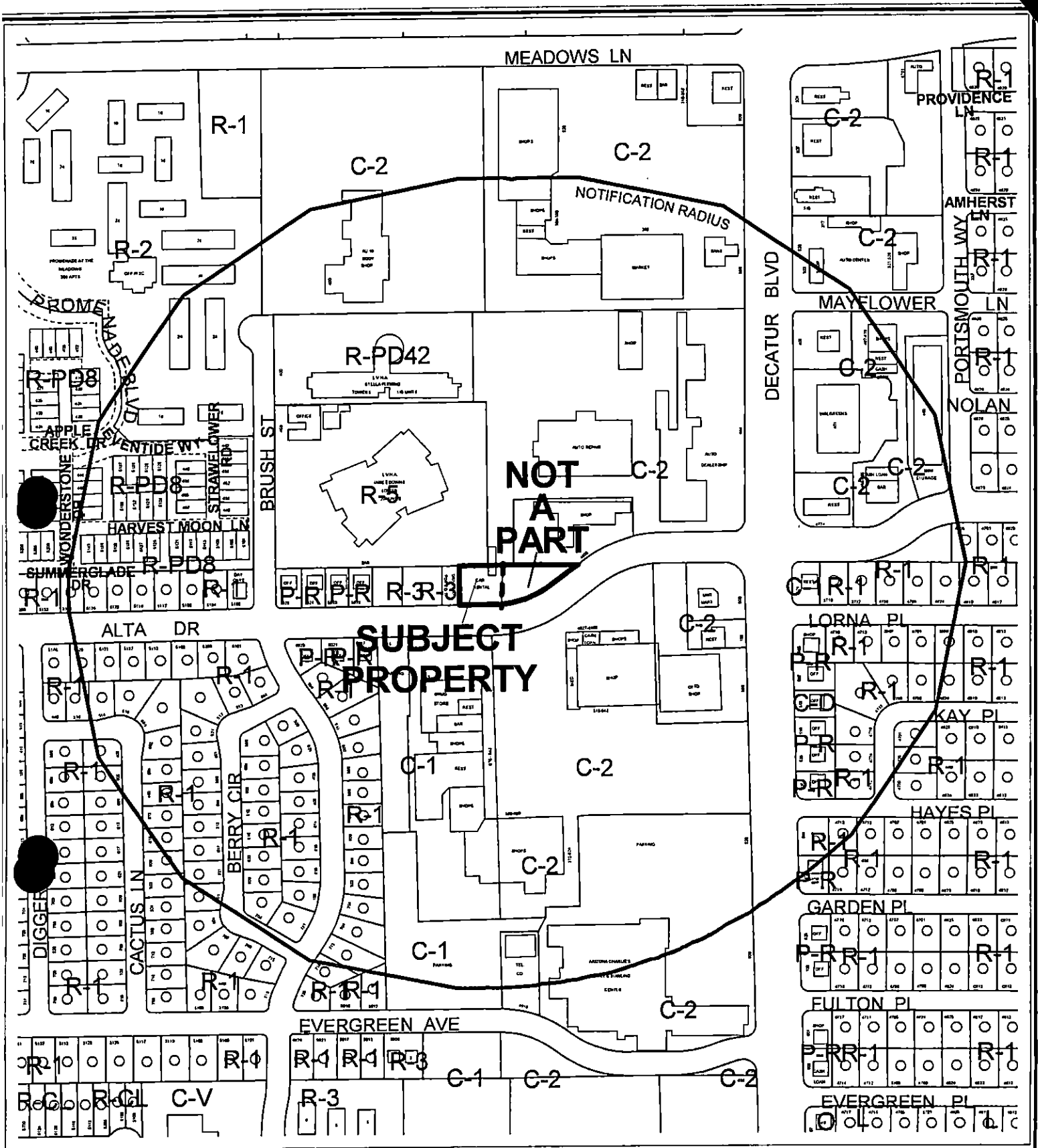
CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20175) to a GC (General Commercial) land use designation approved by the City Council.
2. The Recordation of an appropriate map to create one lot or an administrative joining consolidating the five associated parcels on the site prior to issuance of any building or grading permits.
3. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

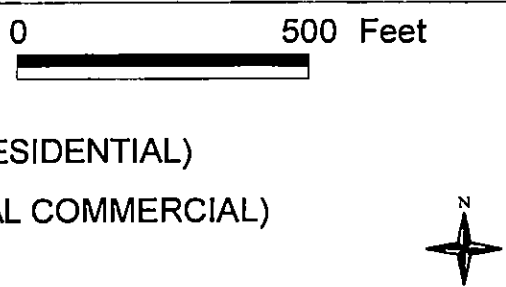


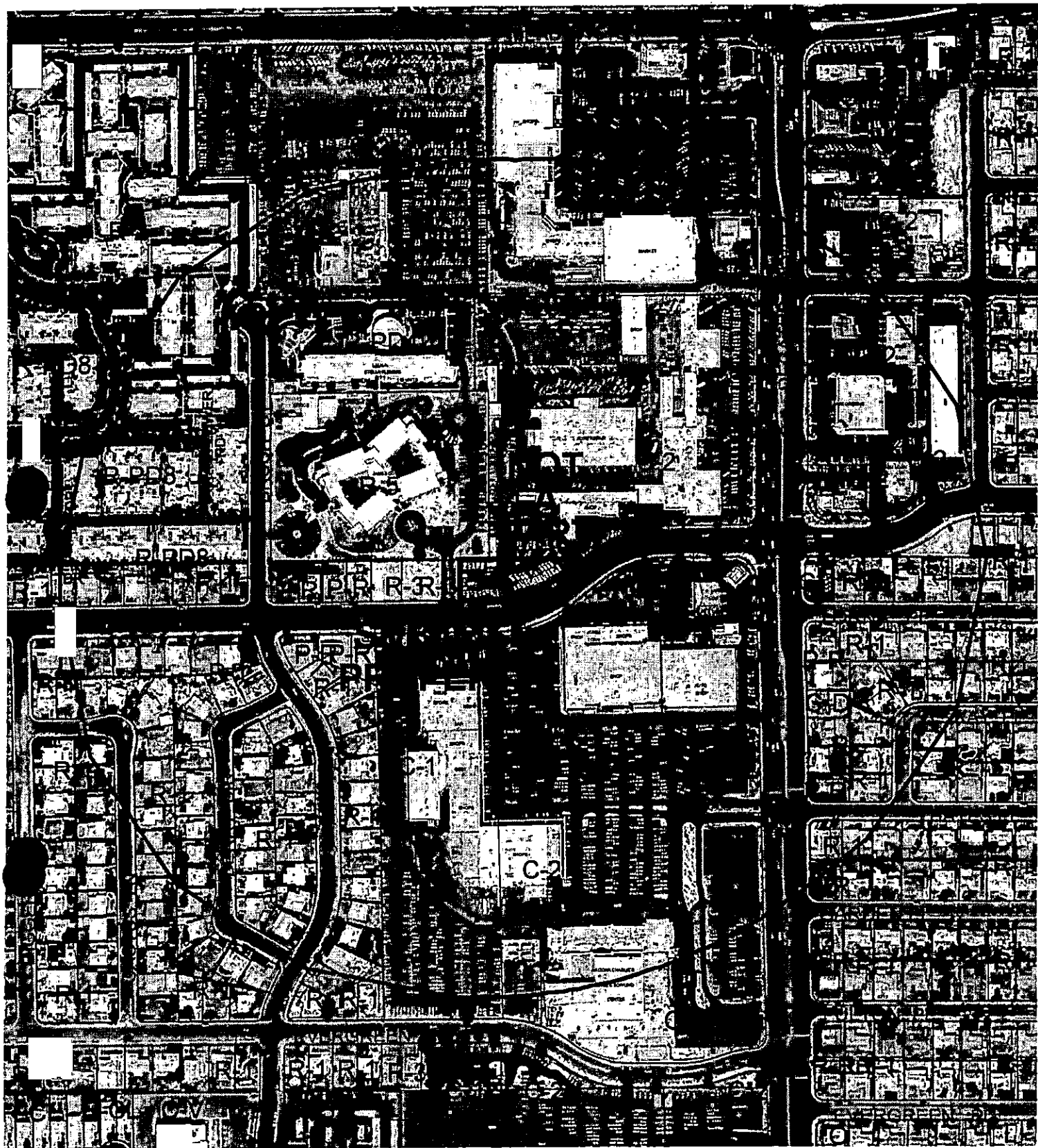
CASE: ZON-19128

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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





0 500 Feet

CASE: ZON-19128

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-19128 - APPLICANT: FLETCHER JONES
MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-20175) to a GC (General Commercial) land use designation approved by the City Council.
2. The Recordation of an appropriate map to create one lot or an administrative joining consolidating the five associated parcels on the site prior to issuance of any building or grading permits.
3. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

ZON-19128 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning from the R-3 (Medium-Density Residential) zoning District to the C-2 (General Commercial) zoning District on a 0.25 acre parcel located on the north side of Alta Drive, west of Decatur Boulevard. This parcel is currently operated as a part of an existing automobile dealership. The dealership consists of five parcels, which the applicant seeks to remap as a one-lot commercial subdivision.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
Month/date/year	Action
4/12/61	The Board of Commissioners of the City of Las Vegas approved the Rezoning (Z- 53-60) of Lots 3 through 7, Block 1, of Charleston Heights #7 from R-4 (High Density Residential) to R-3 (Medium Density Residential).
10/14/65	The City Planning Commission approved the Rezoning (Z-0058-65) of property legally described as the south 660 feet of the east 756 feet of the northeast half of section 36, Township 20 South, Range 60 MDB&M, and generally located on the northwest corner of Alta Drive and Decatur Boulevard from R-1 (Single Family Residential) to C-2 (General Commercial)
~~Related/Building Permits/Business Licenses~~	
Month/date/year	Description
10/03/01	Business License #A16-00136: "Bill Heard Chevrolet" For Auto Sales & Service. <u>NOTE</u> : This license is addressed to 444 S. Decatur Boulevard and is located on a separate parcel.
~~Pre-Application Meeting~~	
02/08/07	The applicant met with staff regarding the requirements for Rezoning APN 138-36-713-028 require a Master Plan category of GC (General Commercial) to allow the proper zoning district of C-2. Applicant intends to remap lots via a Merger and Re-subdivision map and create a one lot commercial subdivision.
~~Neighborhood Meeting~~	
03/15/07	LV Municipal Golf Course, 4300 W. Washington-Meeting was held at 5:30pm with no members of the public attending. Applicant may hold another meeting at the end of the month.

ZON-19128 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.25 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Lot for Automobile Dealership	SC (Service Commercial)	R-3 (Medium Density Residential)
North	James Downs Tower (Senior Apts)	H (High Density Residential) & GC (General Commercial)	R-5 (Apartment) C-2 (General Commercial)
South	Alta Drive / Offices and Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Parking Lot for Automobile Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Undeveloped	SC (Service Commercial)	R-3 (Medium Density Residential)

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

A-O Airport Overlay District

The subject site is not affected by the 200-foot height restriction.

ZON-19128 - 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 Size	NA		NA
Min. Lot Width	100 feet	107 feet	Y
Min. Setbacks			
• Front	20 feet	75 feet	Y
• Side	10 feet	25 feet	Y
• Corner	15 feet	NA	NA
• Rear	20 feet	0 feet	N
Max. Lot Coverage	50%	5%	Y
Max. Building Height	NA	15 feet	Y
Trash Enclosure	Screened & Covered	None shown	NA
Mech. Equipment	Screened & Covered	None shown	NA

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	15		Y
Adjacent development matching setback	5 feet	0 feet	N
Trash Enclosure	50 feet from residential property	N/A	NA

ANALYSIS

• **General Plan/ Land Use**

The property currently is currently categorized under the SC (Service Commercial) General Plan designation. Under the current land use hierarchy listed in the *Las Vegas Master Plan 2020: Land Use Element*, the SC land use category does not allow for the C-2 (General Commercial) Zoning District –a prerequisite for the Motor Vehicle Sales (New) use. The applicant has been operating this use as a legally licensed nonconforming use for over 40 years and has requested a General Plan Amendment in addition to this request for Rezoning as part of an overall effort to remap all five lots as a single commercial subdivision.

In addition to the requested General Plan Amendment and Rezoning applications at hand, additional applications for a Rezoning, Special Use Permit, Variance, and Site Development Review have been previously requested. These items have not received final action in efforts to coordinate all related requests at one time.

ZON-19128 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Staff supports this series of requested actions as it will remedy multiple administrative issues regarding the existing Motor Vehicle Sales use that covers over 19.5 acres.

- **Zoning**

The subject property is currently a non-conforming use, zoned R-3 (Multi-Family Residential), but operating as a part of an existing Motor Vehicle Sales use based out of the 444 South Decatur address. The applicant has made a request to amend the General Plan category to GC (General Commercial) which will allow for the subject property to be properly Rezoned to the C-2 (General Commercial) Zoning district. The applicant has applied for a Rezoning (ZON-19129), Site Development Plan Review (SDR-18206) and Special Use Permit (SUP-19129) on adjacent properties. The applicant intends to remap the five separate parcels into a one-lot commercial subdivision.

- **Chapter 19.16 Nonconforming Uses and Structures**

There is currently a non-conforming structure that is situated less than three feet from the western property line. According to the Clark County Assessor's office, this structure was built in 1964 and is assessed against the parcel (APN 138-36-601-006) located to the north of this property. The structure is approximately 1,000 square feet, approximately 15-feet tall, and is constructed of cinderblock painted blue and white. As the applicant has not made any statements regarding either expanding or redeveloping this non-conforming structure, or any other portion of this lot, and there is no anticipated changes regarding the current use staff has no objection to the request to rezone this property to the C-2 (General Commercial) Zoning District.

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."**

With approval of the requested General Plan Amendment (GPA-20175) from the SC (Service Commercial) land use designation to the GC (General Commercial) land use designation of the General Plan, the proposed C-2 (General Commercial) zone will be consistent with the existing Motor Vehicle Sales (New) use.

ZON-19128 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

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

The proposed Rezoning is not expected to pose any changes other than to administratively correct the existing non-conforming use. Furthermore, the requested General Plan Amendment to the GC (General Commercial) land use designation and a Rezoning to the appropriate C-2 (General Commercial) zoning district, will allow for the proper remapping of a single commercial subdivision to occur.

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

The Rezoning of this subject parcel to the C-2 (General Commercial) zoning District will allow the existing use to be consistent with the requirements of Title 19.04. This Rezoning will allow this property, along with four other associated parcels, to be properly mapped as a single commercial subdivision.

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.”**

No changes in the existing access are anticipated since no additional services or buildings have been proposed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 229 (Mailed with GPA-20175)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON 19128 APN: 138-36-601-002

Name of Property Owner: Fletcher Jones, Sr. Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

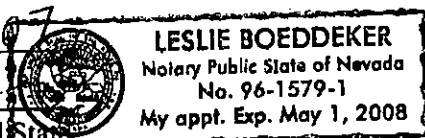
Signature of Property Owner: _____

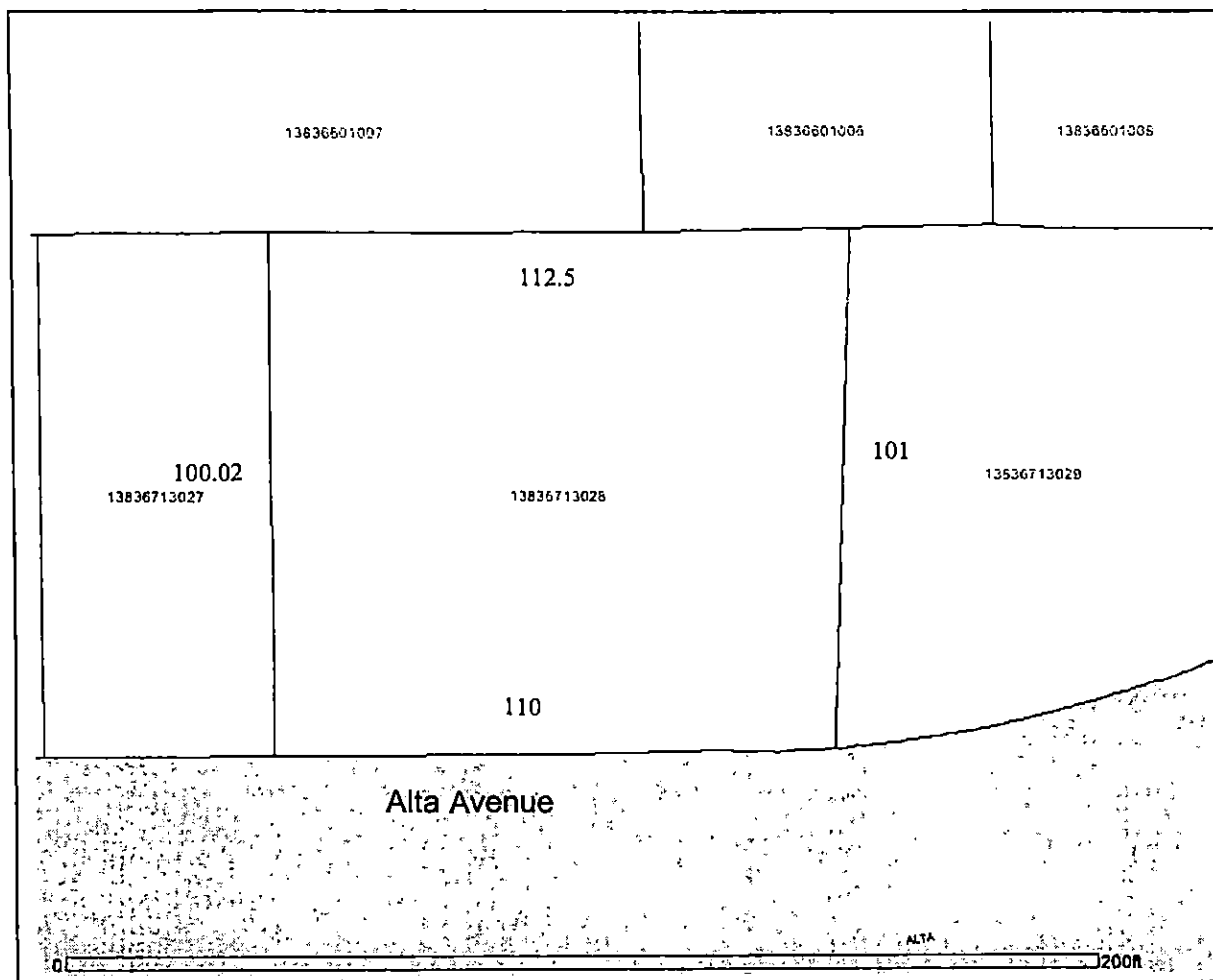
Print Name: Fletcher Jones, Jr., Successor Co-Trustee

Subscribed and sworn before me

This 9 day of January, 2007

Leslie Boeddeker
Notary Public in and for said County and State





SITE DATA:

APN: 138-36-713-028

Zoning: R-3

General Plan: SC

Acreage: 0.26 acres



RECEIVED

JAN 10 2007

SITE PLAN

ZON-19128
04/12/07 PC



GPA-20175 AND ZON-19128 - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER:
FLETCHER JONES, SR. TRUST
NORTH SIDE OF ALTA DRIVE, APPROXIMATELY 500-FEET WEST OF DECATUR BOULEVARD,
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



GPA-20175 AND ZON-19128 - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER:
FLETCHER JONES, SR. TRUST
NORTH SIDE OF ALTA DRIVE, APPROXIMATELY 500-FEET WEST OF DECATUR BOULEVARD,
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SUITE
LAS VEGAS, NEVADA 89169

TEL (702) 862-3344 FAX (702) 734-2722

WWW.JONESVARGAS.COM

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ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KUROZIEL
KRIS T. BALLARO
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSEN
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. SARGIA

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCHI
LOUIS M. SUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE D. KIDMP
CURT R. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER G. MONEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEJANDRO (ALEX) RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
BRADLEY SCOTT SCHRAGER
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEOFFREY L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdell@jonesvargas.com

January 9, 2007

HAND DELIVERED

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

RE: Justification Letter – Rezoning

Dear Planning and Development Department:

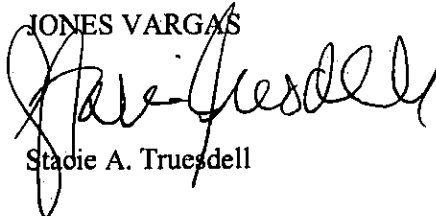
Enclosed is an application for a Rezoning of the approximately 0.26 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-713-028) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

The Property is zoned R-3 (Limited Multiple Residence District) and designated SC (Service Commercial) under the General Plan. The Property is currently used as part of the Bill Heard Dealership. The Applicant requests to rezone the Property C-1. Such a request is in conformance with the General Plan and the current use of the Property.

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

REND OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, REND, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

ZON-19128
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:

GPA-20188 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS_- Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – Motion for approval failed due to lack of super majority, which is tantamount to DENIAL with DAVENPORT and DUNNAM voting NO and EVANS excused

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 50-55.

JIM MARSHALL, Planning and Development Department, stated the proposed General Plan Amendment and rezoning requests were compatible with existing land use designations and expressed his support. He also supported the waiver regarding the width of the private streets as

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 50 – GPA-20188

MINUTES – Continued:

the proposed design did not appear to create turn conflicts or hinder area traffic flows. He recommended denial of the Site Plan Review due to the multiple deviations from the Code and lack of open space and suggested an amendment to Condition 2 of Item 51.

TRINITY SCHLOTTMAN, 1126 Carson Avenue, appeared on behalf of the applicant. He stated this would be Interurban Construction's fourth project and underscored the applicant's experience in building town homes and condominiums in the downtown area. MR. SCHLOTTMAN gave a brief description of the project and highlighted special design features such as enclosed courtyards and wood floors. He explained the private drives would be one-way only with gates to prevent vehicles from traveling in the wrong direction; the waiver is requested because this is not permitted by Code. MR. SCHLOTTMAN noted that the application could be amended to 14 units per acre rather than 15 and stated the applicant had requested the Residential Planned Development application at staff's suggestion.

Emphasizing the applicant's desire to provide attainable housing in the downtown area, he informed COMMISSIONER STEINMAN that these homes would start in the \$290,000 range. He explained the developer was able to offer that price because building in this area is much cheaper than building in the Downtown/Centennial District and also because the property is across the street from the detention facility.

MR. MARSHALL explained to MR. SCHLOTTMAN that open space must be functional and contiguous and the area MR. SCHLOTTMAN suggested should be considered as open space does not meet those requirements.

ROSE M. GARCIA, 2962 Cedar Avenue, appeared in opposition and stated she spoke for 35 fellow property owners on Cedar and Polar Avenues. MR. SCHLOTTMAN stated a neighborhood meeting was held with 200 notices sent out and no one attended the meeting. He added that the target market for this project would be very different from the current apartment tenants.

While he acknowledged the many benefits of this project, COMMISSIONER TRUESDELL observed that the applicant is attempting to build an urban project in a non-urban setting and the numerous waivers from the City's standards were unacceptable.

Stating he liked the proposal, COMMISSIONER STEINMAN suggested that the neighborhood is somewhat urban, but admitted the price point does not allow this project to be considered

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 50 – GPA-20188

MINUTES – Continued:

affordable housing. MR. SCHLOTTMAN agreed and pointed out the industrial uses in the area also detract from the residential quality of the neighborhood. MR. SCHLOTTMAN suggested that this project would encourage further redevelopment in this area and COMMISSIONER STEINMAN agreed.

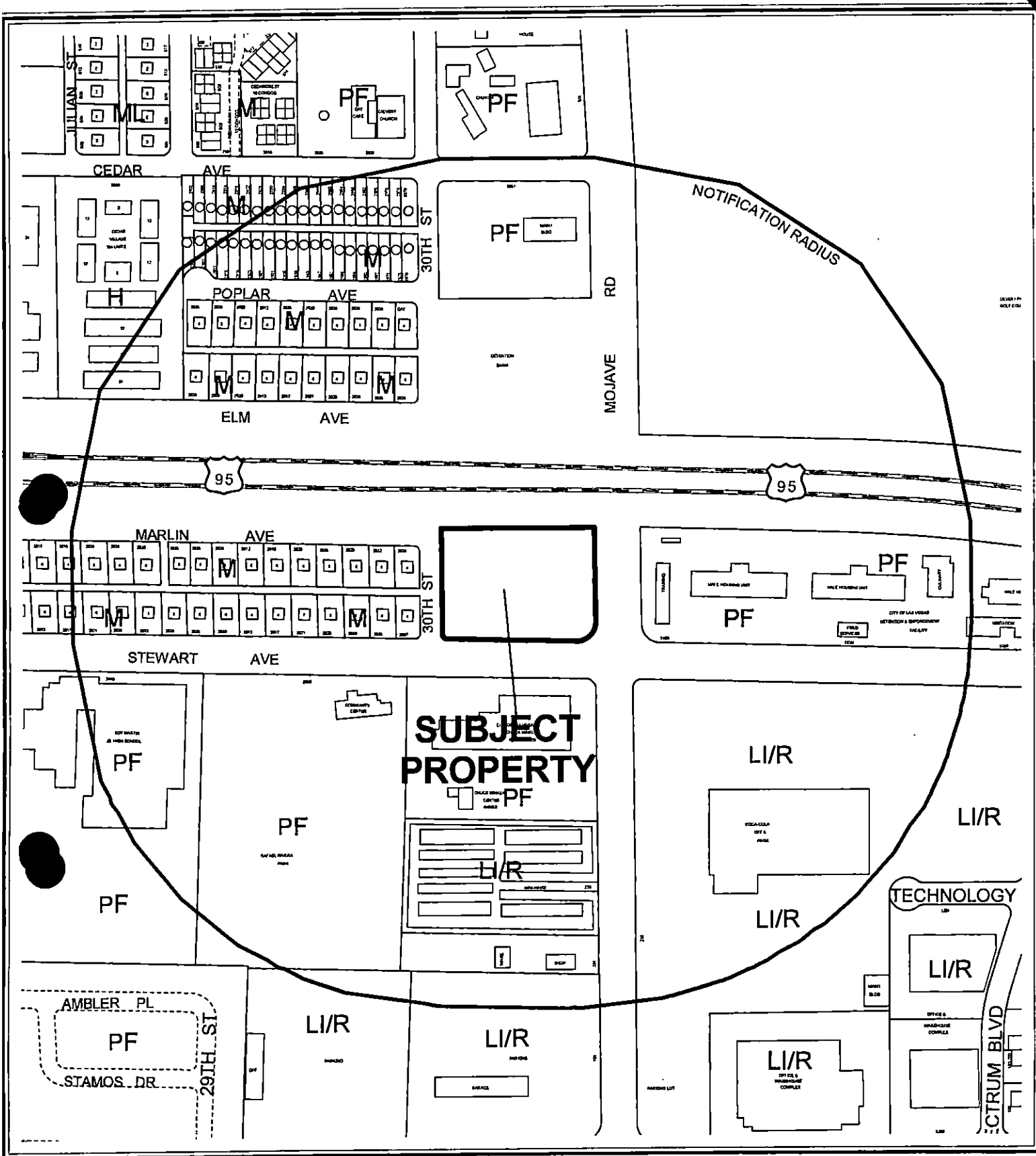
CHAIRMAN DAVENPORT stated he could not support this project without the neighbors' support and suggested holding these applications to allow the applicant to meet with the neighbors, MR. SCHLOTTMAN stated his preference that the project move forward, but promised to meet with the neighbors before the City Council meeting.

MS. GARCIA suggested that her neighborhood was not properly notified, but MARGO WHEELER, Director of Planning and Development Department, was able to ascertain that MS. GARCIA was properly noticed. COMMISSIONER GOYNES and CHAIRMAN DAVENPORT encouraged MR. SCHLOTTMAN and MS. GARCIA meet to resolve their differences.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 50-55.

(9:29 – 9:52)

3-292



CASE: GPA-20188

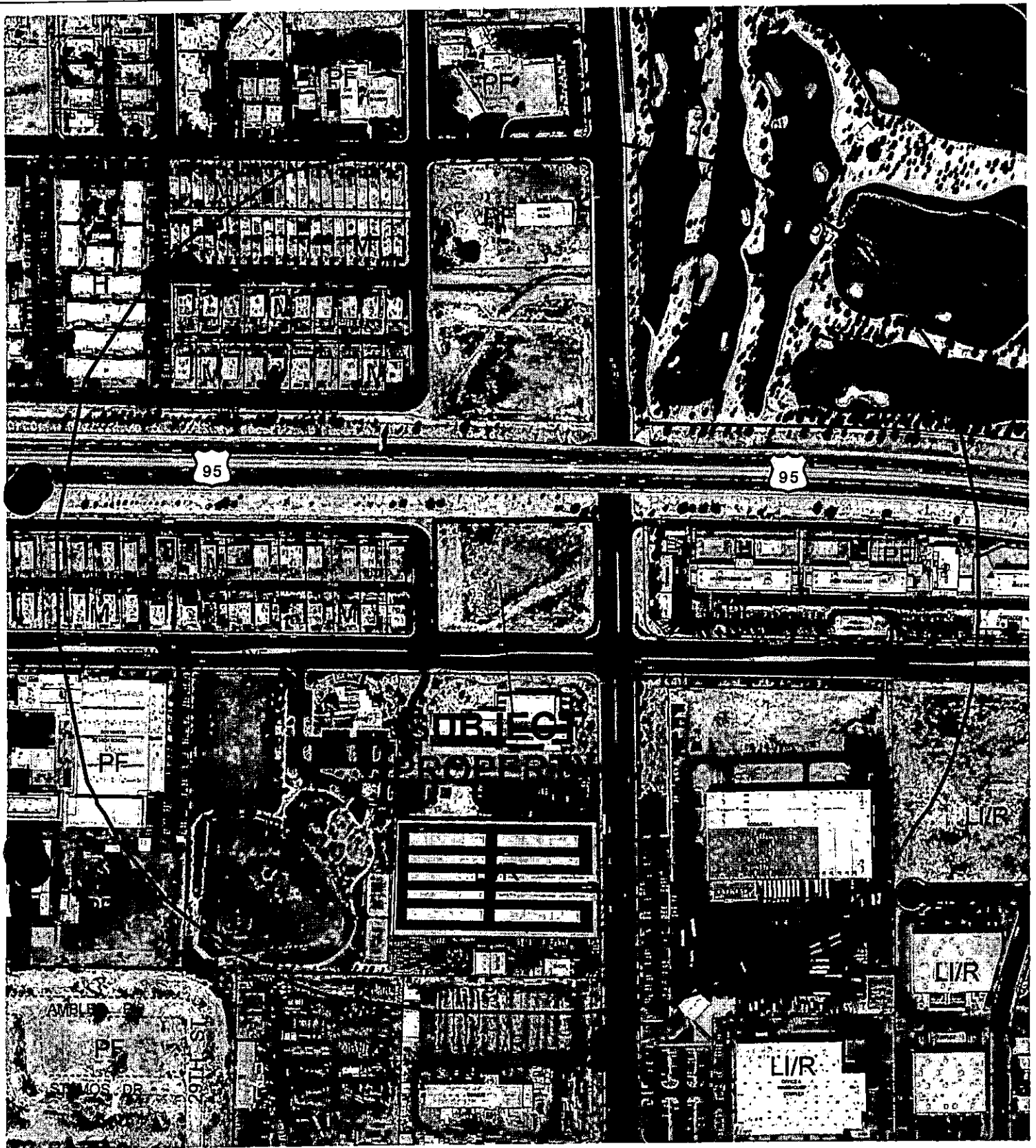
RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)



0 300 600 Feet

CASE: GPA-20188

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20188 - APPLICANT: URBAN LOFTS XIV, LTD - OWNER:
CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

GPA-20188 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests to Amend a portion of the Southeast Sector Plan of the Master Plan from PF (Public Facilities) to M (Medium Density Residential) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road.

There are multiple items that are associated with this application, a Rezoning (ZON-20192) to R-PD15 (Residential Planned Development – 15 Units per Acre), Waiver (WVR-20191) of private street width, Variance (VAR-20190) of open space, a Variance (VAR-20193) of minimum acreage permitted for an R-PD (Residential Planned Development) and a Site Development Plan Review (SDR-20187) for a 56-unit single-family attached residential subdivision. The proposed M (Medium Density Residential) land use designation is consistent and compatible with the adjacent M (Medium Density Residential) land use designation; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
Pre-Application Meeting	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
Neighborhood Meeting	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.

GPA-20188 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Correctional Facility	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Multi-family	M (Medium Density Residential)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks	
• Front	3.75 Feet
• Side	0 – 17.31 Feet
• Rear	3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

JM

GPA-20188 - Staff Report Page Three
 April 12, 2007 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Allowed
C-1	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-PD15	14.07 Units per Acre	59
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

*A Variance (VAR-20190) has been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The request is for a General Plan Amendment from PF (Public Facilities) to M (Medium Density Residential). The M (Medium Density Residential) land use category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

GPA-20188 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

The 3.98 acre site is currently undeveloped. The amendment was submitted in conjunction with a proposed Rezoning (ZON-20192) to R-PD15 (Residential Planned Development – 15 Units per Acre), a Variance (VAR-20190) to allow 2,059 square feet of open space where 40,249 square feet, a Variance (VAR-20193) to allow a Residential Planned Development on 3.98 acres where five acres is the minimum required and a Site Development Plan Review (SDR-20187) for a proposed 56 unit single-family attached residential development.

FINDINGS

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

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

In regard to “1”:

The proposed M (Medium Density Residential) land use category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre. This type of density is compatible with the existing M (Medium Density Residential) development to the west.

In regard to “2”:

The proposed rezoning to R-PD15 (Residential Planned Development – 15 Units per Acre) is consistent with the proposed single family residential attached development and proposed M (Medium Density Residential) General Plan designation.

In regard to “3”:

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

GPA-20188 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

In regard to "4":

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 (Mailed with ZON-20192, WVR-20191, VAR-20190,
VAR-20193 and SDR-20187)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-20188 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

Name of Representative: Trinity Schlottman

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

☐ Yes

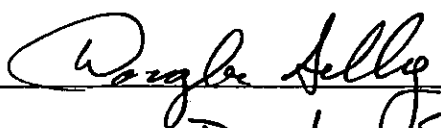
☒ No

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

City Official: _____

Partner(s): _____

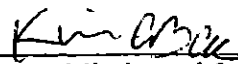
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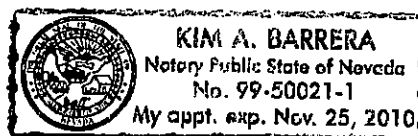
Signature of Property Owner: 

Print Name: Douglas Selby

Subscribed and sworn before me

This 28 day of February, 2007


Notary Public in and for said County and State



MEDIUM - UP TO 25.4 DU/AC

CEDAR

MEDIUM - UP TO 25.4 DU/AC

ELM

MEDIUM - UP TO 25.4 DU/AC

30TH

I-515

PUBLIC FACILITY

PARK/RECREATION/OPEN SPACE

MOJAVE

MARLIN

MEDIUM - UP TO 25.4 DU/AC

30TH

PUBLIC FACILITY

PROJECT
SITE

PUBLIC FACILITY

STEWART

PUBLIC FACILITY

LIGHT INDUSTRIAL/RESEARCH

LEGEND

PARK/RECREATION/OPEN SPACE
MEDIUM - UP TO 25.4 DU/AC
PUBLIC FACILITY
LIGHT INDUSTRIAL/RESEARCH



N.T.S.

INTERURBAN CONSTRUCTION, LLC

HAUNTEC

LOCATION MAP

STEWART AVENUE LOFTS
SINGLE FAMILY TOWNHOMES
CITY OF LAS VEGAS, NEVADA

DATE: 01/04/07

BY: [Signature]



JOB NO.
0001-07

SHEET NO.

OF 1

NOTE

1. THIS MAP HAS BEEN CREATED BASED
ON THE CITY OF LAS VEGAS GENERAL PLAN
PRINTED JANUARY 4, 2007

2. THIS MAP IS NOT TO SCALE AND IS
INTENDED FOR GRAPHICAL
REPRESENTATION ONLY

RECEIVED

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

04/12/07 PC

HAUNTEC

630 North Rainbow Boulevard, Suite 208
Las Vegas, Nevada 89107
702-948-5180 / FAX 702-948-5181

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – General Plan Amendment Justification Letter

Dear Sir or Madam:

This letter is provided to justify amending the City of Las Vegas General Plan to incorporate a development of 56 single-family three-story Townhomes on the vacant site located in the northeast corner of Mojave Road and Stewart Avenue. The site is currently planed P-F and will need to be categorized to a minimum of R-PD 14 to allow for the higher density of residential properties. The site is currently zoned C-1, but as indicated by the General Plan the City of Las Vegas has not previously determined the ultimate use of the parcel. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduce a new project that has been recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development for the currently undeveloped parcel. The Urban Lofts is a unique product that is well suited for the urban environment, which offers modern ascetics and stimulates additional growth in a community. These proposed residential homes are suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. Northeast of the property is a municipal Golf Course. A Correctional facility is located east of the site, a YMCA is located south of the site, and a community center is southwest. In addition, an apartment complex is west of the site. The proposed development will fit the existing community in the immediate area without having a negative impact.

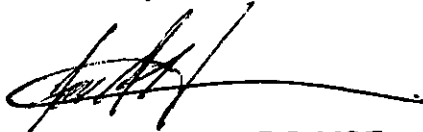
RECEIVED

GPA-20188 ZON-20192 FEB 27 2007
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

February 26, 2007

Because the development will have a positive impact on the neighborhood, the developer wishes at this time to submit the General Plan Amendment for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Alvin Haun', with a long horizontal flourish extending to the right.

Joe Alvin Haun, PE, MSE
HAUNTEC

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-20192 - REZONING RELATED TO GPA-20188 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) UNDER A RESOLUTION OF INTENT TO C-V (CIVIC) ZONE TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), Ward 3 (Reese).

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:

STEINMAN – APPROVED subject to conditions and amending Condition 2 as follows:

2. A Resolution of Intent with a two-year time limit is hereby granted for an RPD-14.

– Motion carried with DAVENPORT and DUNNAM voting NO and EVANS

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

MINUTES:

See Item 50 for related discussion.

(9:29 – 9:52)

3-292

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 51 – ZON-20192

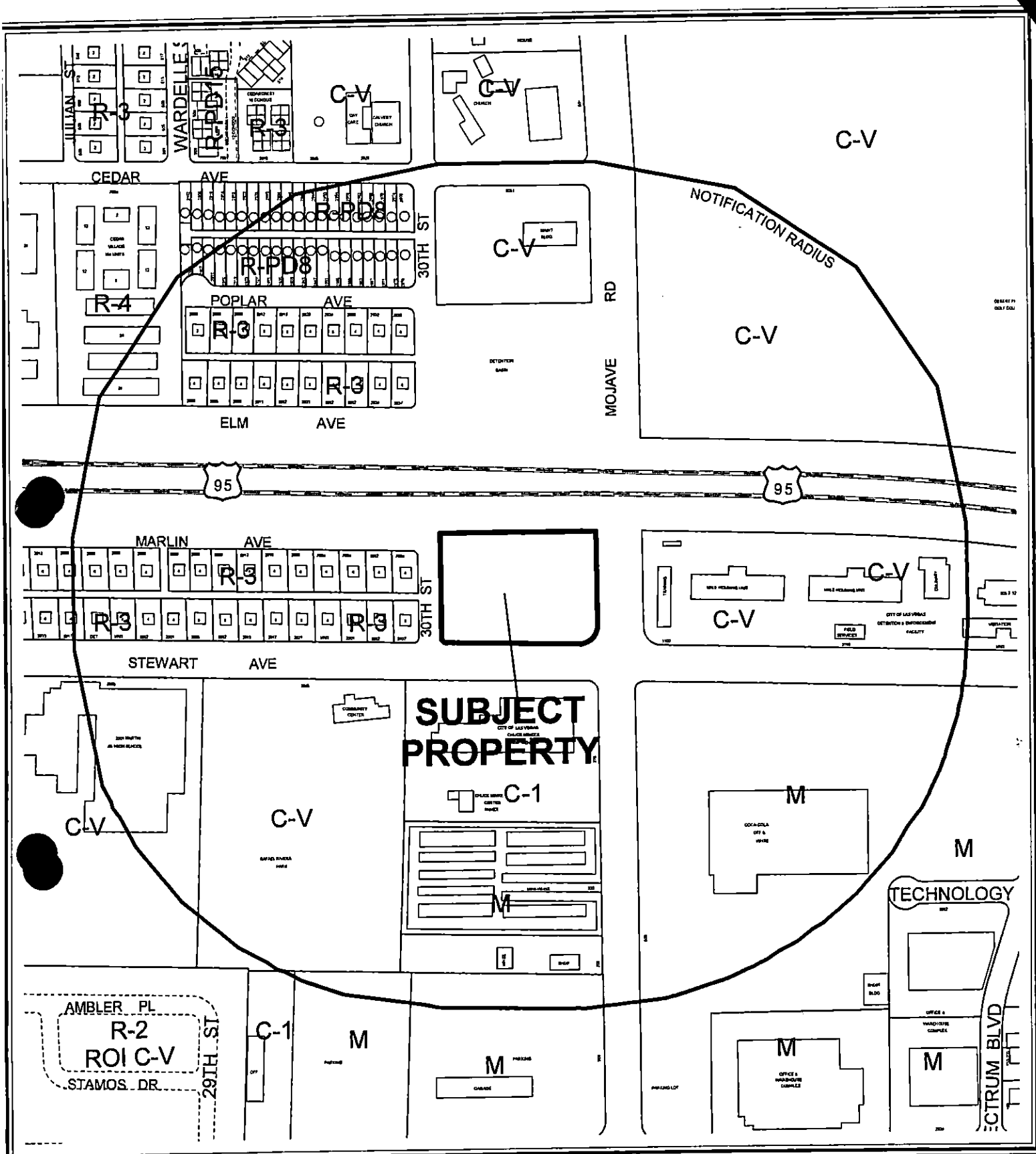
CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20188) to M (Medium Density Residential) 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-20187) 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. Construct all incomplete half-street improvements on Stewart Avenue adjacent to this site concurrent with development of this site.
5. 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.
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 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.



CASE: ZON-20192

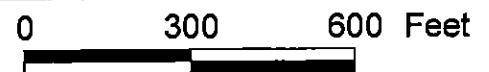
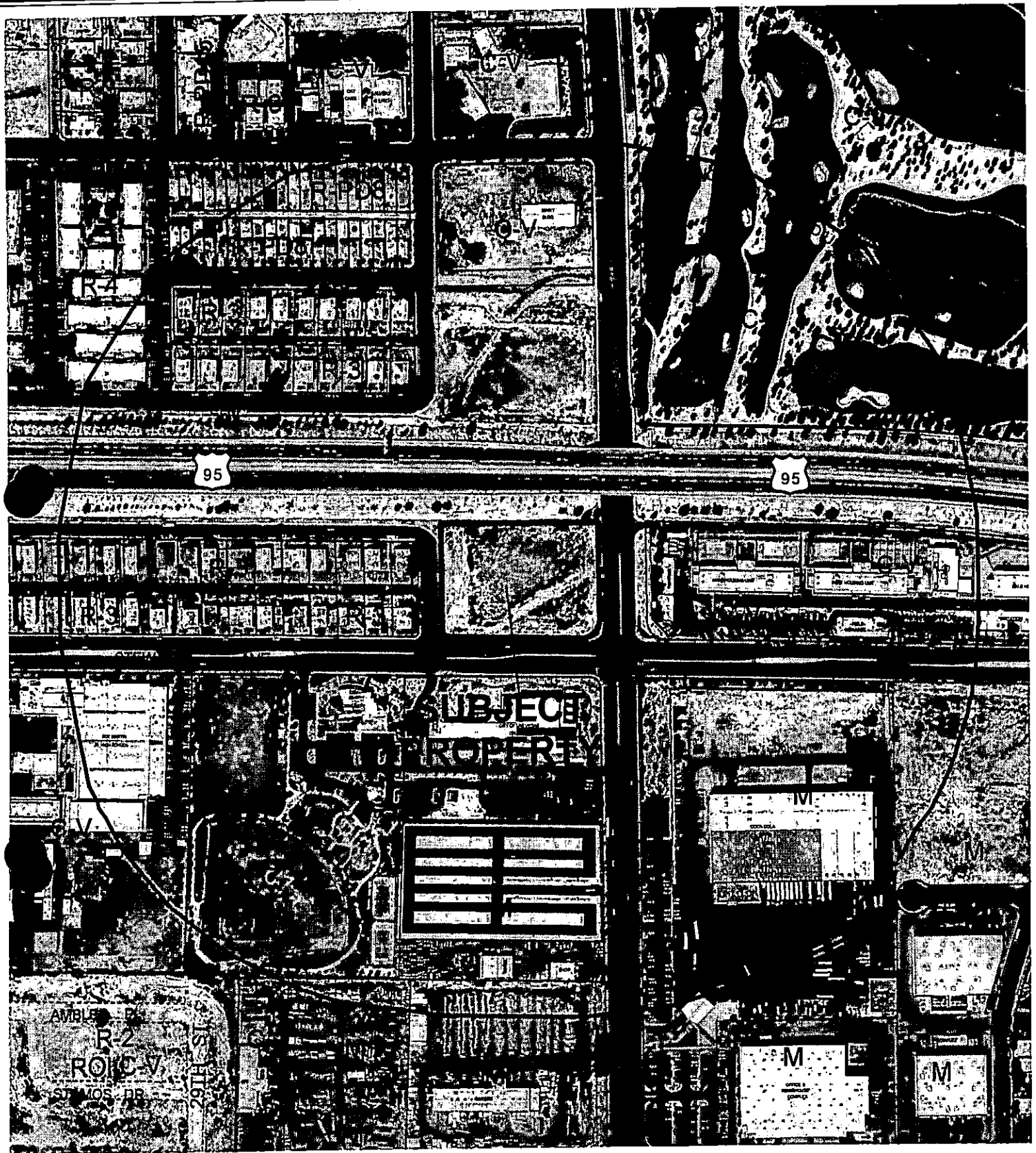
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE)



CASE: ZON-20192

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-20192 - APPLICANT: URBAN LOFTS XIV, LTD -
OWNER: CITY OF LAS VEGAS**

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

1. A General Plan Amendment (GPA-20188) to M (Medium Density Residential) 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-20187) 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. Construct all incomplete half-street improvements on Stewart Avenue adjacent to this site concurrent with development of this site.
5. 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.
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 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

ZON-20192 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

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

ZON-20192 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 Units per Acre) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road.

Based on gross acre property size the proposed project has 15 units to the acre. This residential development is contingent upon approval of a General Plan Amendment (GPA-20188) to M (Medium Density Residential), a Site Development Plan Review (SDR-20187), Waiver (WVR-20191) of private street width, Variance (VAR-20190) of open space and a Variance (VAR-20193) of minimum acreage permitted for an R-PD (Residential Planned Development).

The proposed single family attached residential project will be compatible with the multi-family housing developments to the west of the project and to the community recreational facility to the south across Stewart Avenue. Therefore, staff recommends approval.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommends approval.
~~Related Building Permits/Business Licenses~~	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
~~Pre-Application Meeting~~	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
~~Neighborhood Meeting~~	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.

ZON-20192 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Multi-Family	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Correctional Facility	M (Medium Density Residential)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks	
• Front	3.75 Feet
• Side	0 – 17.31 Feet
• Rear	3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

ZON-20192 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Allowed
C-1	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-PD15	14.07 Units per Acre	59
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

*A Variance (VAR-20190) has been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The property is currently located in the C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre). The City Council, in 2004, approved a request to amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-I (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator).

ZON-20192 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

The applicant proposes to amend (GPA-20188) the Master Plan to M (Medium Density Residential), rezone the property to R-PD15 (Residential Planned Development – 15 Units per Acre), and develop a 56-unit single-family attached residential subdivision of three-story homes. Residential development and related uses are allowed in this category up to 25.49 dwelling units per acre. The proposed development on this site will have a density of 14.07 units per acre in conformance to the M (Medium Density Residential), General Plan designation.

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 requested R-PD15 (Residential Planned Development - 15 Units per Acre) zoning designation conforms to the proposed General Plan Amendment (GPA-20188) to M (Medium Density Residential) land use designation, which allows up to 25.49 units per acre.

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

The proposed single-family attached residential project will be compatible with the multi-family housing developments to the west of the project and to the community recreational facility to the south across Stewart Avenue.

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

The site is an undeveloped parcel of land adjacent to I-95 to the north, a multi-family development to the west, a correctional facility to the east and a community recreational facility to the south. The neighborhood is not well served by continuing to maintain a vacant parcel of land in the middle of the area, where dust control, vandalism and a host of other problems can result from the continuation of the current undeveloped state of the site. The project as proposed will benefit the neighborhood and will be appropriate in the context of the type and density of development on surrounding sites.

ZON-20192 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

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

The site is accessed from 30th Street, a 60-foot wide local street. As I-95 blocks access to the north, 30th Street gains access to Stewart Avenue, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. The existing roadway network is adequate to meet the requirements of the proposed district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 (Mailed with GPA-20188, WVR-20191, VAR-20190, VAR-20193 and SDR-20187)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-20192 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

Name of Representative: Trinity Schlottman

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

☐ Yes

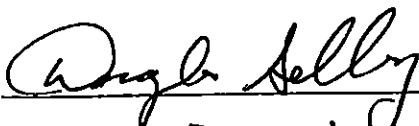
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

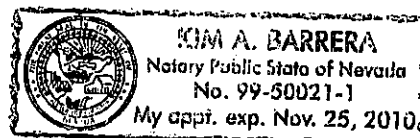
Signature of Property Owner: 

Print Name: Douglas Selby

Subscribed and sworn before me

This 28 day of February, 2007


Notary Public in and for said County and State



(a) Fig. 1

1 inch or 25.4 mm

EXISTING	PROPOSED
INTERIOR	
PROPERTY LINE	
CURB & GUTTER	
OPEN SPACE	
EXIST. PARKING	①
SETRACT LINE	
PAV. PERMETER	

URBAN LOFTS INC. LTD.
CONTACT: LARRY DAVIS
4212 MONTROSE BOULEVARD
HOUSTON, TEXAS 77008

PROPOSED 26,400 SINGLE FAMILY
RESIDENTIAL SUBDIVISION

APR. 139-36-693-C-04

EXISTING ZONING: C-23
PROPOSED ZONING: RPD 14
PROPOSED BUILDING SIZE: 2700 SF
1ST AREA (GROSS): APPROX. 3.98 ACRES
1ST AREA (NET): 5.83 ACRES

DENSITY OF THE SUBDIVISION: 14 UNITS/AC
NET WEIGHT OF QUARRY: 3 STONES/25'

OPEN SPACE REQUIRED 40,249 SF
OPEN SPACE PROVIDED 11,301 SF

O.S. #1 =	1,331 SF
O.S. #2 =	429 SF
O.S. #3 =	429 SF
O.S. #4 =	2,214 SF
O.S. #5 =	533 SF
O.S. #6 =	4,483 SF
O.S. #7 =	3,259 SF

TOTAL = 11,301 SF

PARKING REQUIRED:	113 (BASED ON 2:1 SINGLE FARE)
FAREING PROVIDED:	232 PRIVATE
	<u>11 GUEST PARKING</u>
TOTAL	123

The diagram illustrates a rectangular lot with several setback and variance areas. Key features include:

- Top Boundary:** Labeled "ROW" (Right-of-Way).
- Left Boundary:** Labeled "VARIABLE SETBACK".
- Right Boundary:** Labeled "5' SIDE SETBACK".
- Bottom Boundary:** Labeled "PROPERTY LINE".
- Internal Features:**
 - A central rectangular area labeled "5' ENCROACHMENT FOR BALCONY".
 - A larger rectangular area labeled "5' ENCROACHMENT FOR PORCH".
 - A small rectangular area at the bottom center labeled "5' FRONT YARD VARIANCE".
 - A rectangular area at the bottom right labeled "5' REAR YARD VARIANCE".
 - A rectangular area at the bottom left labeled "5' SIDE YARD VARIANCE".
 - A rectangular area at the top right labeled "5' REAR YARD VARIANCE".
- Other Labels:** "REAR YARD VARIANCE" and "PROP. S." are also visible.

FRONT: 3.75'
REAR: 3.42'-18.80'

-- ALL STREETS ARE PRIVATE DRIVE AND TO BE MAINTAINED BY M.O.A.
-- LANDSCAPE WITHIN THE COMMON AREA TO BE MAINTAINED BY M.O.A.

RECEIVED
MAR 19 1967

SHEET 1
OF

HAUNTEC

200 North Rainbow Boulevard, Suite 208
Las Vegas, Nevada 89107
702-948-5180 / FAX 702-948-5181

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Justification Letter for Rezoning

Dear Sir or Madam:

This letter is provided to justify rezoning the vacant site located in the northeast corner of Mojave Road and Stewart Avenue for a Residential Planned Development district to incorporate a development of 56 single-family three-story Townhomes. The site is currently planed P-F and will need to be categorized to a minimum of R-PD 14 to allow for the higher density of residential properties. The site is currently zoned C-1. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduce a new project that has been recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development for the currently undeveloped parcel. The Urban Lofts is a unique product that is well suited for the urban environment, which offers modern ascetics and stimulates additional growth in a community. These proposed residential homes are suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. To develop the 56 town homes on the site the allowable residential density will need to be updated to 14 dwellings per acre. The revised zoning will allow the developer to construct the intended project as presented to the City of Las Vegas.

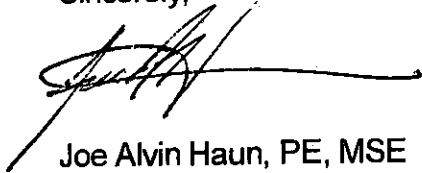
The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. Northeast of the property is a municipal Golf Course. A Correctional facility is located east of the site, a Sport Center is located south of the site, and a community center is southwest. In addition, an apartment complex is west of the site. The proposed development will fit the existing community in the immediate area without having a negative impact.

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

February 26, 2007

Because the development will have a positive impact on the neighborhood, the developer wishes at this time to submit the Rezoning for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,



Joe Alvin Haun, PE, MSE
HAUNTEC

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
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:

WVR-20191 - WAIVER RELATED TO GPA-20188 AND ZON-20192 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Waiver of Title 18.12.100 TO ALLOW PRIVATE STREETS TO BE 24 FEET WIDE WHERE 37 FEET IS THE MINIMUM FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION ON 3.98 ACRES located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) Zone], Ward 3 (Reese).

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

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with **DAVENPORT** and **DUNNAM** voting **NO** and **EVANS** excused

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

MINUTES:

See Item 50 for related discussion.

(9:29 – 9:52)

3-292

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 52 – WVR-20191

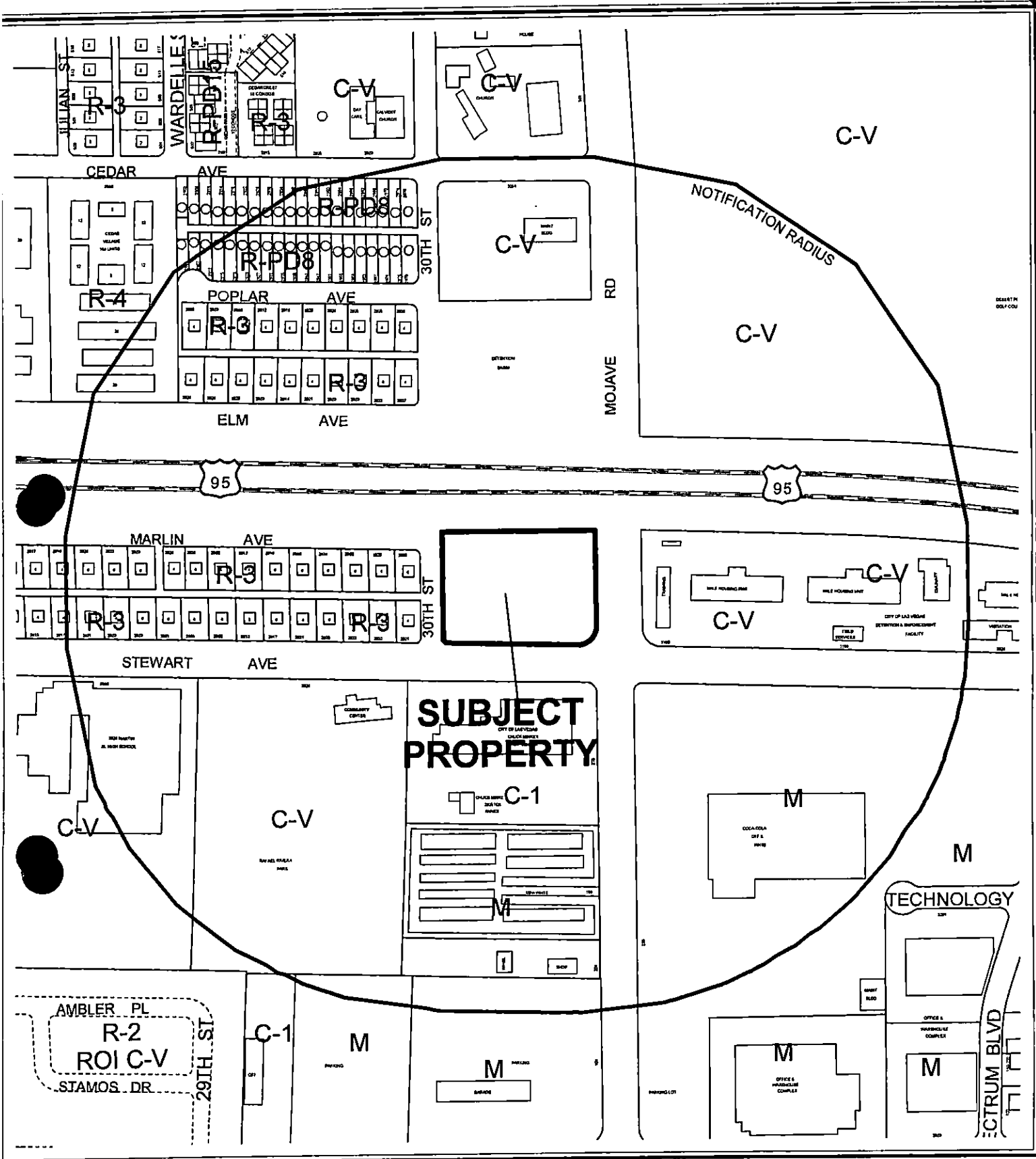
CONDITIONS:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20190), Variance (VAR-20193), and Site Development Plan Review (SDR-20187) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Curbing on both sides of the 24 foot private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
4. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20192 and Site Development Plan Review SDR-20187 and all other applicable site-related actions.



CASE: WVR-20191

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: WVR-20191 - APPLICANT: URBAN LOFTS XIV, LTD -
OWNER: CITY OF LAS VEGAS**

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

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20190), Variance (VAR-20193), and Site Development Plan Review (SDR-20187) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Curbing on both sides of the 24 foot private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
4. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20192 and Site Development Plan Review SDR-20187 and all other applicable site-related actions.

WVR-20191 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Waiver of Title 18.12.100 to allow a 24-foot private street where 37 feet is the minimum required width for a proposed 56-unit single-family attached residential subdivision.

The proposed design does not appear to present tum conflicts, nor is it expected to hinder area traffic flows. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project; therefore, approval of the Waiver is recommended. The Department of Public Works has stated no objection to the requested Waiver.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommends approval.
Related Building Permits/Business Licenses	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
Pre-Application Meeting	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
Neighborhood Meeting	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.
Details of Application Request	
Site Area	
Gross Acres	3.98

WVR-20191 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Multi-Family	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Correctional Facility	M (Medium Density Residential)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks	
• Front	3.75 Feet
• Side	0 – 17.31 Feet
• Rear	3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

WVR-20191 - Staff Report Page Three
 April 12, 2007 - Planning Commission Meeting

Existing/Zoning	Permitted Density	Units/Allowed
C-1	NA	NA
Proposed/Zoning	Permitted Density	Units/Allowed
R-PD15	14.07 Units per Acre	59
Proposed/General Plan	Permitted Density	Units/Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

*A Variance (VAR-20190) has been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

This is a request for a Waiver to Title 18.12.100 to allow a 24-foot private street where 37 feet is required. The proposed development for single-family lots are accessed by a private street which is designed in a circular fashion with residential attached units along both sides of the street.

WVR-20191 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Specifically, Title 18.12.100 states:

“Private streets must comply with applicable City standards and with the following requirements:

- A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.
- B) Private streets shall meet the minimum construction standards for public streets.
- C) Street name signs for private streets shall bear the words “privately maintained,” and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.”

FINDINGS

The Department of Public Works has no objection to the Request for a Waiver of Title 18.12.100 to allow 30 foot private streets where 37 feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 (Mailed with GPA-20188, ZON-20192, VAR-20190, VAR-20193 and SDR-20187)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-2019 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

Name of Representative: Trinity Schlottman

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: _____

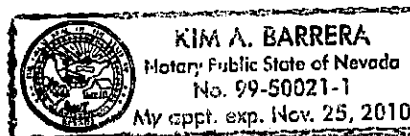
Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

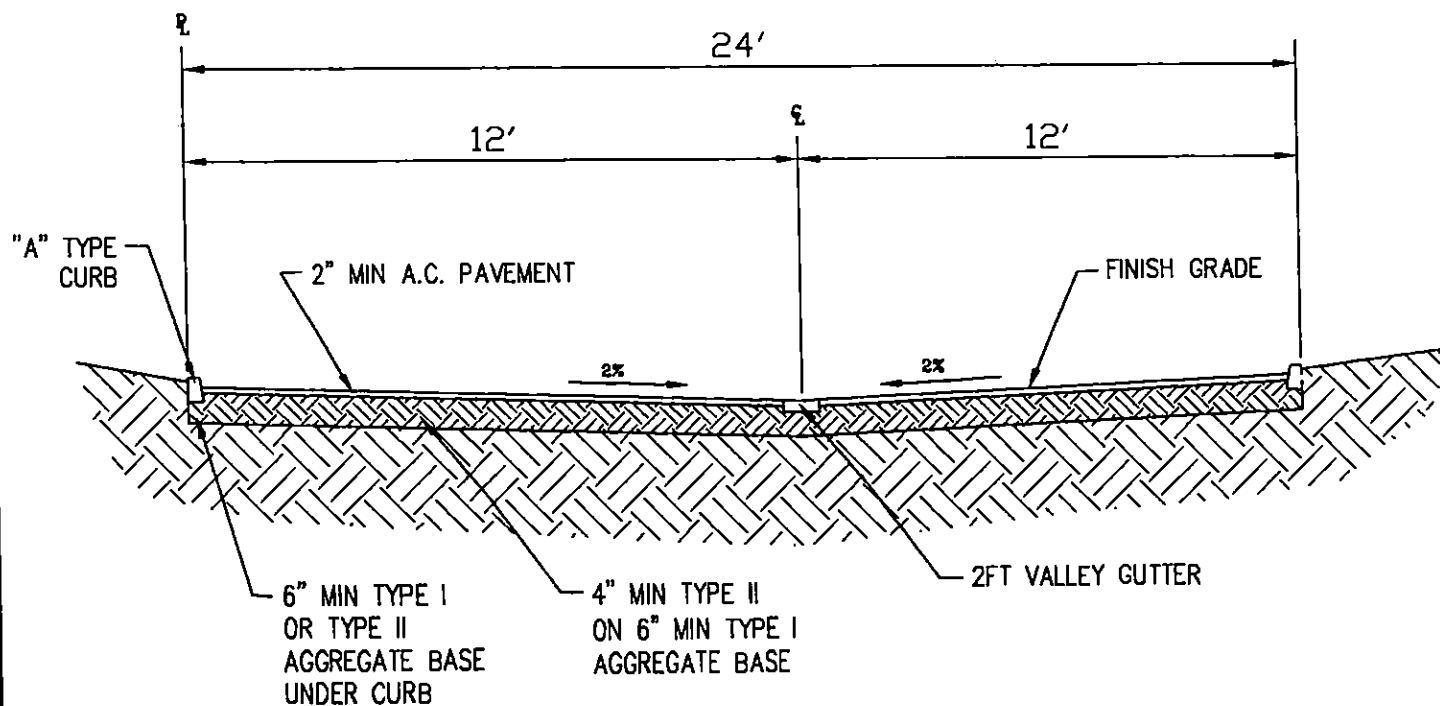
Subscribed and sworn before me

This 28 day of February, 2007

Kim A. Barrera
Notary Public in and for said County and State



0001-07



INTERIOR DRIVE CROSS SECTION

SCALE: NONE

FEB 27 2007

NOTE

1. THIS EXHIBIT IS PROVIDED TO DEPICT THE PROPOSED CROSS SECTION FOR THE PROPOSED INTERIOR DRIVES FOR STEWART AVENUE LOFTS.

2. ADDITIONAL DETAILS ON THE SECTION WILL BE PROVIDED ON THE SITE'S DEVELOPMENT PLANS.

INTERURBAN CONSTRUCTION, LLC

HAUNTING

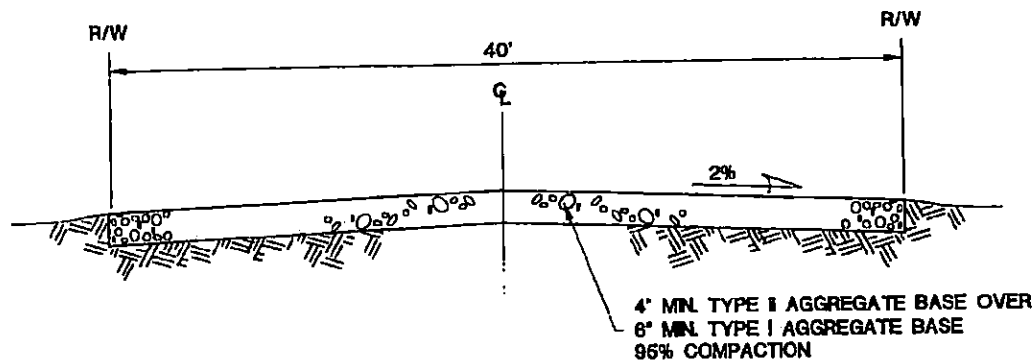
24FT DRIVE SECTION

STEWART AVENUE LOFTS
SINGLE FAMILY TOWNHOMES



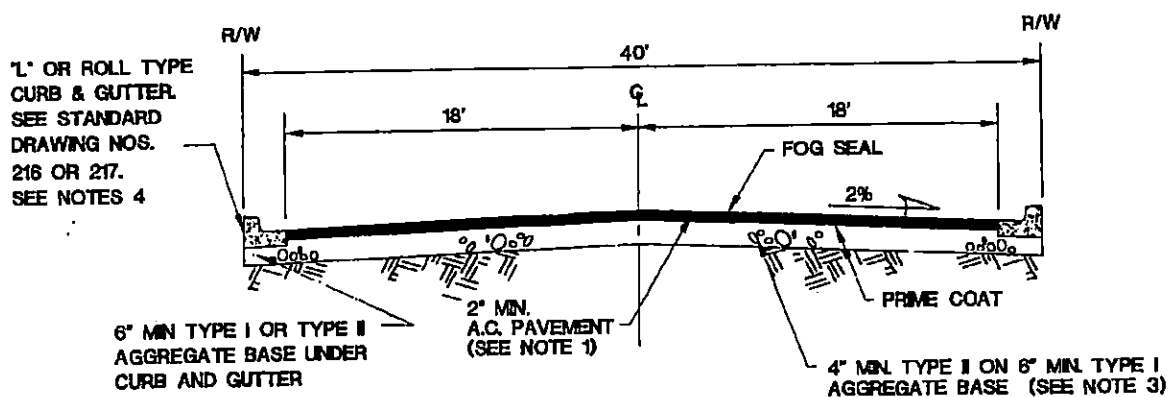
OF 1

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC



GRAVEL

(THIS SECTION NOT FOR USE IN PM-10 NON-ATTAINMENT AREAS)



PAVED

NOTES:

- INTERSECTIONS SHALL HAVE 25 FOOT MINIMUM EDGE OF OIL RADII OR 20 FOOT MINIMUM BACK OF CURB RADII
- COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION".
- STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OF 20. OTHER STRUCTURAL SECTIONS MAY BE APPROVED IF BASED ON ENGINEERING ANALYSIS BASED ON "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN THAT SHOWN, NOR SHALL THE BASE BE LESS THAN 4" EXCEPT THAT THE BASE SHALL NOT BE LESS THAN 10" IN NORTH LAS VEGAS.
- ALLOW IN CITY OF NORTH LAS VEGAS ONLY WITH EXPRESS WRITTEN PERMISSION FROM THE CITY ENGINEER.

SPECIFICATION REFERENCE		UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA	
302	AGGREGATE BASE	PRIVATE STREET SECTIONS FEB 27 2007	
401	BITUMINOUS PAVEMENT		
408	PRIME COAT		
407	FOG SEAL		
501	CONCRETE		
		DATE 12-14-00	DWG. NO. 210 16

WVR-20191 VAR-20190
VAR-20193 SDR-20187

04/12/07 DC

HAUNTEC

800 North Rainbow Boulevard, Suite 208
Las Vegas, Nevada 89107
702-948-5180 / FAX 702-948-5181

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Justification Letter for Waiver to Reduce Interior Street Widths

Dear Sir or Madam:

This letter is provided to justify reducing the standard private street widths for this project. In accordance with Clark County Uniform Standard Drawings (See attached CCUSD Drawing No. 210), the minimum street width for private streets is 40ft from back of curb to back of curb. The developer seeks to further reduce the width to 24ft wide for the site's three proposed private drives. Attached are exhibits showing the standard private street section, the proposed private drive section, and the proposed Site Plan. The Site Plan incorporates a development of 56 single-family three-story Townhomes on the vacant site located in the northwest corner of Mojave Road and Stewart Avenue.

According to the City of Las Vegas General Plan, the site is currently planned P-F (Public Facility), but the City of Las Vegas has selected the Developer's product of Urban Lofts for the site. Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development for the currently undeveloped parcel. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduced a new project that has been recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

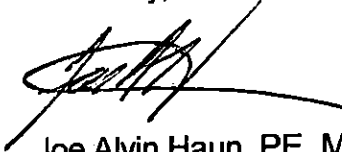
The proposed site design will include three modified one-way 24ft wide drives. The entrance into the site will be from North 30th Street at the northwest corner, and exit back onto North 30th Street at the southwest corner (See Site Plan). The proposed street widths will be posted with "No Parking" signs on either side of the drives. The entrance and exits points of the site will be controlled by sliding gates. The standard street width is designed for two lanes, which is not necessary for this project. The proposed one-way, 24ft wide drives are ideal for this project.

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

February 26, 2007

Because the proposed development design requires the reduced drive width, the developer wishes at this time to submit the Waiver of Private Street Widths for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Haun", with a long horizontal stroke extending to the right.

Joe Alvin Haun, PE, MSE
HAUNTEC

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20193 - VARIANCE RELATED TO GPA-20188, ZON-20192 AND WVR-20191 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.98 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) Zone], Ward 3 (Reese).

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 **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with **DAVENPORT** and **DUNNAM** voting **NO** and **EVANS** excused

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

MINUTES:

See Item 50 for related discussion.

(9:29 – 9:52)

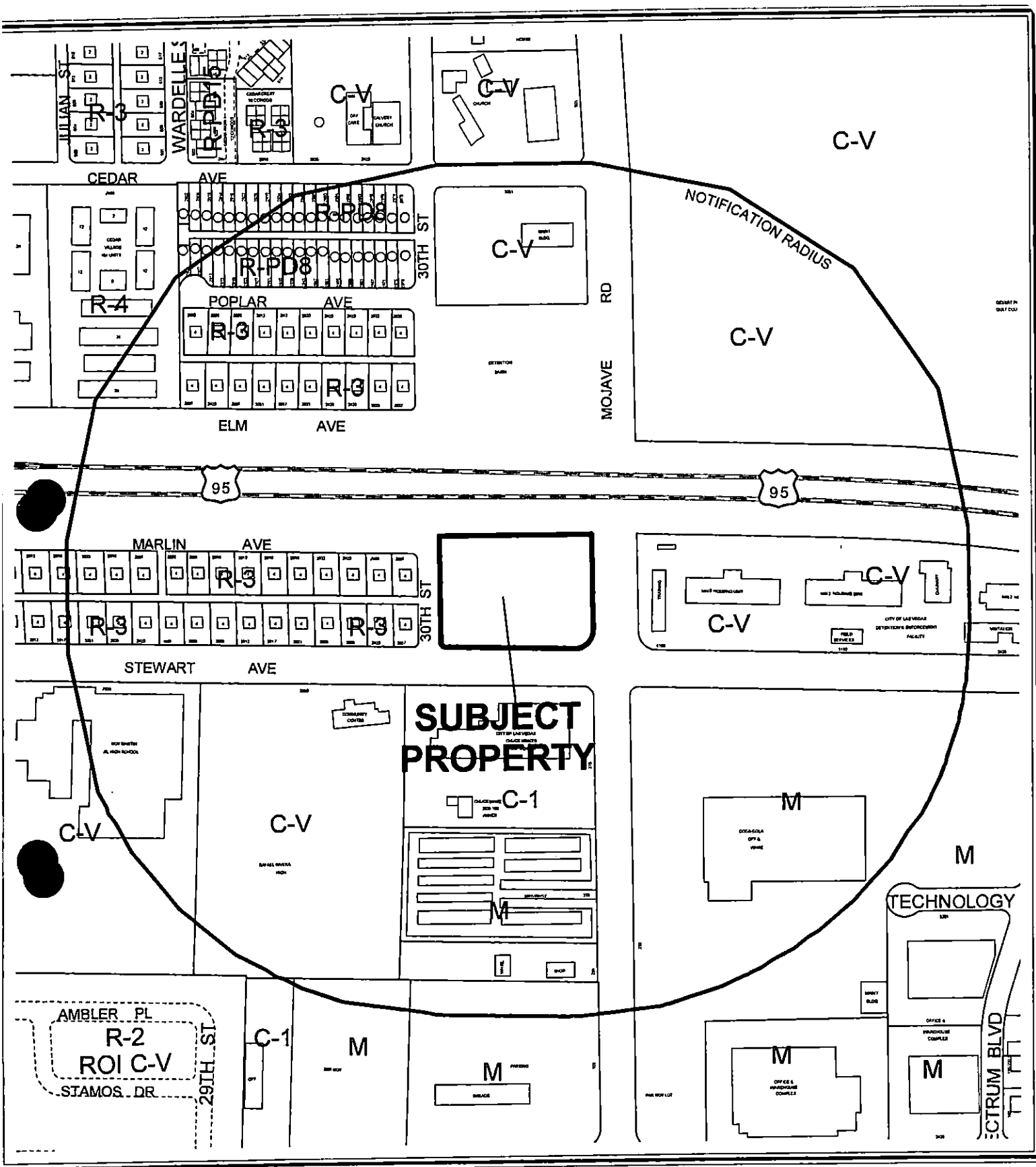
3-292

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 53 – VAR-20193

CONDITIONS:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20190), Site Development Plan Review (SDR-20187), and Waiver (WVR-20191) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-20193 - APPLICANT: URBAN LOFTS XIV, LTD -
OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20190), Site Development Plan Review (SDR-20187), and Waiver (WVR-20191) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20193 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a Residential Planned Development on 3.98 acres where five acres is the minimum required for a proposed 56-unit, single-family attached residential subdivision located on the northwest corner of Stewart Avenue and Mojave Road.

The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommends approval.
Related/Building Permits/Business Licenses	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
Pre-Application Meeting	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
Neighborhood Meeting	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.
Details of Application Request	
Site/Area	
Gross Acres	3.98

VAR-20193 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Multi-Family	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Correctional Facility	M (Medium Density Residential)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks	
• Front	3.75 Feet
• Side	0 – 17.31 Feet
• Rear	3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

VAR-20193 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Allowed
C-1	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-PD15	14.07 Units per Acre	59
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

**A Variance (VAR-20190) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirements
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The proposed development is located on 3.98 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is only 80 percent of the required area. This is a 20 percent deviation from Title 19.06.040 standards.

VAR-20193 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. This particular development is an infill parcel. The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through requesting a zoning district that does not meet Code requirements. Alternative zoning would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-20193 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 (Mailed with GPA-20188, ZON-20192, WVR-20191,
VAR-20190 and SDR-20187)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-20193 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

Name of Representative: Trinity Schlottman

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: Douglas Selby

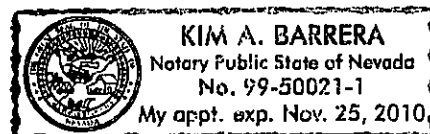
Print Name: Douglas Selby

Subscribed and sworn before me

This 28 day of February, 2007

Kim Barrera

Notary Public in and for said County and State



[illegible]

55' — 35' WIDE SOUTHERN NEVADA
POWER COMPANY EASEMENT
PER OP: 274; 228782

30TH ST.

PRIVATE DRIVE 24' 00"

PRIVATE DRIVE

STEWART AVE

MOJAVE RD.

TYPICAL LOT LAYOUT

SETBACK PROVIDED

FRONT: 3.75'
REAR: 3.42'-18.80'
SIDE: 0'-17.31'

NOTE

- ALL STREETS ARE PRIVATE DRIVE AND TO BE MAINTAINED BY M.O.A.
- LANDSCAPE WITHIN THE COMMON AREA TO BE MAINTAINED BY M.O.A.

ZON-20192 WVR-20191
VAR-20193 VAR-20190
SDR-20187 REVISED

04/12/07 DC

VICINITY MAP

LOC	W12

1. **Introduction**

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

LEGEND

EXISTING

- GENERAL LINE
- PROPERTY LINE
- CURB & GUTTER
- OPEN SPACE
- QUIET PARKING
- RETRACT LINE
- PROP. PERMITS MAIL

PROPOSED

1

AS SHOWN ON PLANS

OWNE

URBAN LOFTS INC. LTD.
CONTACT: LARRY DAVIS
4912 MONTROSE BOULEVARD
HOUSTON, TEXAS 77008

SITE DATA

PROPOSED 36 LOT SINGLE FAMILY
RESIDENTIAL SUBDIVISION

APR: 159-36-003-001

EXISTING ZONING: C-2
PROPOSED ZONING: RPD 1A
PROPOSED BULKHEAD: 2000 SF
LOT AREA (GROSS): APPROX. 3.98 ACRES
LOT AREA (NET): 2.83 ACRES

DENSITY OF THE SUBDIVISION: 18 UNITS/AC
MAX HEIGHT OF DISTRICT: 3 STOREYS/10'

OPEN SPACE REQUIRED 40.29% SF
OPEN SPACE PROVIDED 51.50% SF

O.S. #1 =	1,393.5 SF
O.S. #2 =	489 SF
O.S. #3 =	1,567 SF
O.S. #4 =	3,218 SF
O.S. #5 =	137 SF
O.S. #6 =	489 SF
O.S. #7 =	3,054 SF

TOTAL = 11,021 SF

PARKING

PARKING REQUIRED: 112 (BASED ON 2:1 SINGLE FAMILY)	
PARKING PROVIDED:	
	113 PRIVATE
	11 GUEST PARKING
TOTAL	125

INTERURBAN CONSTRUCTION, LLC
1700 LARSEN DRIVE NW, SUITE 202

SITE PLAN

DESIGNER: JAW
DRAWN BY: JAW

JOB NO.
DDD-0

SHEET NO.
1
OF

RECEIVED
MAR 13 2007

HAUNTEC

800 North Rainbow Boulevard, Suite 208
Las Vegas, Nevada 89107
702-948-5180 / FAX 702-948-5181

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Justification Letter for Variance for Residential
Planned Development

Dear Sir or Madam:

This letter is provided to justify a Variance for a Residential Planned Development district to incorporate a development of 56 single-family three-story Townhomes on the vacant site located in the northeast corner of Mojave Road and Stewart Avenue. The site is currently planed P-F and will need to be categorized to a minimum of R-PD 14 to allow for the higher density of residential properties. The site is currently zoned C-1, but as indicated by the General Plan the City of Las Vegas has not previously determined the ultimate use of the parcel. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduce a new project that has been recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development for the currently undeveloped parcel. The Urban Lofts is a unique product that is well suited for the urban environment, which offers modern ascetics and stimulates additional growth in a community. These proposed residential homes are suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. To develop the 56 town homes on the site the allowable residential density will need to be updated to 14 dwellings per acre. The revised zoning will allow the developer to construct the intended project as presented to the City of Las Vegas.

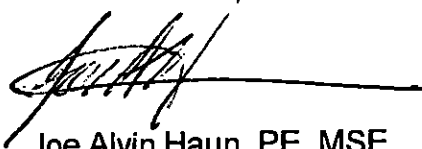
The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. Northeast of the property is a municipal Golf Course. A Correctional facility is located east of the site, a YMCA is located south of the site, and a community center is southwest. In addition, an apartment complex is west of the site. The proposed development will fit the existing community in the immediate area without having a negative impact.

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

February 26, 2007

Because the development will have a positive impact on the neighborhood, the developer wishes at this time to submit the General Plan Amendment for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Alvin Haun", with a long horizontal line extending to the right.

Joe Alvin Haun, PE, MSE
HAUNTEC

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20190 - VARIANCE RELATED TO GPA-20188, ZON-20192, WVR-20191 AND VAR-20193 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD. - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 2,059 SQUARE FEET OF OPEN SPACE WHERE 40,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.98 acres located at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) Zone], Ward 3 (Reese).

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 DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – DENIED – Motion failed with GOYNES, STEINMAN and TROWBRIDGE voting NO and EVANS excused; the application will go forward with NO RECOMMENDATION

NOTE: An initial motion for APPROVAL subject to conditions by STEINMAN failed with DAVENPORT, TRUESDELL and DUNNAM voting NO and EVANS excused

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

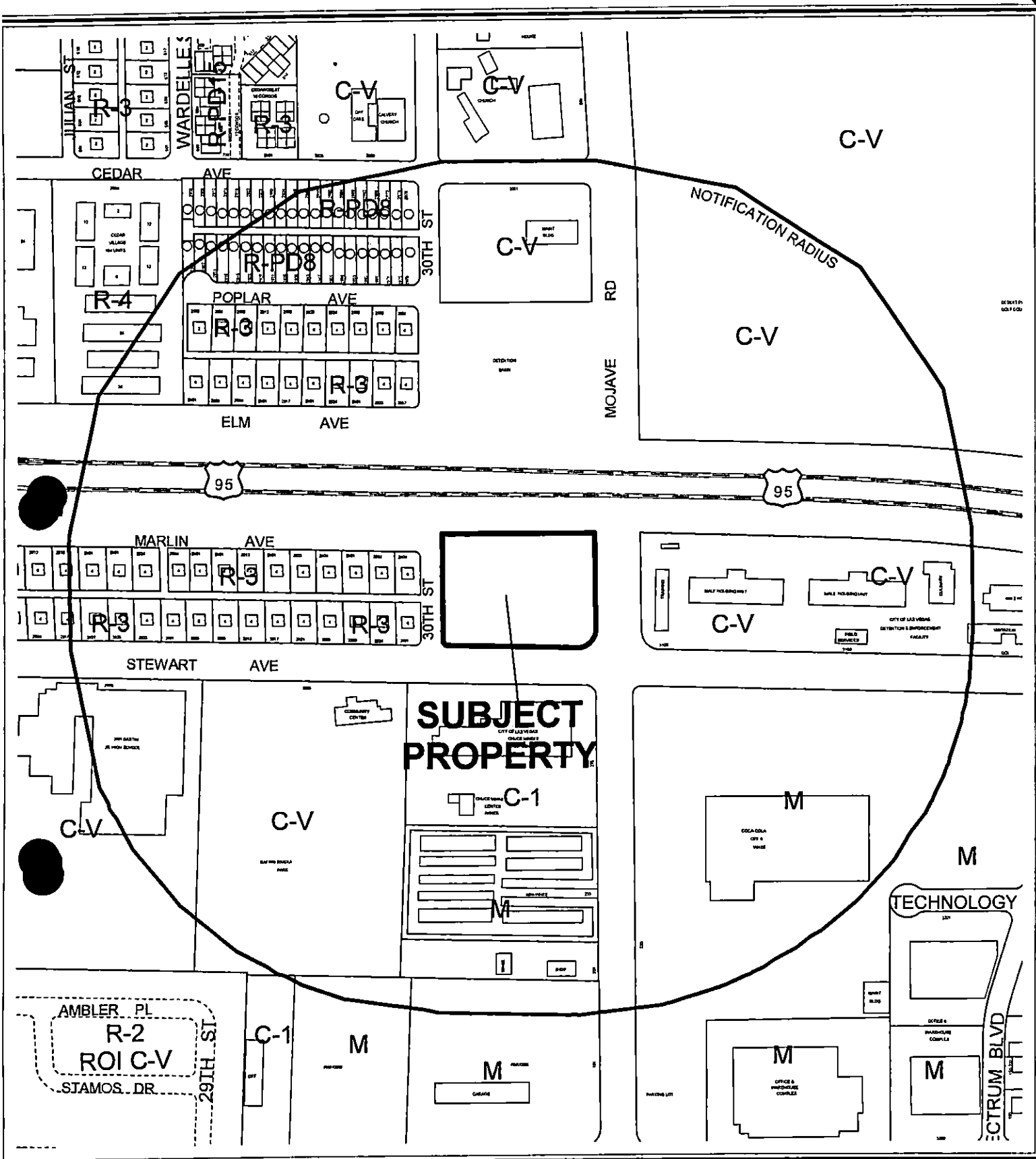
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 54 – VAR-20190

MINUTES:

See Item 50 for related discussion.

(9:29 – 9:52)

3-292



CASE: VAR-20190

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
 R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-20190 - APPLICANT: URBAN LOFTS XIV,LTD, -
OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20193), Site Development Plan Review (SDR-20187), and Waiver (WVR-20191) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$152,760 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

VAR-20190 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 2,059 square feet of open space where 40,249 square feet is required for a proposed 56-unit single-family attached residential subdivision on 3.98 acres located at the northwest corner of Stewart Avenue and Mojave Road. This is a 95 percent deviation from standards. The request for Variance to deviate from the required open space is a self-imposed hardship and positive finding cannot be made for a recommendation for approval.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommends approval.
~~Related/Building Permits/Business Licenses~~	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
~~Pre-Application Meeting~~	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
~~Neighborhood Meeting~~	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.
~~Details of Application Request~~	
~~Site Area~~	
Gross Acres	3.98

VAR-20190 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Multi-Family	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Correctional Facility	M (Medium Density Residential)	C-V (Civic)

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

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks	
• Front	3.75 Feet
• Side	0 – 17.31 Feet
• Rear	3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

VAR-20190 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Allowed
C-1	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-PD15	14.07 Units per Acre	59
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

**A Variance (VAR-20190) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The proposed residential planned development is requesting that 2,059 square feet of open space be permitted where 40,259 square feet is the minimum required, which is a 95 percent deviation from standards. The open space that has been provided within the 56-lot single-family attached units is located within one interior landscape area. No common open space recreation facility has been provided within the subject property.

VAR-20190 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

However, Rafael Rivera Park is south of the proposed residential project across Stewart Avenue. The minimum site lot size for the proposed development is 1,206 square feet. For the applicant to meet the open space standards for an R-PD (Residential Planned Development) the site would result in a loss of approximately 33 units.

Staff recommends denial of the requested Variance to allow the reduction of open space requirements because it is a self-imposed hardship.

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. Alternative design with less number of units or subterranean parking 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.

VAR-20190 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 (Mailed with GPA-20188, ZON-20192, WVR-20191,
VAR-20193 and SDR-20187)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-20190 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

Name of Representative: Trinity Schlettman

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

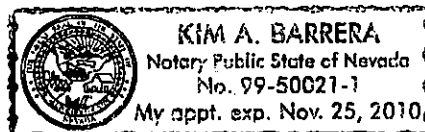
Print Name: Douglas Selby

Subscribed and sworn before me

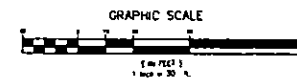
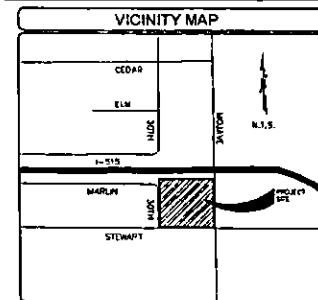
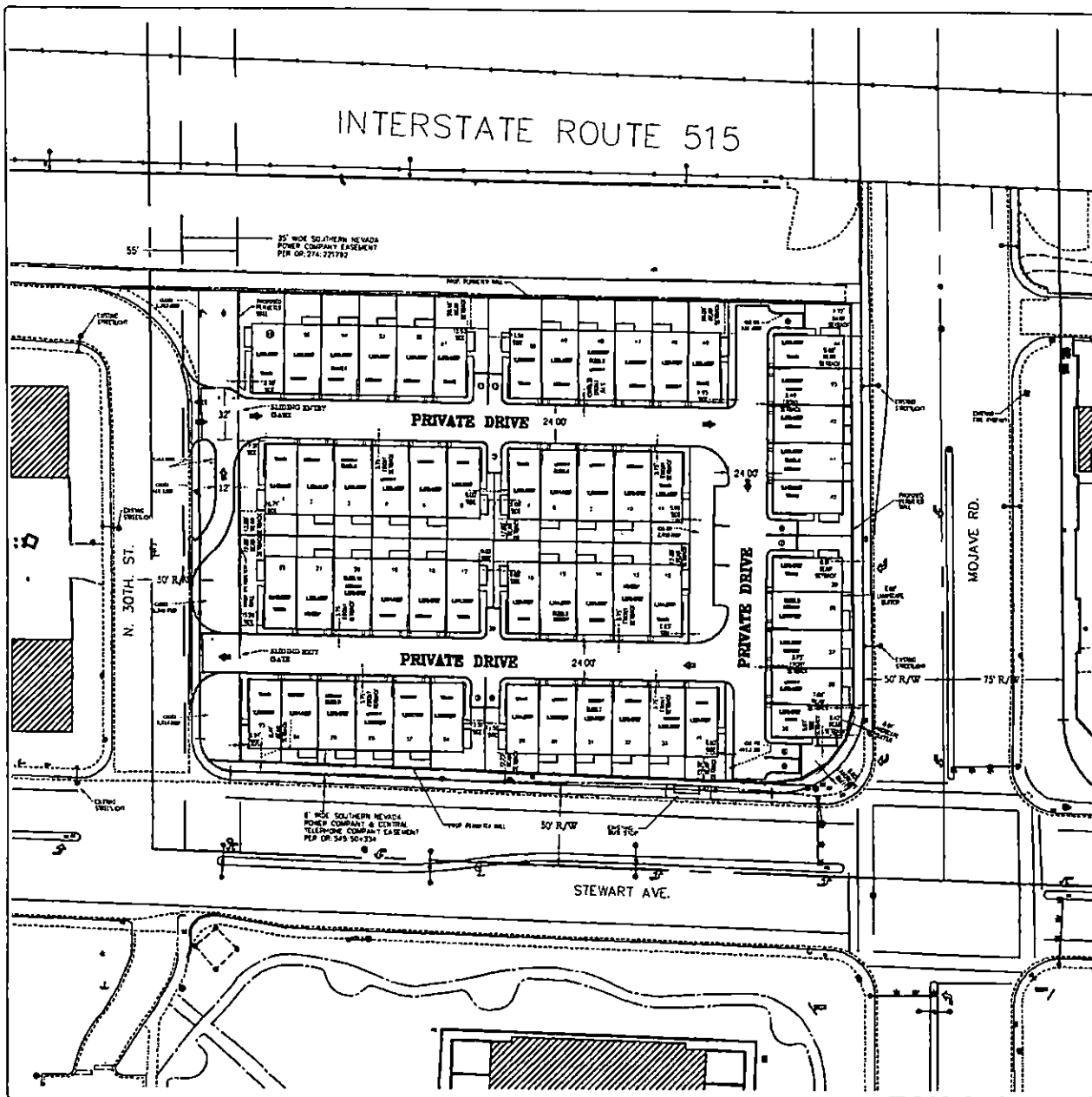
This 28 day of February, 2007

Kim Barrera

Notary Public in and for said County and State



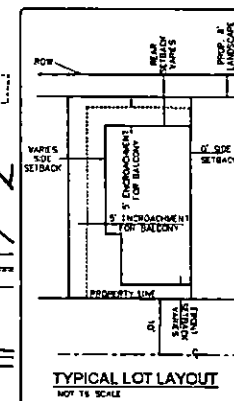
001-07



LEGEND	
EXISTING	PROPOSED
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING DRIVE	PROPOSED DRIVE
EXISTING OPEN SPACE	PROPOSED OPEN SPACE
EXISTING PARKING	PROPOSED PARKING
EXISTING LOT	PROPOSED LOT

OWNER
STEWART AVENUE LOFTS CONTACT: KERRY DAVIS 1315 MONTROSE BOULEVARD HOUSTON, TEXAS 77008

SITE DATA																
PROPOSED 56 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION																
APN: 135-35-403-001																
EXISTING ZONING: C-2																
PROPOSED ZONING: RPD 14																
PROPOSED BUILDING SIZE: 1200 SF																
LOT AREA (GROSS) APPROX. 3.48 ACRES																
LOT AREA (NET) 2.85 ACRES																
DENSITY OF THE SUBDIVISION: 14 UNITS/AC																
MAX HEIGHT OF DISTRICT: 3 STORIES/35'																
OPEN SPACE REQUIRED: 40,299 SF																
OPEN SPACE PROVIDED: 11,501 SF																
<table><tr><td>O.S. #1</td><td>= 1,339 SF</td></tr><tr><td>O.S. #2</td><td>= 485 SF</td></tr><tr><td>O.S. #3</td><td>= 1,342 SF</td></tr><tr><td>O.S. #4</td><td>= 5,218 SF</td></tr><tr><td>O.S. #5</td><td>= 332 SF</td></tr><tr><td>O.S. #6</td><td>= 485 SF</td></tr><tr><td>O.S. #7</td><td>= 2,058 SF</td></tr><tr><td>TOTAL</td><td>= 11,501 SF</td></tr></table>	O.S. #1	= 1,339 SF	O.S. #2	= 485 SF	O.S. #3	= 1,342 SF	O.S. #4	= 5,218 SF	O.S. #5	= 332 SF	O.S. #6	= 485 SF	O.S. #7	= 2,058 SF	TOTAL	= 11,501 SF
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O.S. #7	= 2,058 SF															
TOTAL	= 11,501 SF															



SETBACK PROVIDED
FRONT: 5.15'
REAR: 2'42"-18'00"
SIDE: 0'-17.31'

NOTE
ALL STREETS ARE PRIVATE DRIVE AND TO BE MAINTAINED BY HOA.
LANDSCAPE WITHIN THE COMMON AREA TO BE MAINTAINED BY HOA.

INTERURBAN CONSTRUCTION, LLC

HAUTECH

208 WEST 10TH STREET, SUITE 200
DENVER, CO 80202
TEL: 303.733.4444 FAX: 303.733.4444

SITE PLAN

STEWART AVENUE LOFTS

SINGLE FAMILY TOWNHOMES

CITY OF LOS ANGELES, NEWARK

DESIGNER: JAH

DRAWN BY: JAH

JOB NO.

0001-07

SHEET NO.

1

OF 1

ZON-20192 WVR-20191
 VAR-20193 VAR-20190
 SDR-20187 REVISED
 04/12/07 DC

RECEIVED
 MAR 13 2007

HAUNTEC

800 North Rainbow Boulevard, Suite 208
Las Vegas, Nevada 89107
702-948-5180 / FAX 702-948-5181

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Justification Letter for Variance to Reduce
Open Space

Dear Sir or Madam:

This letter is provided to justify a Variance for Reducing the Open Space requirement for the proposed development of 56 single-family three-story Townhomes on the vacant site located in the northeast corner of Mojave Road and Stewart Avenue. The site is currently planed P-F and will need to be categorized to a minimum of R-PD 14 to allow for the higher density of residential properties. Due to the density of residential dwellings, the developer is seeking to reduce the Open Space requirement.

Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development type for the currently undeveloped parcel. The Urban Lofts is a unique product that is well suited for the urban environment, which offers modern ascetics and stimulates additional growth in a community. These proposed residential homes are suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. To develop the 56 town homes on the site the allowable residential density will need to be updated to 14 dwellings per acre. According to the City of Las Vegas Standards, the required open space is 40,249 square feet. The proposed design will provide only 11,521 square feet. The revised open space requirement will allow the developer to construct the intended project as presented to the City of Las Vegas.

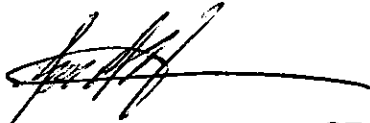
Although the developer's site plan will not provide the required open space for the site, the site is surrounded by numerous public facilities. The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. Northeast of the property is the Desert Pines Golf Course. A Correctional facility is located east of the site, a Sport Center and Community Center are located south of the site, and a community center, Riveria Park and Hadland Park are southwest. In addition, an apartment complex is west of the site. Although the proposed site design does not provide the required open space requirement, the site is surrounded by parks and community centers.

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

February 26, 2007

As with the previous projects by the Developer in the downtown area, the developer is willing to contribute funds to the City of Las Vegas in Lieu of providing the open space. Because the development will have a positive impact on the neighborhood, the developer wishes at this time to submit the Variance for Reduce Open Space for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,



Joe Alvin Haun, PE, MSE
HAUNTEC

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
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-20187 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20188, ZON-20192, WVR-20191, VAR-20193 AND VAR-20190 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION OF THREE-STORY (38.5-FOOT HIGH) HOMES ON 3.98 ACRES, located on the northeast corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) Zone], Ward 3 (Reese).

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 **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – DENIED – Motion failed with GOYNES, STEINMAN and TROWBRIDGE voting NO and EVANS excused; the application will go forward with NO RECOMMENDATION

NOTE: An initial motion for APPROVAL subject to conditions by STEINMAN failed with DAVENPORT, TRUESDELL and DUNNAM voting NO and EVANS excused

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

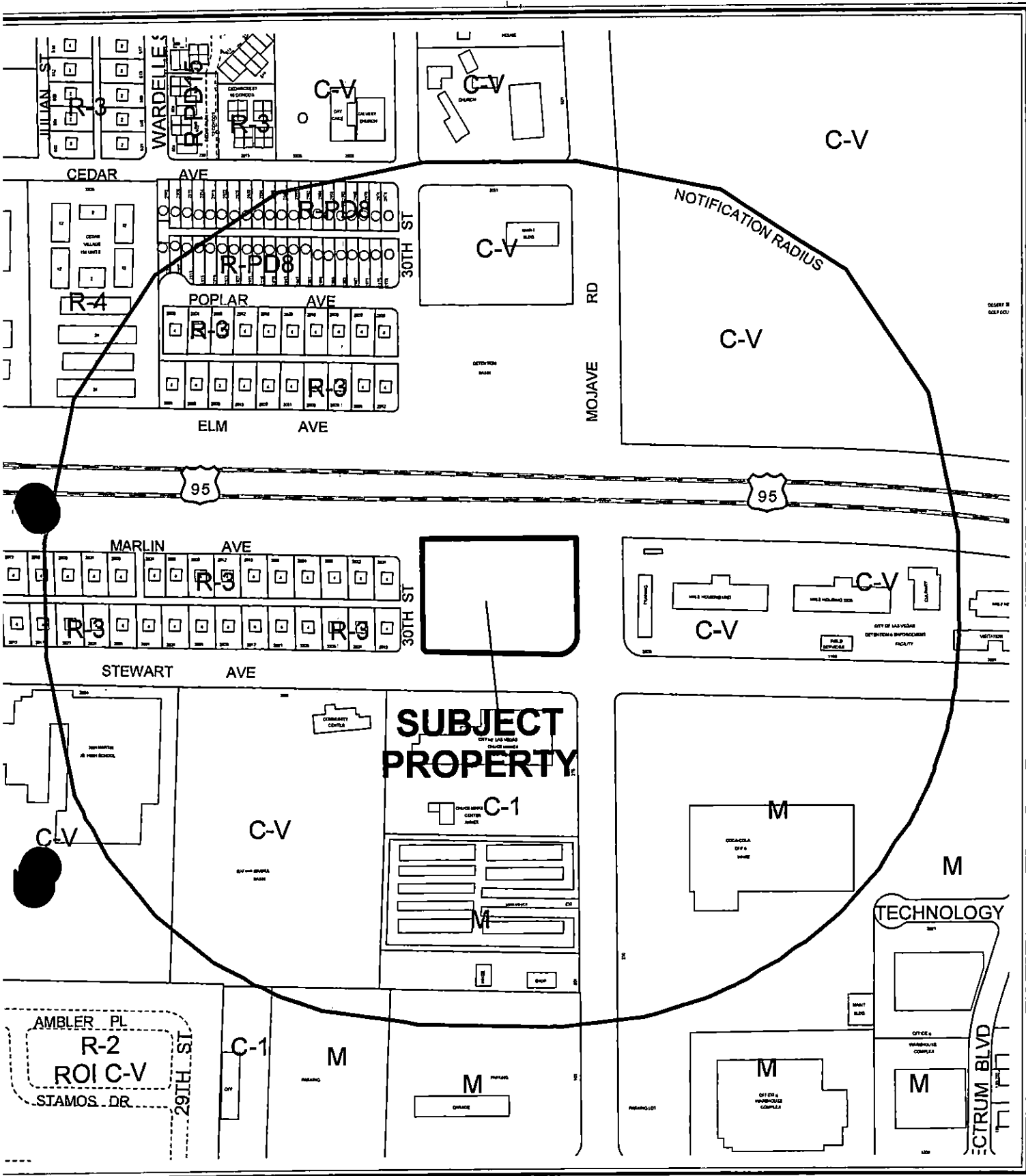
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 55 – SDR-20187

MINUTES:

See Item 50 for related discussion.

(9:29 – 9:52)

3-292



CASE: **SDR-20187**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20187 - APPLICANT: URBAN LOFTS XIV, LTD -
OWNER: CITY OF LAS VEGAS**

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

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20190), Variance (VAR-20193), and Waiver (WVR-20191), 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 date stamped 03/13/07, and landscape plan and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 1,206 square feet and Building height shall not exceed three stories or 38.5 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 3.75 feet to the front of the house (garage), zero feet on the side, zero feet on the corner side, and 3.25 feet in the rear.
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 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.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

JM

SDR-20187 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from North 30th Street.
14. Landscape and maintain all unimproved rights-of-way, if any, on Stewart Avenue, Mojave Road, and 30th Street adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the Stewart Avenue, Mojave Road, and 30th Street public rights-of-way adjacent to this site prior to occupancy of this site.
16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Site development to comply with all applicable conditions of approval for ZON-20192, WVR-20191 and all other site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

SDR-20187 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

SDR-20187 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review for a proposed 56-unit single-family attached residential subdivision of three-story homes on 3.98 acres, located on the northeast corner of Stewart Avenue and Mojave Road

Based on gross acre property size the proposed project has 15 units to the acre. This residential development is contingent upon approval of a General Plan Amendment (GPA-20188) to M (Medium Density Residential), Rezoning (ZON-20192) to R-PD15 (Residential Planned Development -- 15 Units per Acre), Waiver (WVR-20191) of private street width, Variance (VAR-20190) of open space and a Variance (VAR-20193) of minimum acreage permitted for a R-PD (Residential Planned Development).

The proposed project is not compatible with other R-PD projects where open space supporting both recreational and landscape amenities are provided for the resident. The proposed project lacks open space requirements as required by the code. Thus, the proposed project is incompatible with the adjacent development and surrounding development in the area; therefore, staff recommends denial.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommended approval.
~~Related Building Permits/Business Licenses~~	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
~~Pre-Application Meeting~~	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
~~Neighborhood Meeting~~	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.

JM

SDR-20187 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Multi-Family	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Correctional Facility	M (Medium Density Residential)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks	
• Front	3.75 Feet
• Side	0 – 17.31 Feet
• Rear	3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

SDR-20187 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Allowed
C-1	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-PD15	14.07 Units per Acre	59
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

<i>Open Space - R-PD only</i>							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

**A Variance (VAR-20190) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

- Zoning

In separate applications, the applicant is proposing to Rezone (ZON-20192) the property from C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre), and Amend the General Plan (GPA-20188) from PF (Public Facilities) to M (Medium Density Residential).

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April 12, 2007 - Planning Commission Meeting

- Site Plan

The proposed project includes 56 lots with attached single family homes. The size of the lots range in area from 1,206 square feet to 2,147 square feet. The lots will be accessed from a main entry located along 30th Street. The interior of the project includes a private street with a width of 24 feet which provide access to each residential parking garage and guest parking space areas. A Waiver (WVR-20190) of Title 18.12.100 to allow private streets to be 24 feet wide where 37 feet is the minimum for a proposed 56-unit single-family attached residential subdivision has been requested by the applicant as a companion item to this application.

The applicant is proposing three-story town homes (loft homes) that will measure approximately 1,800 to 2,000 square feet in area. Each of the homes will have a balcony and rear yard area. In addition, each of the units includes an attached two car garage.

- Waivers

A Waiver (WVR-20191) of Title 18.12.100 to allow private streets to be 24 feet wide where 37 feet is the minimum for a proposed 56-unit single-family attached residential subdivision has been requested by the applicant as a companion item to this application. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project; therefore, approval of the Waiver is recommended.

- Landscape Plan

Title 19.12 requires 31 trees along the landscape buffer of the project. A total of 31 trees have been provided. Therefore, the proposed landscape plan is sufficient per Title 19.12 standards.

- Elevation

The applicant is requesting to allow a three-story attached residential townhouse unit within five and six-unit residential structures. The residential units are designed in a townhouse development style located on a separate lot for each. The applicant is proposing to incorporate Galvalume exterior material, a patented sheet-metal product. The applicant indicates that Galvalume's coating is composed of aluminum and zinc, which combines long-term corrosion resistance, high-temperature oxidation resistance, and heat reflectivity. The sheet metal is especially good for use on air-conditioned structures. And Galvalume has excellent paint adhesion, with a wide variety of colors and finishes available. Properly installed, Galvalume requires no special maintenance and reduces the hazard of fire.

The building elevations include balconies along the yard areas of the project and sky lights within various areas of the roof plans.

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April 12, 2007 - Planning Commission Meeting

- Floor Plan

The applicant proposes two floor plans, the Lester F that measures approximately 2,000 square feet, and the Tower, which measures approximately 1,800 square feet in area. The floor plans include a ground floor with a two-car attached garage, bedroom with bathroom, laundry room and study area. The main entrance is also located on the ground floor. The second floor includes dining, kitchen and living room. There is a fireplace option for each of the units. The third floor includes a master bedroom loft.

FINDINGS

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

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

The proposed project is not compatible with other R-PD projects where open space supporting both recreational and landscape amenities are provided for the resident. The proposed project lacks open space requirements as required by the code. Thus, the proposed project is incompatible with the adjacent development and surrounding 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;"**

The proposed project does not meet the open space requirements and is contingent upon approval of a General Plan Amendment from PF (Public Facilities) to M (Medium Density Residential) land use designation to allow the proposed Residential Planned Development.

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

The proposed project gains access from 30th Street. In addition, the applicant is requesting a Waiver (WVR-20191) of private street width to allow a 24-foot private street where 37 feet is the minimum required by code. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project; therefore, approval of the Waiver is recommended

SDR-20187 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

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

The building materials are appropriate for residential construction purposes. The project is contingent upon approval of companion applications related to this project.

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

The proposed building elevations are a modern architecture with sheet metal material on the exterior. The proposed project lacks common open space areas and includes very small yard areas within some of the lots.

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

The applicant will be required to complete a building plan and civil improvements plan review for construction of the project. Inspection of the project will be required that will enforce the minimum code requirements and conditions of approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 (Mailed with GPA-20188, ZON-20192, WVR-20191, VAR-20190 and VAR-20193)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-20187 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

Name of Representative: Trinity Schlottman

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

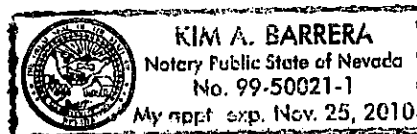
Print Name: Douglas Selby

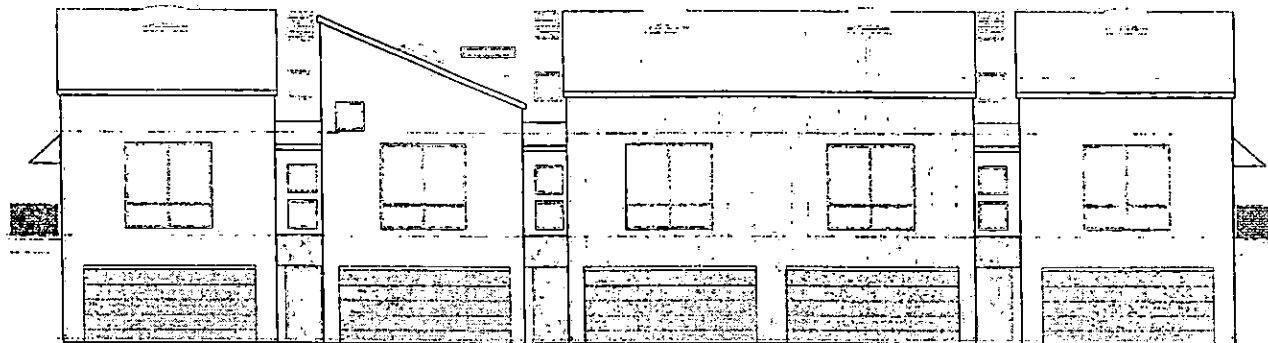
Subscribed and sworn before me

This 28 day of February, 2007

Kim A. Barrera

Notary Public in and for said County and State





URBAN LOFTS TOWNHOMES LAS VEGAS, NEVADA

GENERAL INFORMATION

TOWER UNIT

LIVING AREA

FIRST FLOOR LIVING 467 sf
SECOND FLOOR LIVING 827 sf
THIRD FLOOR LIVING 504 sf

TOTAL LIVING 1,798 sf

BALCONY AREA 60 sf
GARAGE AREA 393 sf
FOUNDATION AREA 860 sf

LESTER F UNIT

LIVING AREA

FIRST FLOOR LIVING 511 sf
SECOND FLOOR LIVING 916 sf
THIRD FLOOR LIVING 579 sf

TOTAL LIVING 2,006 sf

BALCONY AREA (if has it) 60 sf
GARAGE AREA 373 sf
FOUNDATION AREA 683 sf

VICINITY MAP

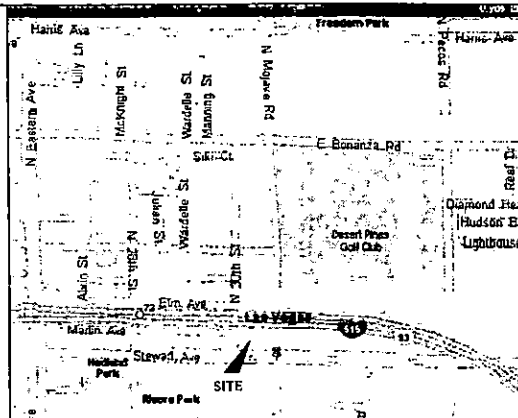


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- A-0.1 SITE LAY-OUT
- A-1.1 FLOOR PLANS TOWER UNIT
- A-1.2 FLOOR PLANS LESTER F UNIT
- A-3.0 EXTERIOR ELEVATIONS ALONG STREETS

GPA-20188
WVR-20191
VAR-20193

ZON-20192
VAR-20190
SDR-20187

04/12/07 PC

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STEWART AVENUE LOFTS
CITY OF LAS VEGAS, NEVADA
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006
TEL. 713 527 6441, FAX 713 529 2126
www.urbanloftstownhomes.com

DATE REVISIONS

DATE	REVISIONS

STEWART & MOJAVE
LAS VEGAS, NV 89101
BLDG'S 1 THRU 10

PROJECT NUMBER 2008 02
PRINTED 02-13-2007
DRAWN BY AN
CHECKED BY RJC
FILE NAME

A-0.0
COVER SHEET

RECEIVED

EXISTING	PROPOSED
CENTRAL PROPERTY LINE	
CLUB B OUTER	
OPEN SPACE	
GUEST PARKING	
SEBACK LINE	
REPT. PERMETER	

URBAN LOTS INC. LTD.
CONTACT: LARRY DAVIS
4512 MONTROSE BOULEVARD
HOUSTON, TEXAS 77008

PROPOSED 36 LOT SINGLE FAMILY
RESIDENTIAL SUBDIVISION
APR 139-36-403-001
ENTIRE TRACTING 0.2
PROPOSED ZONING: RPD 1
PROPOSED DRAINING DIST: 2200 SF
LOT AREA (GROSS) APPROX. 3.0 ACRES
LOT AREA (NET): 2.83 ACRES
DENSITY OF THE SUBDIVISION: 16 UNITS/AC
MAX HEIGHT OF STRUCTURE: 3 STORIES/35'
OPEN SPACE REQUIRED: 42,240 SF
OPEN SPACE PROVIDED: 11,301 SF
0.9 #1 = 1,932 SF
0.9 #2 = 489 SF
0.9 #3 = 3,847 SF
0.9 #4 = 5,274 SF
0.9 #5 = 1,327 SF
0.9 #6 = 495 SF
0.9 #7 = 2,038 SF
TOTAL = 11,301 SF

PARKING REQUIRED: 112 (BASED ON 2:1 SINGLE FAM
PARKING PROVIDED: 112 PRIVATE
19 GUEST PARKING
TOTAL 123

[illegible]

FRONT: 3.75"
 REAR: 3.42"-15.80"
 SIDE: 0'-+7.33"

- ALL STREETS ARE PRIVATE DRIVE AND TO MAINTAINED BY M.O.A
- LANDSCAPE WITHIN THE COMMON AREA TO MAINTAINED BY M.O.A

RECEIVED
MAR 19 2007

N. 30TH ST.



MOJAVE RD

STEWART AVE.

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

04/12/07 PC

1 SITE PLAN
SC= 1:20

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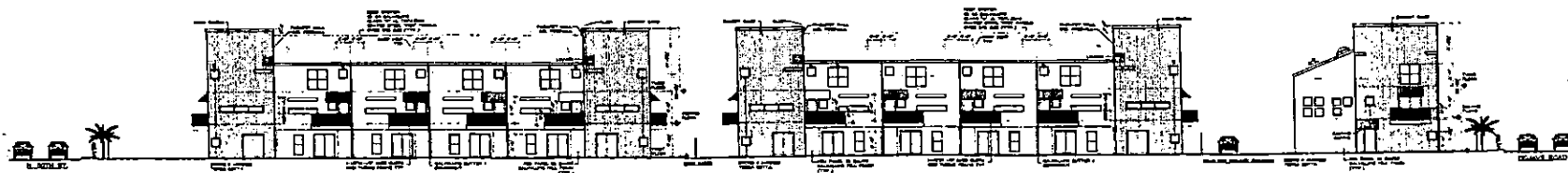


STEWART AVENUE LOFTS
CITY OF LAS VEGAS, NEVADA
LARRY S. DAVIS & ASSOCIATES
3512 NORTHCROSS, SUITE 100, LAS VEGAS, NV 89102
TEL. 702.522.6441 FAX 702.522.2128
www.larrysdavis.com

DATE	REV/SIONS

STEWART & MOJAVE	
LAS VEGAS, NV 89102	
BLDG 1 THRU 10	
PROJECT NUMBER	2005 02
PRINTED	02-13-2007
DESIGNED BY	AN
CHECKED BY	PLC
C-NAME	
A-0.1	
SITE LAY-OUT	

RECEIVED



③ ELEVATION AT STEWART AVENUE
1/16" = 1'-0"



② ELEVATION AT MOJAVE ROAD
1/16" = 1'-0"



① ELEVATION AT N. 30TH STREET
1/16" = 1'-0"

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

NOTE:
FISH USED IN BALCONY GUARDS
SHALL NOT BE SIZED TO WHERE
A CHILD COULD CLIMB UP LIKE A
LADDER.

RECEIVED
FEB 27 2007



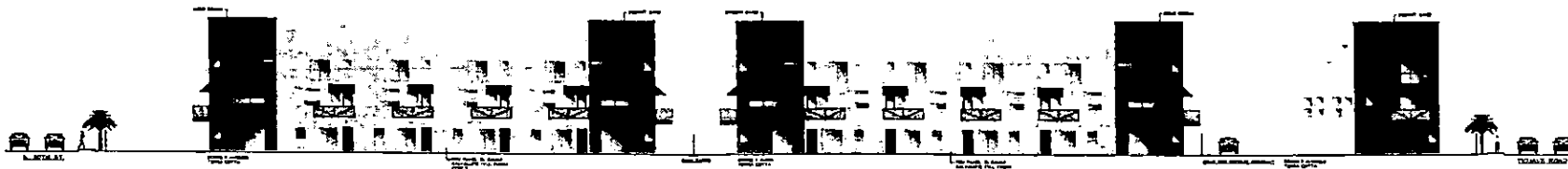
STEWART AVENUE LOFTS
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4512 MONTROSE, HOUSTON, TEXAS 77006
TEL: 713 522 6441, FAX 713 529 2126
www.urbanlifestylehomes.com

DATE: 02-13-07
REVISIONS: COLOR CORRECT

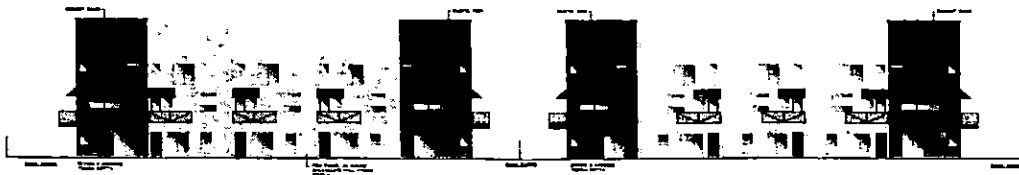
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LAS VEGAS NV 89101
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CHECKED BY: RJC
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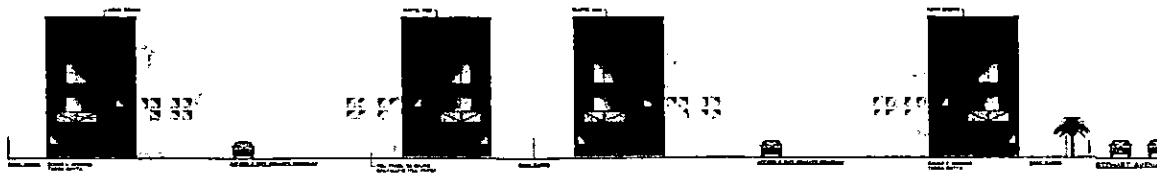
A-3.0
EXT. ELEVATIONS



③ ELEVATION AT STEWART AVENUE
1/16" = 1'-0"



② ELEVATION AT MOJAVE ROAD
1/16" = 1'-0"



① ELEVATION AT N. 30TH STREET
1/16" = 1'-0"

NOTE:
RAMP LOSES IN BALCONY GLASS
SHALL NOT BE SAID TO INHIBIT
A CHILD COULD CLIMB IT LIKE A
LADDER

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GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

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STEWART & MOJAVE
LAS VEGAS NV 89101
BLOGS 1 THRU 10

PROJECT NUMBER

2004 03

DATE

02-13-2007

OWNER

AN

DESIGNED BY

RJC

REVISION

REVISION

A-3.0-1

COLOR ELEVATIONS

DOOR SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
09	1	2'-0" X 6'-8" FLUSH WOOD
07	1	2'-0" X 6'-8" POCKET WOOD
08	1	2'-0" X 6'-8" POCKET WOOD
10	1	2'-0" SHOWER DOOR TEMPERED GLASS
03	1	PR 1'-0" X 6'-8" FLUSH WOOD

WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
0	2	2'-8" X 2'-8" FIXED GLASS METAL
E	2	2'-8" X 2'-8" FIXED TEMP GLASS METAL
PM	1	FLUSH W/HALLS X 1'-0" FIXED GLASS MTL
H	1	2 X 3060 SINGLE HUNG METAL
Z	1	12'-0" X 2'-8" FIXED GLASS METAL

DOOR SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
09	1	2'-0" X 6'-8" FLUSH WOOD
08	1	2'-0" X 6'-8" FLUSH WOOD
04	1	2'-0" X 6'-8" MTL DR W/ FULL LITE TEMP GLASS

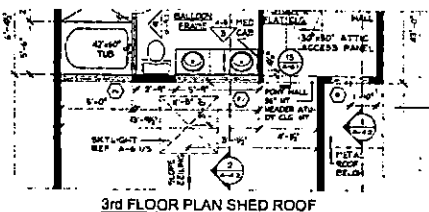
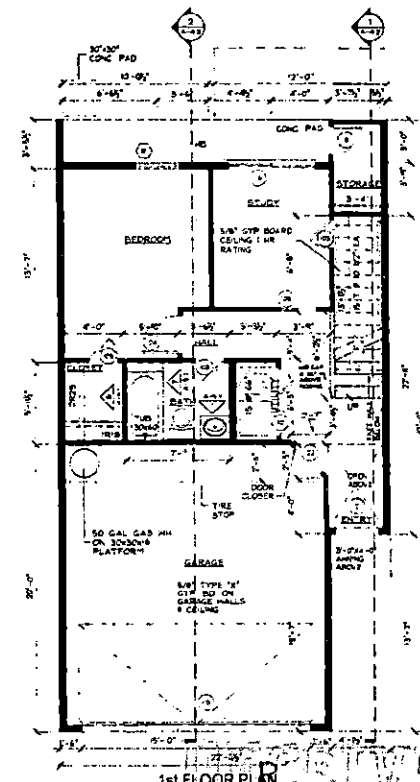
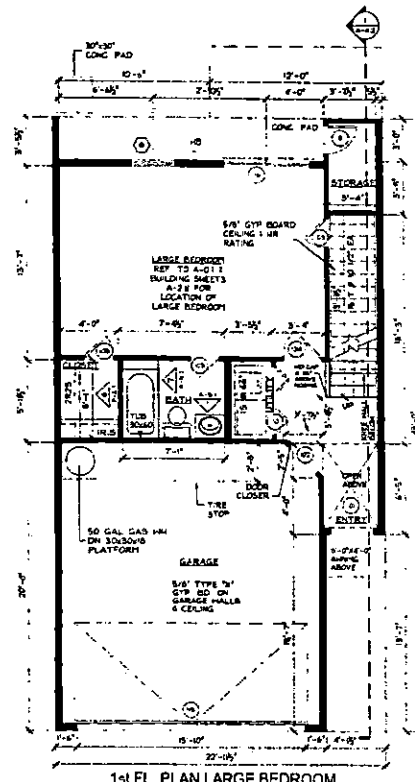
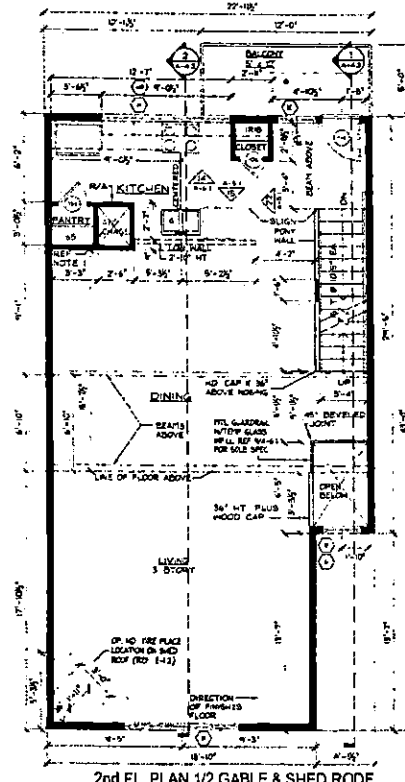
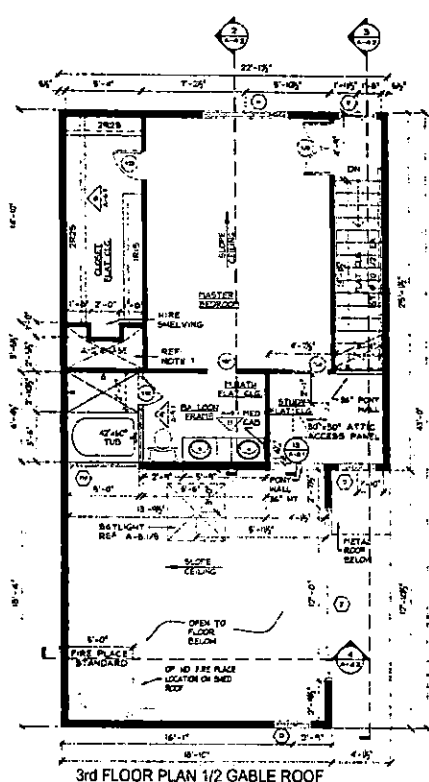
WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-8" X 2'-8" FIXED GLASS METAL
E	1	2'-8" X 2'-8" FIXED TEMP GLASS METAL
H	1	9'-0" X 1'-0" FIXED GLASS METAL
M	1	9'-0" X 1'-0" FIXED GLASS METAL
X	1	2 X 4060 SINGLE HUNG METAL

DOOR SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
09	1	3'-0" X 6'-8" FLUSH METAL
02	1	2'-8" X 6'-8" 1HR 1 3/8" SOLID CORE W/GASKET
03	3	2'-0" X 6'-8" FLUSH WOOD
04	1	2'-8" X 6'-8" FLUSH WOOD
05	1	5'-0" X 6'-8" BIFOLD W/ALNB
06	1	16'-0" X 2'-0" OVERHEAD DOOR
08	1	6'-0" X 6'-8" SLIDING TEMPERED GLASS DOOR
04	1	2'-0" X 6'-8" FLUSH METAL

WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
0	1	3'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
09	1	3'-0" X 6'-8" FLUSH METAL
02	1	2'-8" X 6'-8" 1HR 1 3/8" SOLID CORE W/GASKET
03	3	2'-0" X 6'-8" FLUSH WOOD
04	1	2'-8" X 6'-8" FLUSH WOOD
08	1	2'-8" X 6'-8" POCKET WOOD
10	1	5'-0" X 6'-8" BIFOLD W/ALNB
16	1	16'-0" X 1'-0" OVERHEAD DOOR
08	1	6'-0" X 6'-8" SLIDING TEMPERED GLASS DOOR
04	1	2'-0" X 6'-8" FLUSH METAL

WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
0	1	3'-0" X 6'-0" SINGLE HUNG METAL



WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
0	1	2'-8" X 2'-8" FIXED GLASS METAL
PV	2	FLUSH W/HALLS X 1'-0" FIXED GLASS WOOD

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

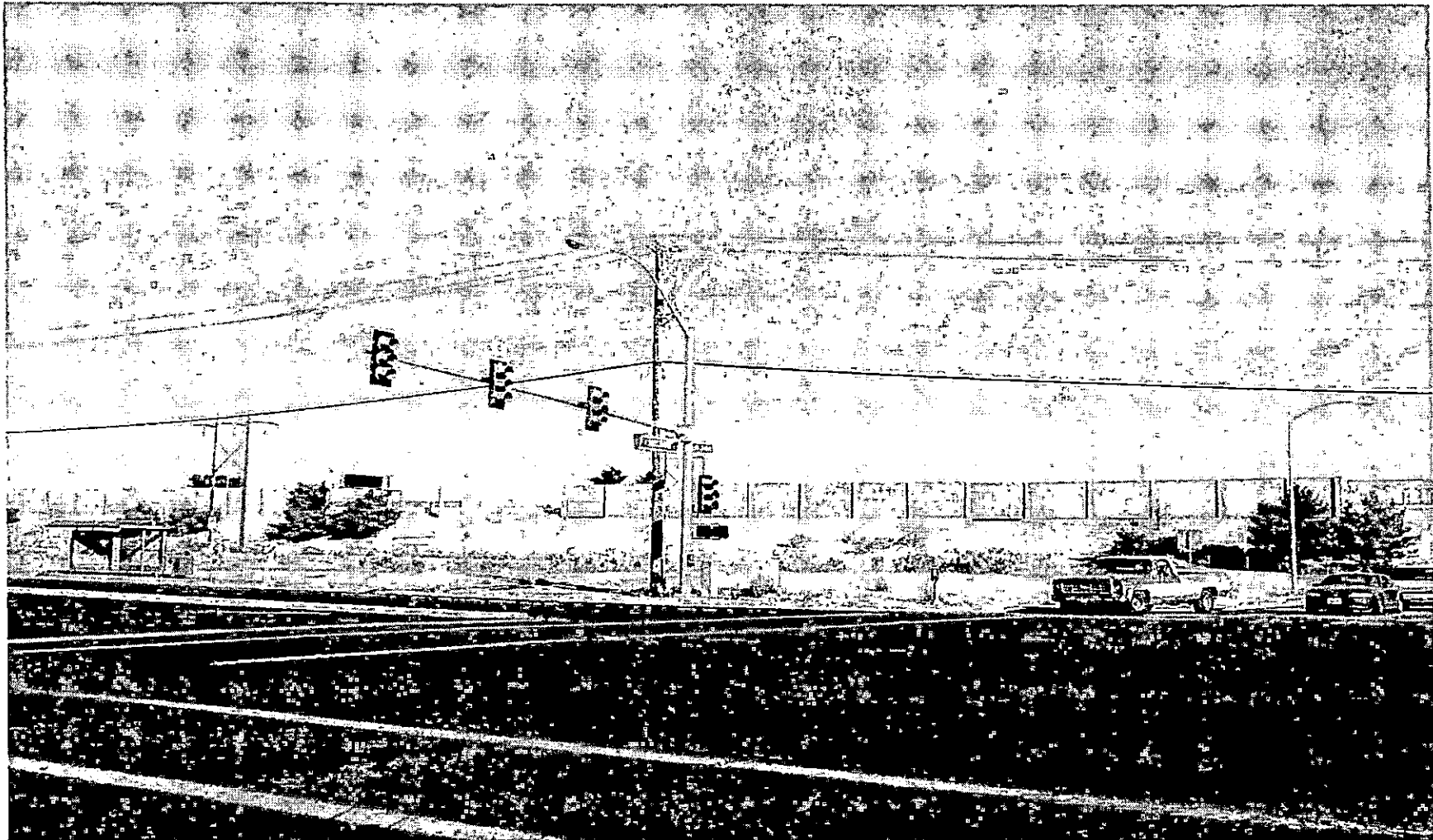
04/12/07 PC

NOTE:
1. DRAFTSMAN SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING A MINIMUM OF 1/4" FROM ATTRIBUTAL PANELS. (SEE SECTION 602.01)

1 FL. PLANS LESTER F UNIT
1/4" = 1'-0"
REVISED 01-17-2007
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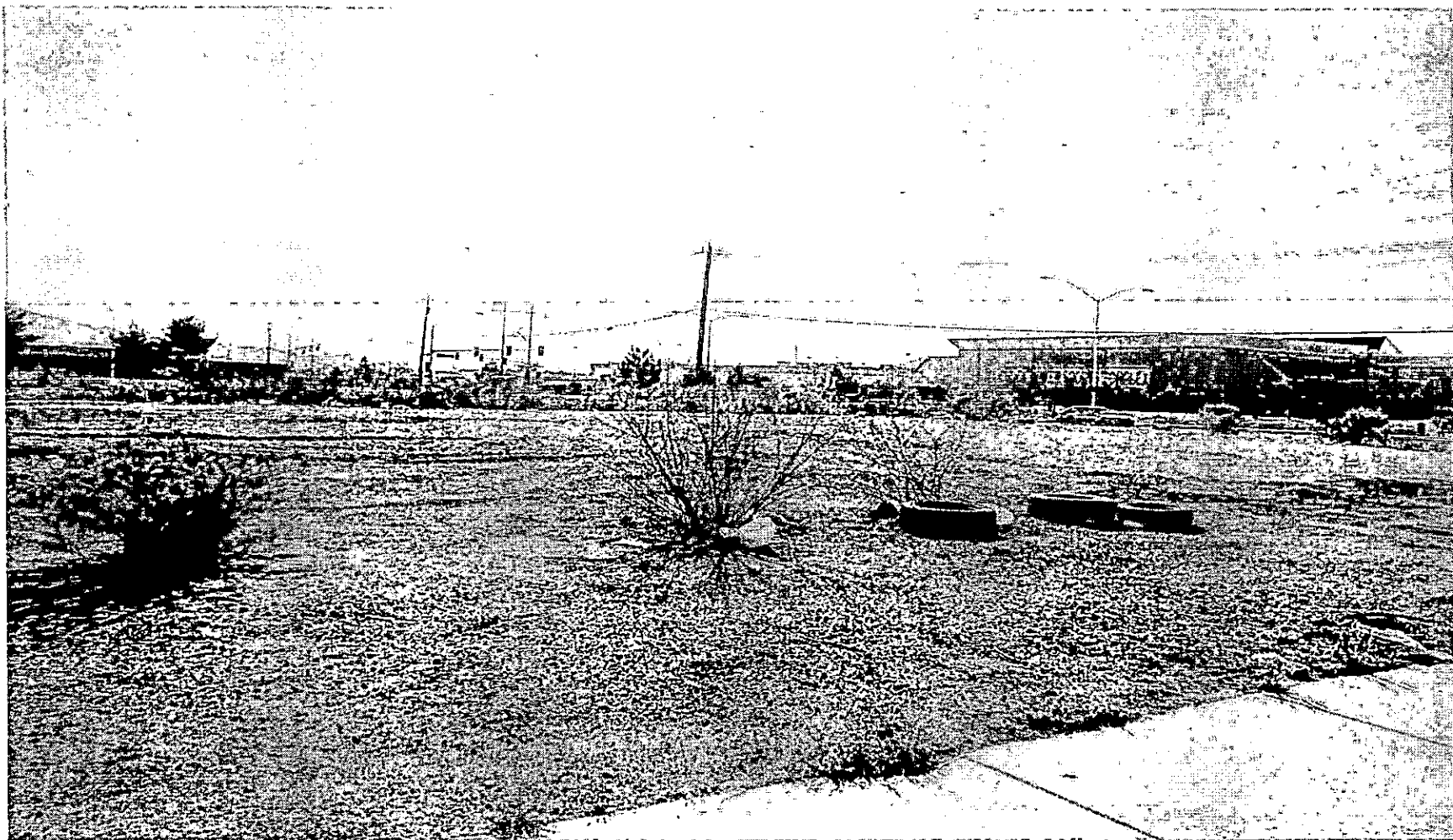
STEWART AVENUE LOFTS
CITY OF LAS VEGAS, NEVADA
LARRY S. DAVIS & ASSOCIATES
4851 MONTELEONE, HOUSTON, TEXAS 77006
TEL 713 522 8441 FAX 713 529 2126
www.lsdavis.com

DATE REVISIONS
STEWART & MOJAVE
LAS VEGAS NV 89101
LESTER F UNIT
PROJECT NUMBER
2006 02
PRINTED
02-12-2007
DRAWN BY
AN
CHECKED BY
RJC
FILE NAME
A-1.2
FLOOR PLANS



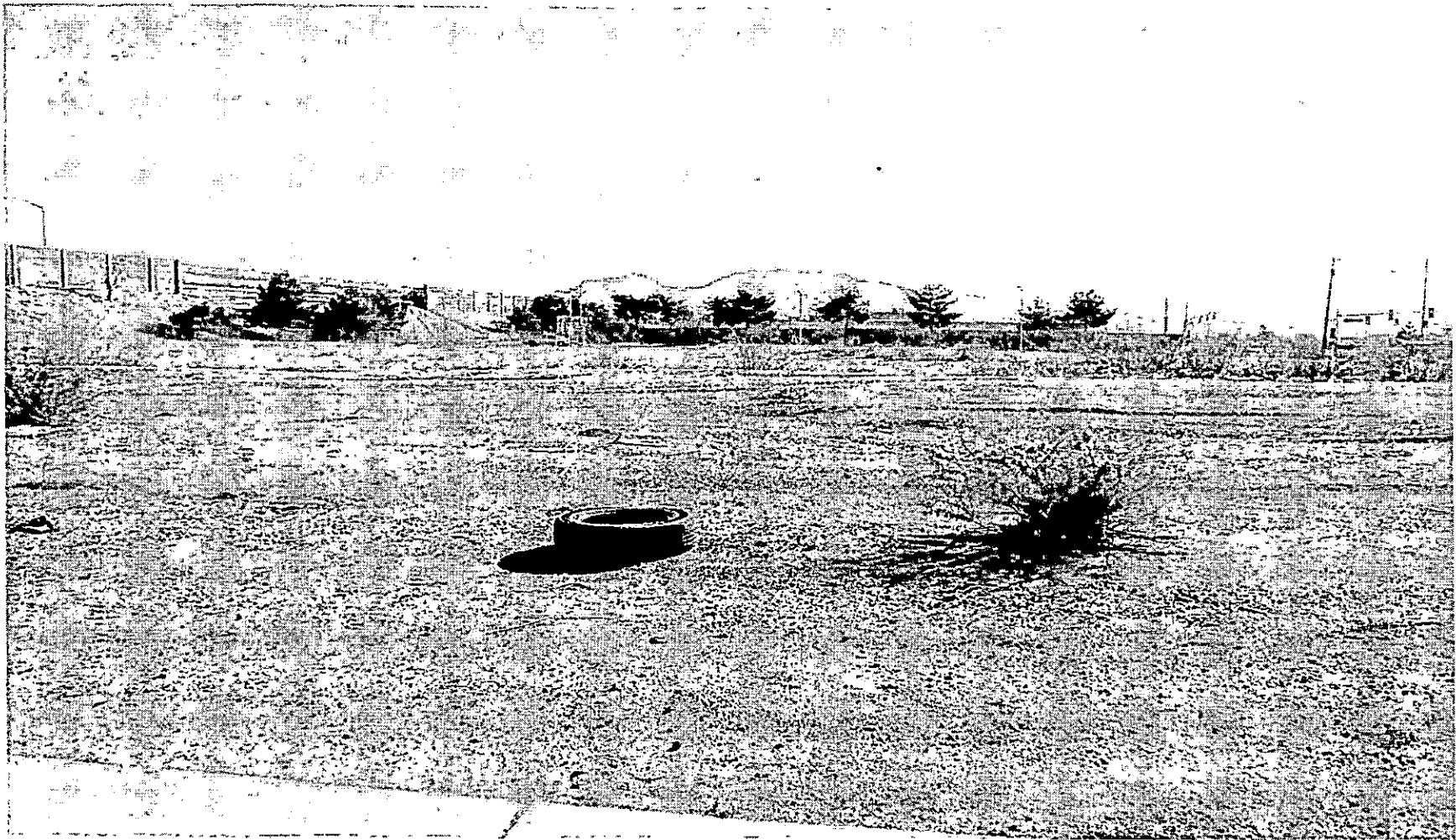
GPA-20188, ZON-20192, WVR-20191, VAR-20190, VAR-20193 AND SDR-20187 - APPLICANT: URBAN
LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS
THE NORTHWEST CORNER OF STEWART AVENUE AND MOJAVE ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



GPA-20188, ZON-20192, WVR-20191, VAR-20190, VAR-20193 AND SDR-20187 - APPLICANT: URBAN
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APRIL 12, 2007 PLANNING COMMISSION

03/12/07



GPA-20188, ZON-20192, WVR-20191, VAR-20190, VAR-20193 AND SDR-20187 - APPLICANT: URBAN
LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS
THE NORTHWEST CORNER OF STEWART AVENUE AND MOJAVE ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

HAUNTEC

890 North Rainbow Boulevard, Suite 208
Las Vegas, Nevada 89107
702-948-5180 / FAX 702-948-5181

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Site Development Justification Letter

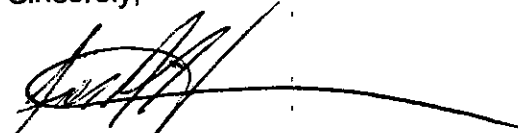
Dear Sir or Madam:

This letter is provided to justify the development of 56 single-family three-story Townhomes on the vacant site located in the northeast corner of Mojave Road and Stewart Avenue. The site is currently zoned C-1 and will need to be rezoned to a minimum of RPD 14 to allow for the higher density of residential properties. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduced a new project that has been recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

The developer's product is suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. A Correctional facility is located east of the site, and a YMCA is located south of the site. In addition, an apartment complex is west of the site. The proposed development fits the current use in the immediate area.

Because the development will have a positive impact on the neighborhood, the developer wishes at this time for the proposed Site Design to be reviewed by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,



Joe Alvin Haun, PE, MSE
HAUNTEC

RECEIVED

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

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:

GPA-20216 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: H (HIGH DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).

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

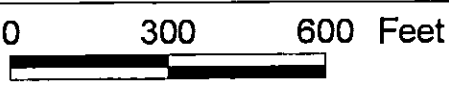
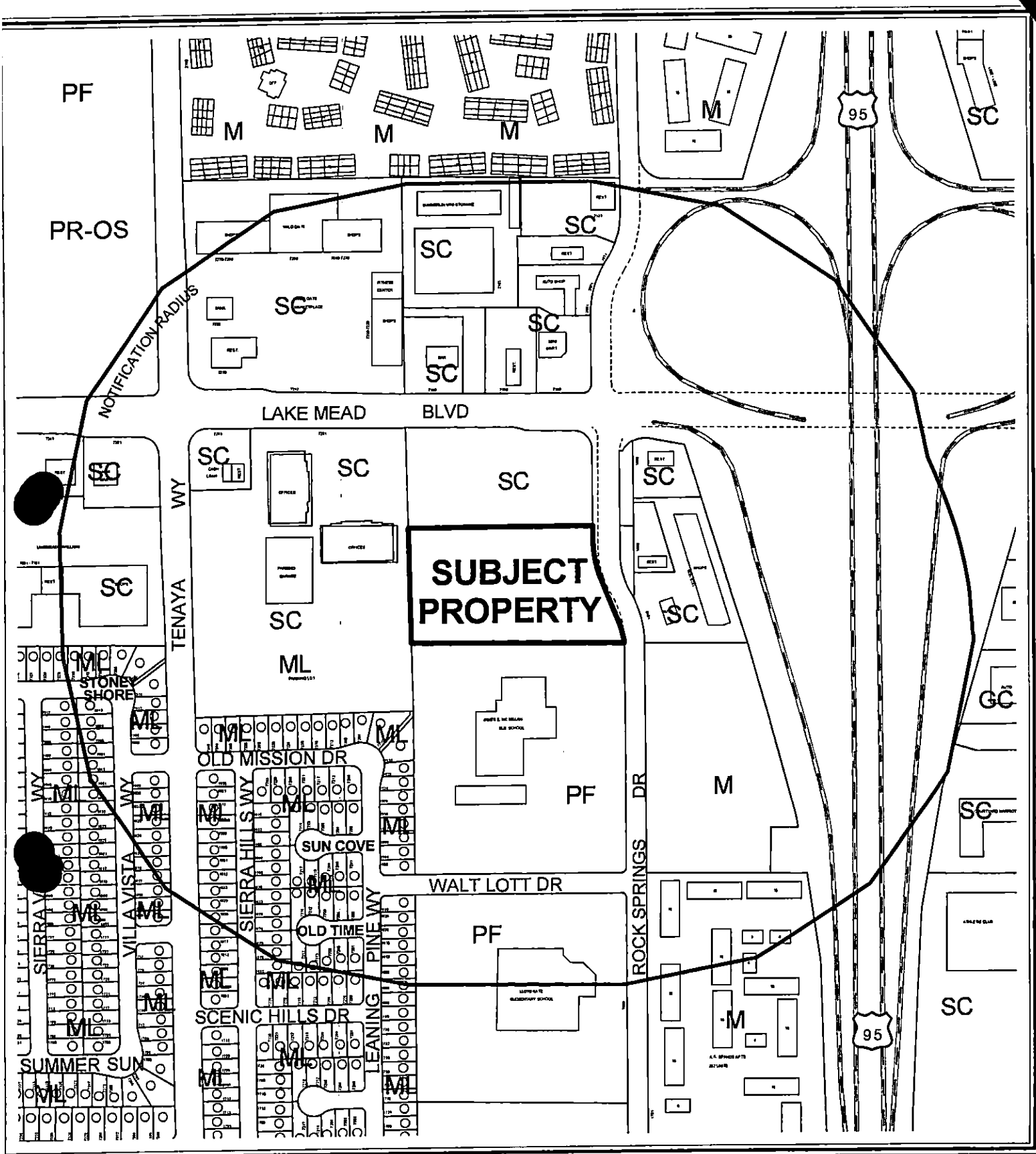
MOTION:

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

MINUTES:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Items 56-61 and requested they be held to 4/26/2007 for a minor revision to the plan.

(6:02 – 6:07)



CASE: GPA-20216

RADIUS: 1000 FT

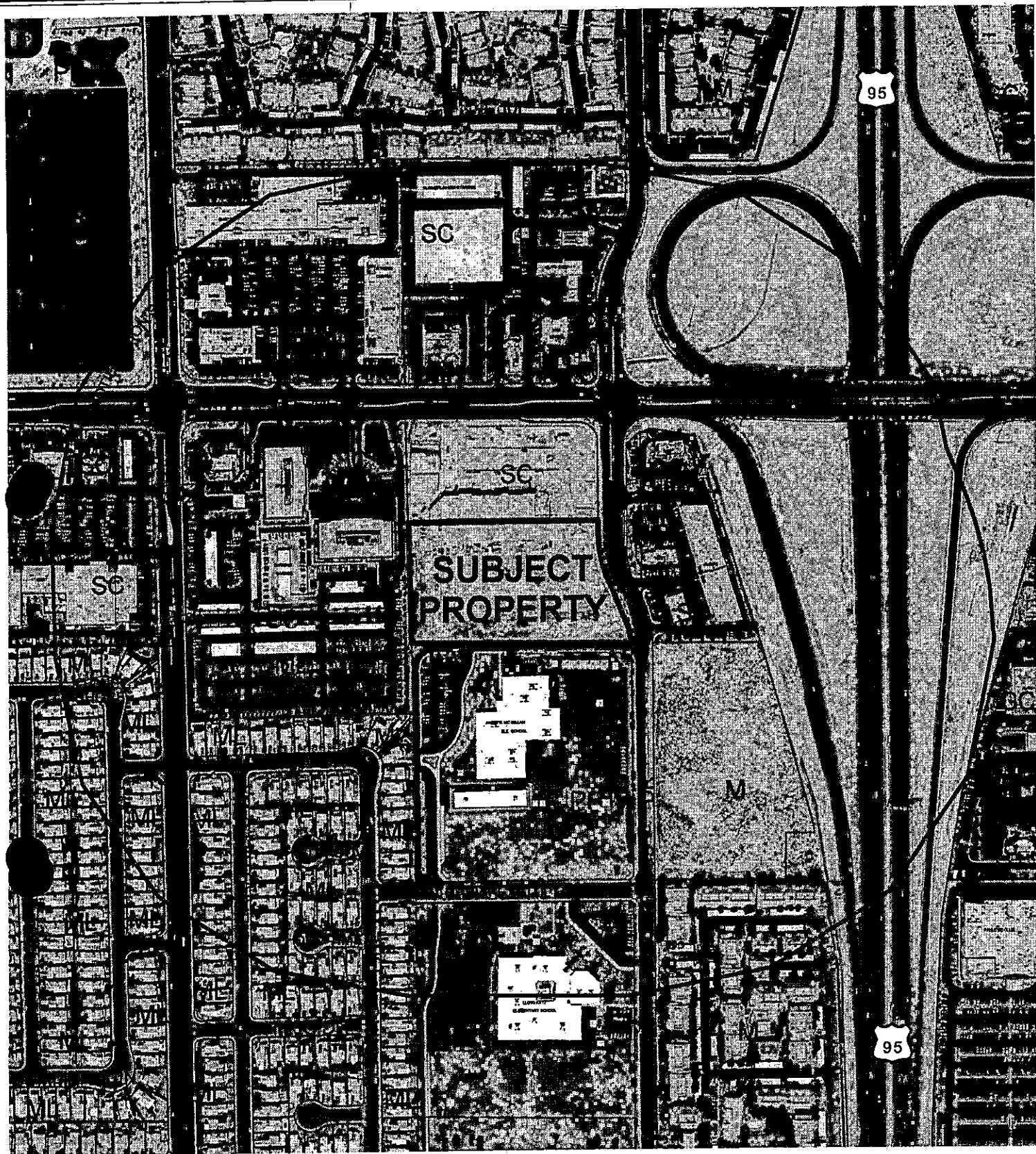
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)





CASE: GPA-20216

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20216 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

GPA-20216 - 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 Master Plan from H (High Density Residential) to M (Medium Density Residential) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive

The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by R&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

JM

GPA-20216 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
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

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

JM

GPA-20216 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use category 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. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west.

A Variance (VAR-20219) has been requested to permit the deviation from open space requirements, and in addition, a Variance (VAR-20419) to permit an R-PD (Residential Planned Development) in 4.91 acres where five acres is required. The project also requires a Rezoning (ZON-20217) to R-PD14 (Residential Planned Development – 14 Units per Acre) and a General Plan Amendment (GPA-20216) to M (Medium Density Residential). Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

FINDINGS

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

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

In regard to “1”:

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use category 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.

GPA-20216 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

The Goal 2 of the Neighborhood Revitalization section in the Las Vegas 2020 Master Plan states that mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. In addition, Policy 2.1.2 states that development on vacant or underutilized lots within existing residential neighborhoods should be sensitive in use and design to surrounding neighborhoods. The proposed M (Medium Density Residential) land use designation is inconsistent with the goals and policies of the Las Vegas 2020 Master Plan and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west; therefore, staff recommends denial.

In regard to "2":

The proposed rezoning of R-PD14 (Residential Planned Development – 14 Units per Acre) would permit the proposed 65 single family detached homes on 4.91 acres. However, the proposed R-PD14 (Residential Planned Development – 14 Units per Acre) is not compatible with the adjacent C-1 (Limited Commercial) zoning to the north, east and west.

In regard to "3":

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

In regard to "4":

There are no other adopted plans or policies that apply to this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with ZON-20217, WVR-20568, VAR-20219, VAR-20419 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20216** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton 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

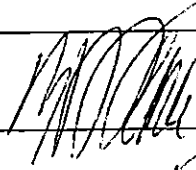
☒ No

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): _____

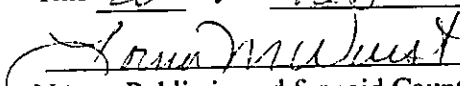
APN: _____

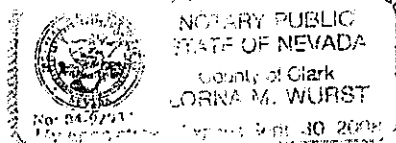
Signature of Property Owner: 

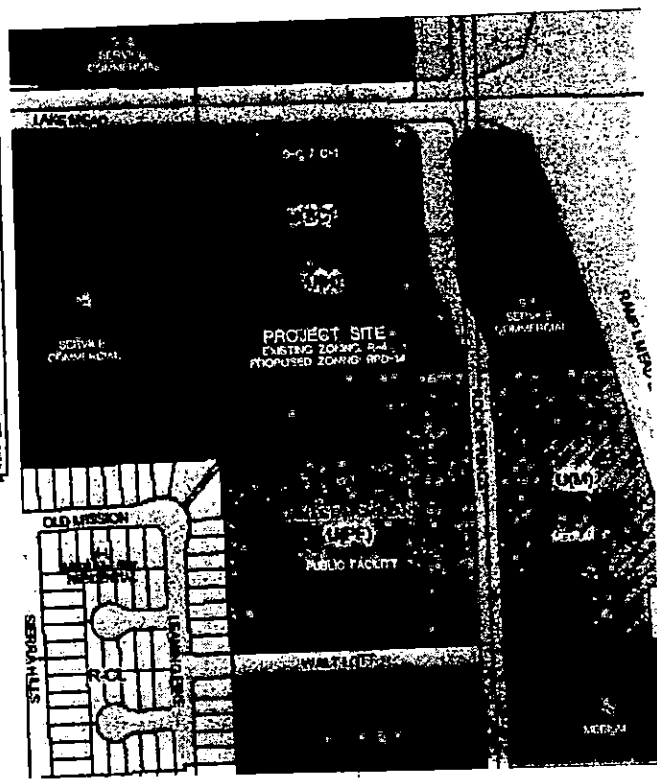
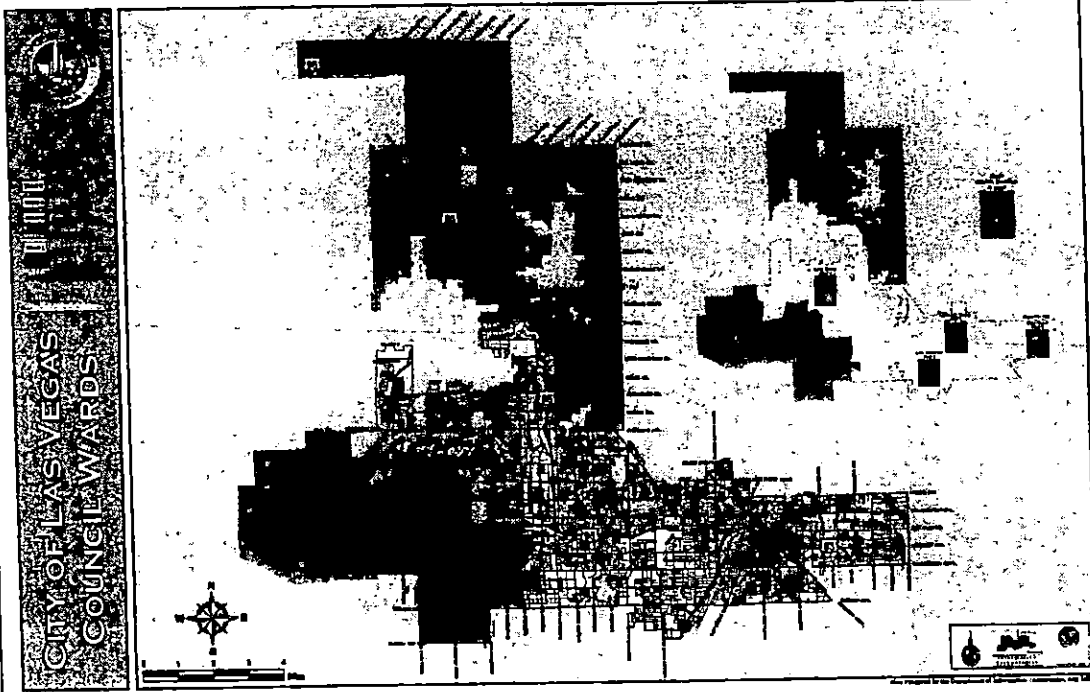
Print Name: Bryce Slade VP of Construction + Land Development

Subscribed and sworn before me

This 26 day of Feb, 2007


Notary Public in and for said County and State





- Legend**
- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Office | Park/Recreation/Open Space |
| Rural Estates | Service Commercial | Public Facility |
| Desert Rural | General Commercial | Public Facility - School |
| Rural | Tourist Commercial | Public Facility - Clark County |
| Low | Las Vegas Medical District | Team Center |
| Medium - Low | Light Industrial / Research | Resource Conservation |
| Medium - Low Attached | Planned Community Development | Downstream - Commercial |
| Medium | Traditional Neighborhood Development | Downstream - Mixed Use |
| High | Downtown Pedestrian Area | Not in City |

Triton Engineering 4275 E. Charleston Blvd. Suite 100 Las Vegas, NV 89119 Tel: 702.734.1400 Fax: 702.734.1401 www.tritoneng.com	
CENTER HOMES LAKE MEAD/ROCK SPRINGS	
SITE PLAN	
Sheet 1 of 1 CLV. DWG.	

GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

RECEIVED
FEB 27 2007

Triton

Engineering

February 27, 2007

City of Las Vegas
Planning & Zoning Division
731 S. Fourth Street
Las Vegas, NV 89102

Reference: **General Plan Amendment
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a General Plan Amendment request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

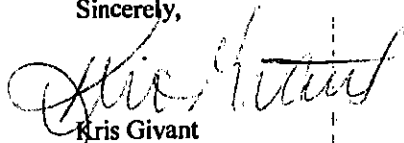
The applicant is requesting that the general plan use on this parcel be changed from H (High) to Medium Residential for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial (C-1)
SEC – Service Commercial & Public Facilities (C-1 & P-F)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community of the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-20217 - REZONING RELATED TO GPA-20216 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT TO R-4 (HIGH DENSITY RESIDENTIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).

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

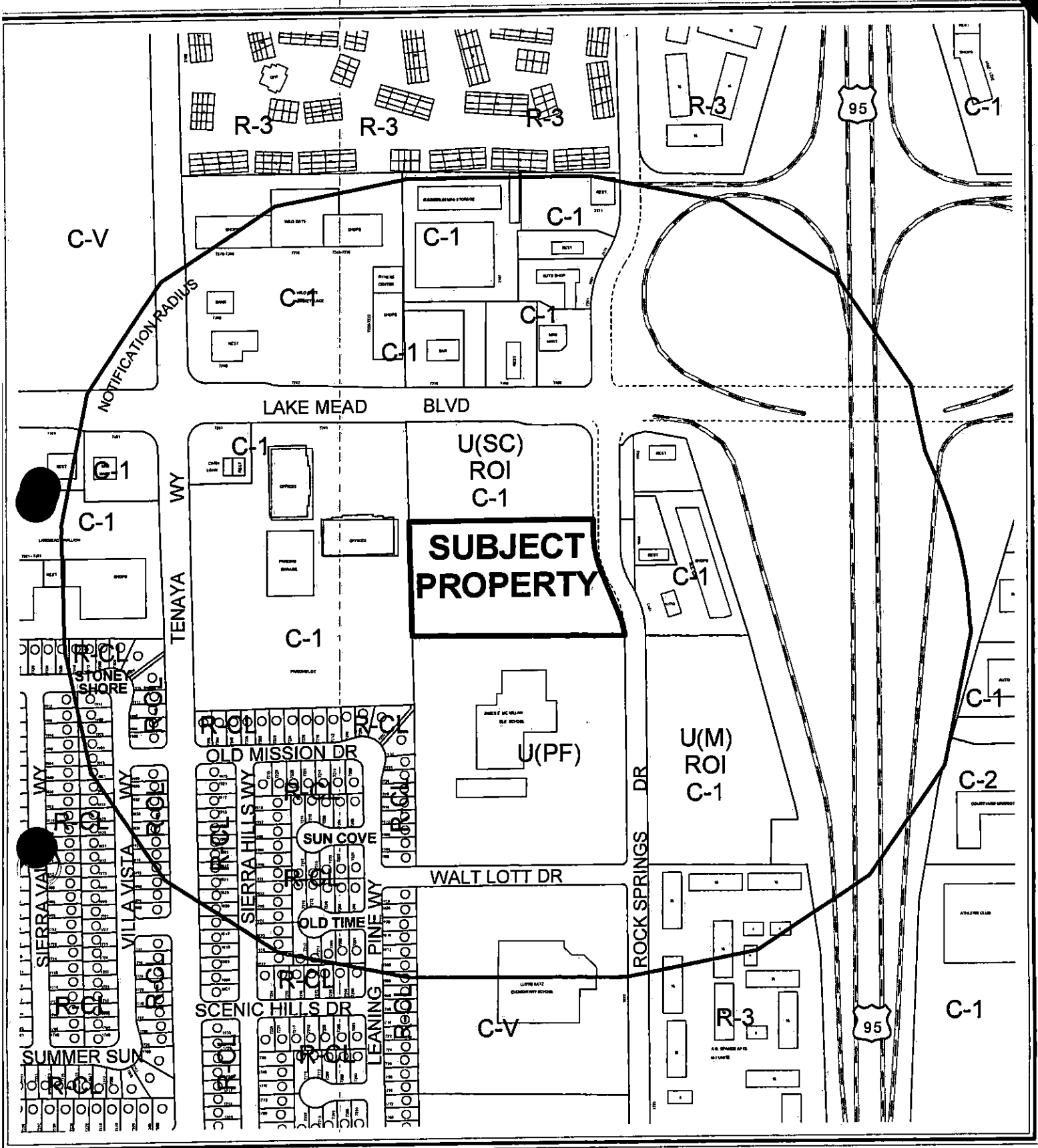
MOTION:

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

MINUTES:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Items 56-61 and requested they be held to 4/26/2007 for a minor revision to the plan.

(6:02 – 6:07)



0 300 600 Feet

CASE: ZON-20217

RADIUS: 1000 FT

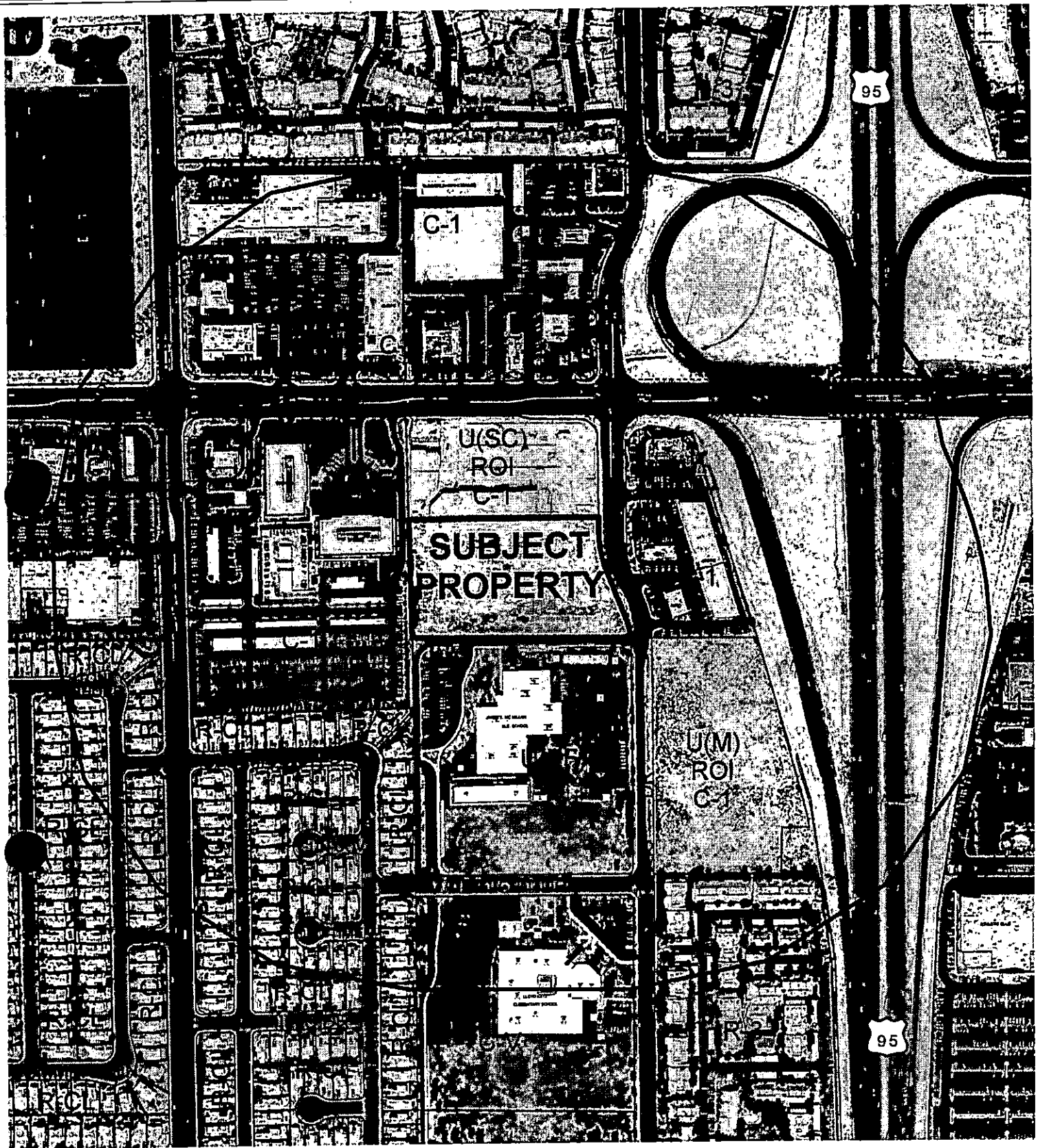
ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)





CASE: ZON-20217

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-20217 - APPLICANT/OWNER: CENTEX HOMES**

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

1. A General Plan Amendment (GPA-20216) to M (Medium Density Residential) 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-20220) 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.
4. Rezoning (ZON-14321) is hereby expunged.

Public Works

5. Construct all incomplete half-street improvements on Rock Springs Drive 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. 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.
6. 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.
7. Provide documentation acceptable to the Right-of-Way Section of the Department of Public Works that shows how the radius associated with the private access road for the school south of this site is being resolved prior to the submittal of any construction drawings.

ZON-20217 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

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

ZON-20217 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) under Resolution of Intent to R-4 (High Density Residential) to R-PD14 (Residential Planned Development - 14 units per acre) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The applicant is proposing 65 single family detached homes in an area that is surrounded by SC (Service Commercial) to the north, west and east of the site. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
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09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
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02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

JM

ZON-20217 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD14	14 Units Per Acre	65
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 Units per Acre	125

JM

ZON-20217 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The proposed R-PD14 (Residential Planned Development – 14 Units per Acre) District is not compatible with the existing C-1 (Limited Commercial) to the north, east and west. In addition, the proposed General Plan Amendment (GPA-20216) to M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

Additionally, the purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. Due to the incompatibility with the area and lack of innovative residential design and open space, denial of this application is recommended.

FINDINGS

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

1. “The proposal conforms to the General Plan.”

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

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

If approved, this rezoning would allow development within the standards of the RPD14 (Residential Planned Development – 14 Units per Acre) District. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns, which are not compatible with the existing C-1 (Limited Commercial) to the north, east and west.

ZON-20217 - 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 purpose of the R-PD District is to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space. The proposed 65-lot single-family residential subdivision lacks the required amount of open space and is considered incompatible with development in the area. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

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

The site gains access from Rock Springs Road, a 60-foot local street. These streets will provide adequate access to and from the subject property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, WVR-20568, VAR-20219, VAR-20419 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20217** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton 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

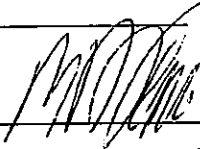
☒ No

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): _____

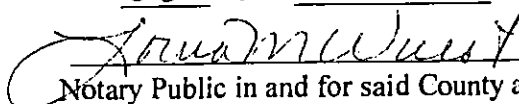
APN: _____

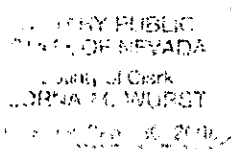
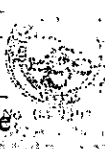
Signature of Property Owner: 

Print Name: Bryce Slade *VP of Construction and Land Development*

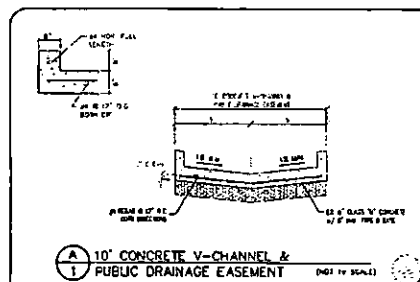
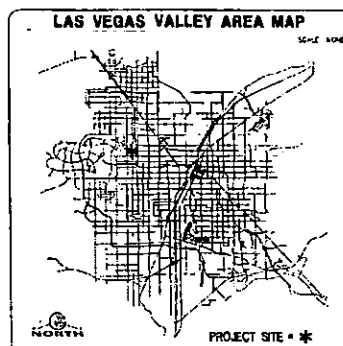
Subscribed and sworn before me

This 26 day of Feb, 2007


Notary Public in and for said County and State



LAKE MEAD / ROCK SPRINGS



SETBACK REQUIREMENTS

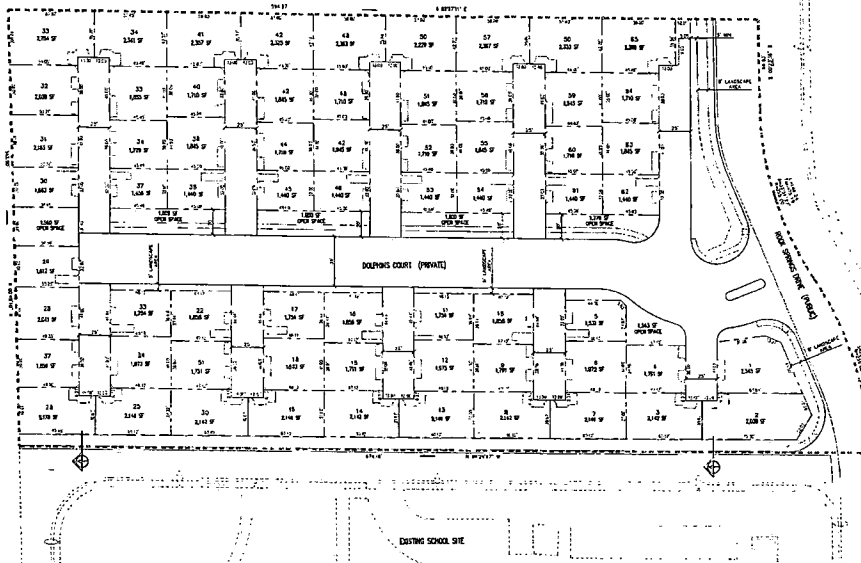
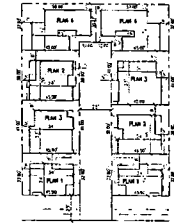
PRESENT ZONING	R-1
MINIMUM LOT SIZE (SQ)	MIN 1,600 SQ
FRONT IS BUILDING FADE	5
FRONT TO GARAGE	5
SIDE TO BUILDING ON HOOF EAVE	5' AND 5"
SIDE ON CORNER	10
REAR	5' TO BUILDING
REAR	

GRA 20210

SURVEYOR
TODD E. SURVEYOR
8715 N. CHARLES MOUNTAIN BLVD. SUITE 4
LAS VEGAS, NV 89128

LAND USE TABULATION		LAND USE DESIGNATION	
PRESENT ZONING	NO-14 (RESIDENTIAL PLANNED)	NO-14 (RESIDENTIAL PLANNED)	NO-14 (RESIDENTIAL PLANNED)
PROPOSED ZONING	NO-14 (RESIDENTIAL PLANNED)	NO-14 (RESIDENTIAL PLANNED)	NO-14 (RESIDENTIAL PLANNED)
SITE SUMMARY		SITE SUMMARY	
TOTAL LOTS	83 LOTS	TOTAL LOTS	83 LOTS
SUBSTANDARD LOTS	NONE	SUBSTANDARD LOTS	NONE
GROSS AREA	80,000 SQ. FT.	GROSS AREA	80,000 SQ. FT.
DENSITY (GROSS)	221.00 LOTS/ACRE	DENSITY (GROSS)	221.00 LOTS/ACRE
OPEN SPACE		OPEN SPACE	
TOTAL REQUIRED	10,000 SQ. FT.	TOTAL REQUIRED	10,000 SQ. FT.
TOTAL AVAILABLE	10,000 SQ. FT.	TOTAL AVAILABLE	10,000 SQ. FT.

16 FEB 27 2007



GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

FEB 27 2007

CENTEX HOMES
LAKE MEAD / ROCK SPRINGS
SITE PLAN

INTX HOME
AD / ROCK
SITE PLAN

2 of 4

Iriton

Engineering

February 27, 2007

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

**Reference: Request for Re-zoning
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

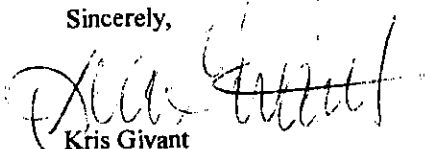
The applicant is requesting that the zoning on this parcel be changed from R-4 to RPD-14 for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial and (C-1)
SEC – Service Commercial & Public Facilities (C-1 & PF)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community of the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
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:

WVR-20568 - WAIVER RELATED TO GPA-20216 AND ZON-20217 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for WAIVER OF TITLE 18.12.130 FOR TERMINATION OF A PRIVATE STREET WITHOUT A CIRCULAR CUL-DE-SAC OR CRASH GATE on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

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

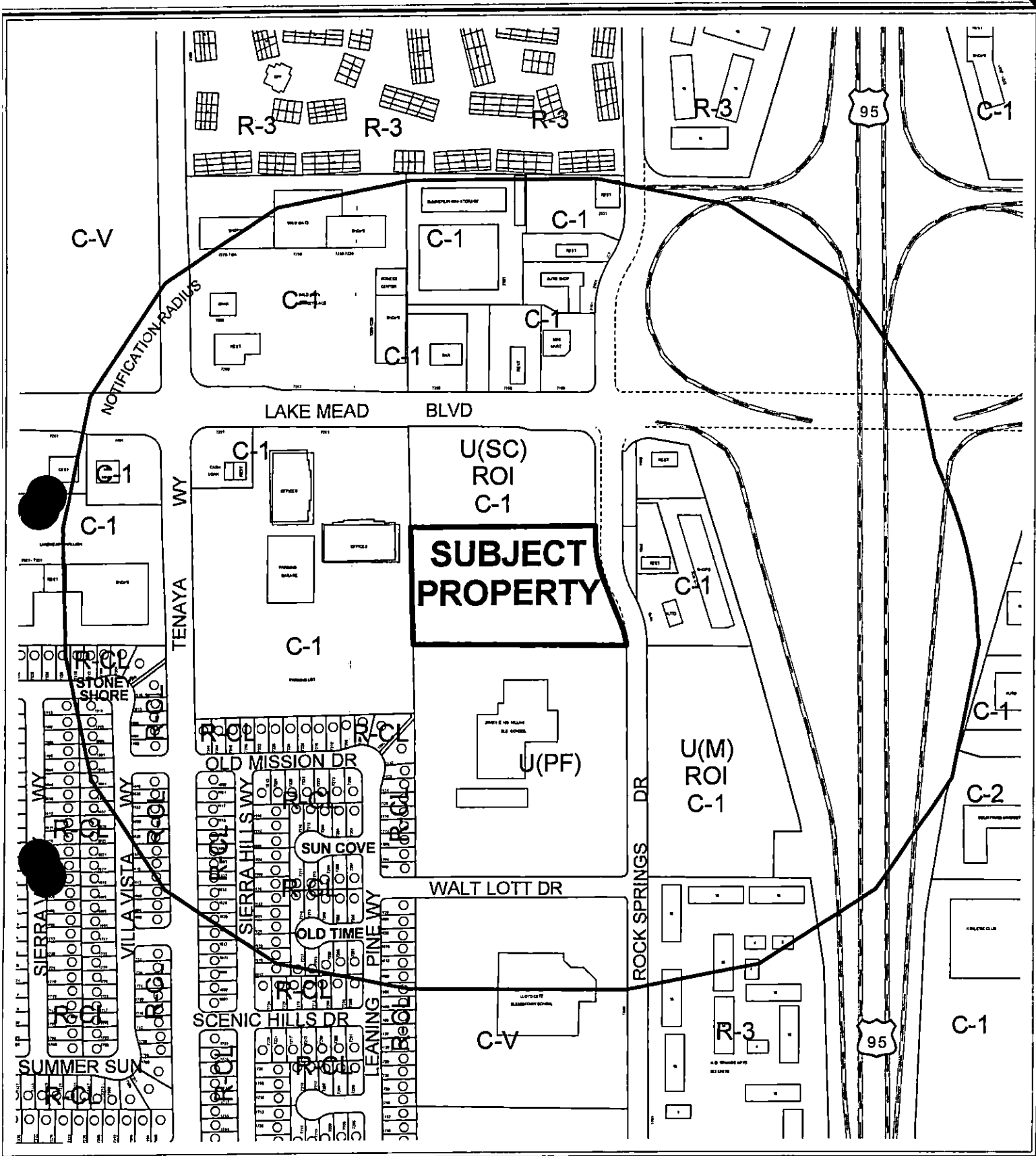
MOTION:

GOYNES – 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:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Items 56-61 and requested they be held to 4/26/2007 for a minor revision to the plan.

(6:02 – 6:07)



CASE: WVR-20568

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: WVR-20568 - APPLICANT/OWNER: CENTEX HOMES**

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

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans, the issuance of any permits or the submittal of a map for this site. The design and layout of all onsite private circulation and access drives, and the termination of Dolphins Court, shall meet the approval of the Department of Fire Services.
4. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20217 and Site Development Plan Review SDR-20220 and all other applicable site-related actions.

WVR-20568 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Waiver of Title 18.12.130 for termination of a private street without a circular cul-de-sac or crash gate on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

Denial of this request for a Waiver of Title 18.12.130 to allow a private street (Dolphins Court) to terminate without a circular cul-de-sac or emergency access gate is recommended. The Department of Public Works cannot support this request due to the inability of large vehicles such as delivery trucks to turn around upon reaching the street terminus.

BACKGROUND INFORMATION

~~Related~~Relevant City Actions by R&D, Fire, Bldg., etc.	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14332) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
~~Pre-Application Meeting~~	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
~~Neighborhood Meeting~~	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

JM

WVR-20568 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
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

WVR-20568 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building • Front • Side • Rear	5 Feet Zero Feet 5 Feet
Max. Building Heights	3 stories, 35 feet

Existing/Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed/Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.	6 Feet		6 Feet	Y
Wall Height	8 Feet		Not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

*A Variance (VAR-20219) has been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

WVR-20568 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

Title 18.12.130 Cul-de-sacs

Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates.

The Department of Public works recommends denial to the Request for a Waiver of Title 18.12.130 to allow a private street (Dolphins Court) to terminate without a circular cul-de-sac or emergency access gate. The Department of Public Works cannot support this request due to the inability of large vehicles such as delivery trucks to turn around upon reaching the street terminus.

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. Alternative design 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.

WVR-20568 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37**SENATE DISTRICT** 6**NOTICES MAILED** 138 (Mailed with GPA-20216, ZON-20217, VAR-20219,
VAR-20419 and SDR-20220)**APPROVALS** 0**PROTESTS** 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-20568** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton 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: _____

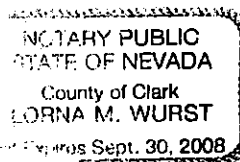
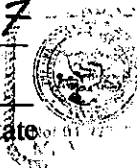
Signature of Property Owner: _____

Print Name: Dana Christensen Division Controller

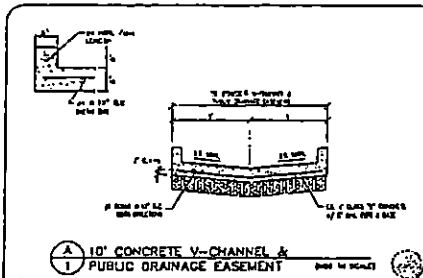
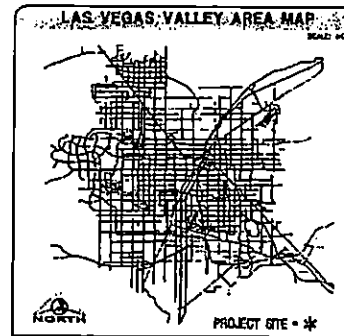
Subscribed and sworn before me

This 14 day of March, 20 07

Lorna M. Wurst
Notary Public in and for said County and State



3. Einzelne Kunden = 4 von 6 Kunden. Bei jeder Bestellung 10 bis 100 kg, 10 mal 200 kg = 2000 kg



ASSESSOR'S PARCEL NUMBER

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK (FT)	10
MINIMUM SIDE SETBACK (FT)	10
MINIMUM REAR SETBACK (FT)	10
MINIMUM FRONT YARD SETBACK (FT)	10
MINIMUM SIDE YARD SETBACK (FT)	10
MINIMUM REAR YARD SETBACK (FT)	10
MINIMUM FRONT SETBACK (FT)	10
MINIMUM SIDE SETBACK (FT)	10
MINIMUM REAR SETBACK (FT)	10
MINIMUM FRONT YARD SETBACK (FT)	10
MINIMUM SIDE YARD SETBACK (FT)	10
MINIMUM REAR YARD SETBACK (FT)	10

ENGINEER
 WITH EXPERIENCE
 C/P & CHARLTON & CO. SONS
 LAS VEGAS, NV 89101
 OFFICE: (702) 234-1400
 Fails (702) 234-1400

OWNER
COTTON HOUSE
JIM & LINDA H. JOY
643 VILLAS DR. SEASIDE

DEVELOPER
 COREY BOND
 JOHN D. RANCHO NO. 143
 LAS VEGAS NV 89105

SURVEYOR

IN-CORE SURVEYING
6705 N. CHARLES ST. SUITE A
LOS ANGELES, CA 90040
OFFICE (213) 839-1536
FAX (213) 839-6142

LEGAL DESCRIPTION

BENCHMARK

CITY OF LAS VEGAS BURY AND BEING PLACED IN PLACE
FOR THE BENCH MARK. BENCHMARK MARK AND TOWER
PLACED BY THE STATION SURVEYOR.

PLACEMENT BY THE STATION SURVEYOR

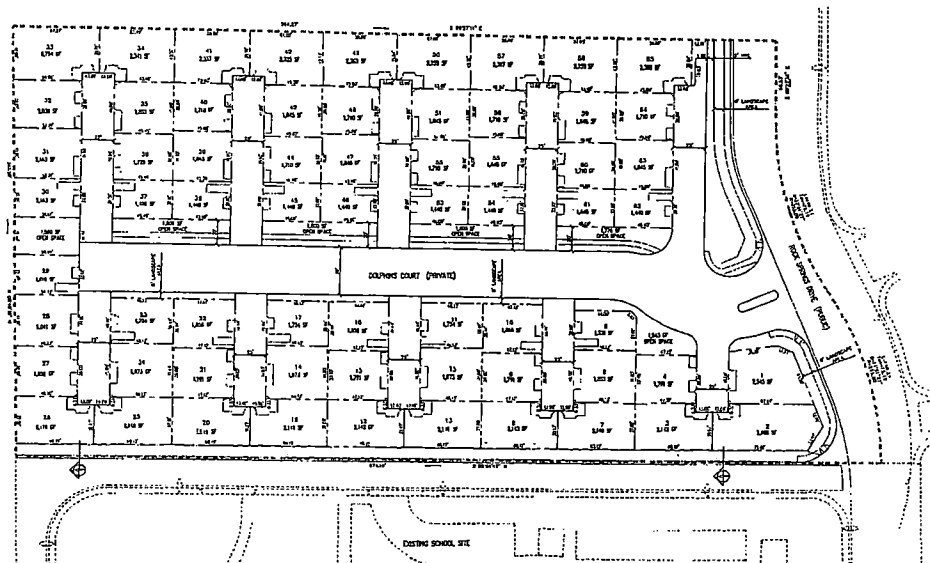
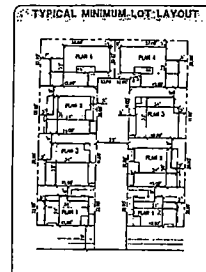
CLARK COUNTY VETERAN CONTROL UNIT CASES BY
THE NATIONAL VETERAN, 1st of 1988, 1988, 1st.

BASIS OF BEARING:
THE BASIS OF BEARING IS THE TRUE BEARING OF THE STRAIN
(LINE OF THE HORIZON) BEARING OF SECTION 22,
TOWNSHIP 28 NORTH, RANGE 40 EAST, MERID., AS SHOWN
IN FILE 43, PAGE 22, OF ALCOCK'S SURVEY, OFFICE
RECORDS, CLARK COUNTY, NEB., AND THE BEARING
W35°24'34"E

[illegible]

WVR-20568
04/12/07 PC

FEB 27 2007



	
Triton Engineering 1111 S. Orem Street Orem, UT 84058 Phone: (801) 225-1111 Fax: (801) 225-1112 Email: info@tritoneng.com	
PROJECT NO. _____ DRAWING NO. _____ DATE: _____ SCALE: _____ SHEET NO. _____	CONTEXT NOTES LAKE HEAD / ROCK SPRINGS SITE PLAN
SHEET 2 CIV. (CIVIL)	

WVR-20568
04/12/07 PC

FEB 27 2007

Triton

Engineering

March 15, 2007

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

**Reference: Request for Waiver of 18.12.130 Cul-de-sacs
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

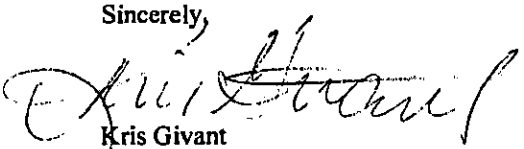
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Waiver of Title 18.12.130 in regard to Cul-de-sacs for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

At this time we are requesting a waiver of Title 18.12.130 of the required City standards for Cul-de-sacs. We have met with the City of Las Vegas Fire Department and because the units will have fire sprinklers, the fire department will accept the existing layout which does not have a cul-de-sac at the end of the entry road.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**WVR-20568
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20219 - VARIANCE RELATED TO GPA-20216, ZON-20217 AND WVR-20568 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a VARIANCE TO ALLOW 10,288 SQUARE FEET OF OPEN SPACE WHERE 46,718 SQUARE FEET IS THE MINIMUM REQUIRED on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

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

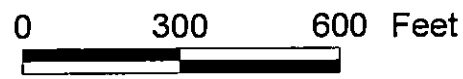
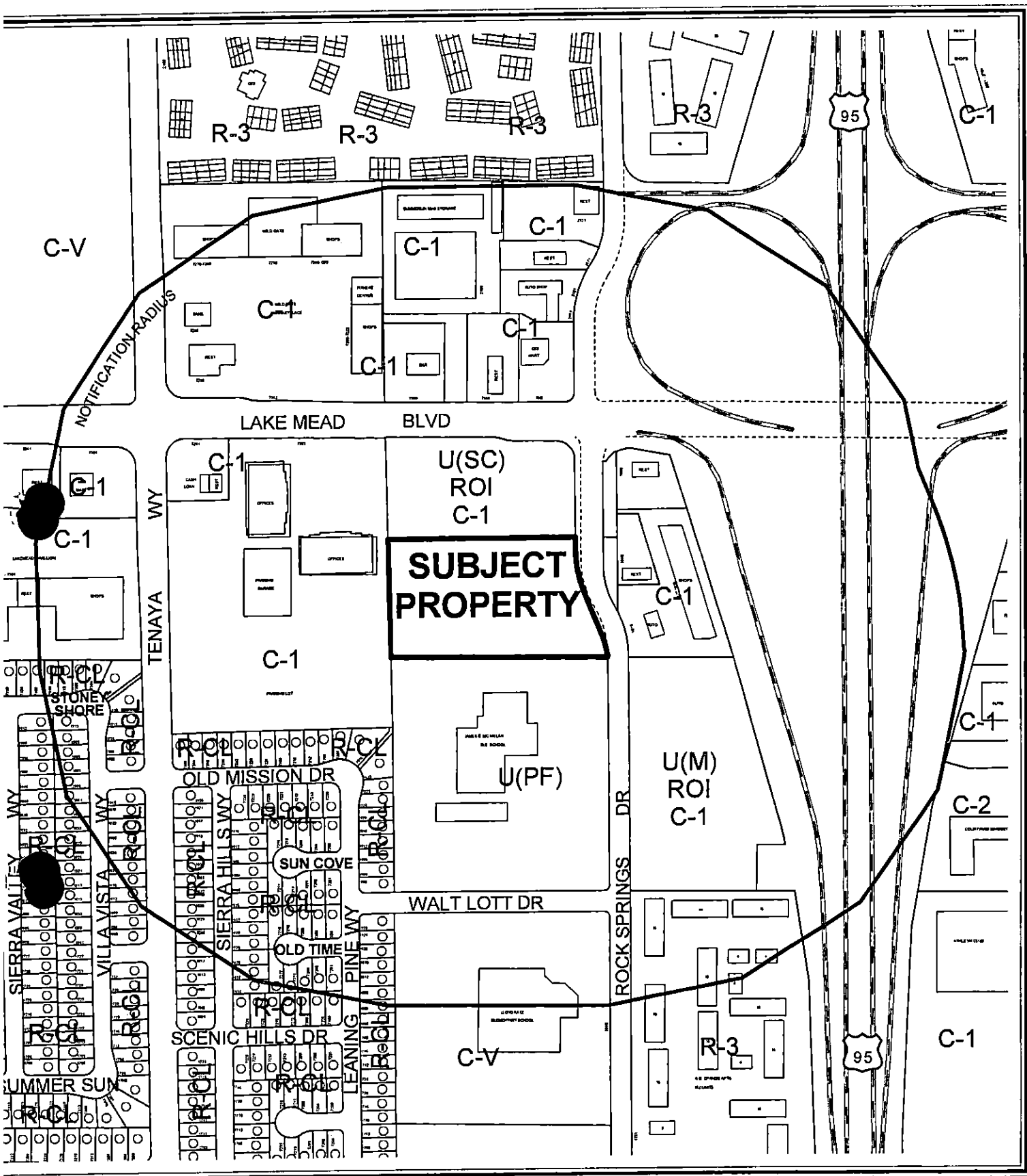
MOTION:

GOYNES – 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:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Items 56-61 and requested they be held to 4/26/2007 for a minor revision to the plan.

(6:02 – 6:07)



CASE: **VAR-20219**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL)
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20219 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$145,520 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

VAR-20219 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 10,288 square feet of open space where 46,718 square feet is the minimum required on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The request for Variance to deviate from the required open space is a self-imposed hardship and denial is recommended.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
Pre-Application Meeting	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
Neighborhood Meeting	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

VAR-20219 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
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

VAR-20219 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building • Front • Side • Rear	5 Feet Zero Feet 5 Feet
Max. Building Heights	3 stories, 35 feet

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.	6 Feet		6 Feet	Y
Wall Height	8 Feet		Not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

**A Variance (VAR-20219) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

JM

VAR-20219 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The proposed residential planned development is requesting that 10,288 square feet of open space be permitted where 46,718 square feet is the minimum required, which is a 78 percent deviation from standards. The open space that has been provided within the 65-lot single-family subdivision is located within the interior landscape area of the site. Proposed in the open space is a four foot sidewalk that traverses the interior of the site. No common open space recreation facility has been provided within the subject property. The Bettye Wilson Soccer Complex is northwest of the proposed residential project across Lake Mead on Tenaya Way.

The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. Due to the incompatibility with the area and lack of innovative residential design and open space, denial of this application is recommended.

The minimum site lot size for the proposed development is 1,440 square feet. For the applicant to meet the open space standards for an R-PD (Residential Planned Development) the site would result in a loss of approximately 25 units.

Staff is recommending denial of the requested Variance to allow the reduction of open space requirements.

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

VAR-20219 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

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. Alternative design with less number of units or subterranean parking 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

6

ASSEMBLY DISTRICT

37

SENATE DISTRICT

6

NOTICES MAILED

138

(Mailed with GPA-20216, ZON-20217, WVR-20568, VAR-20419 and SDR-20220)

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20219** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton 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

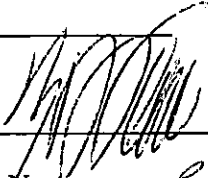
☒ No

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): _____

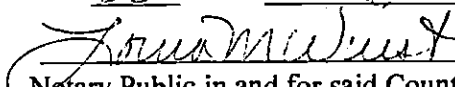
APN: _____

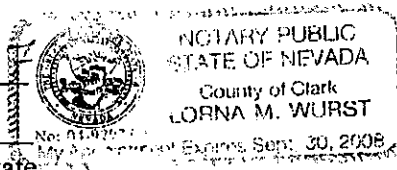
Signature of Property Owner: 

Print Name: Bryce Slade VP of Construction & Land Development

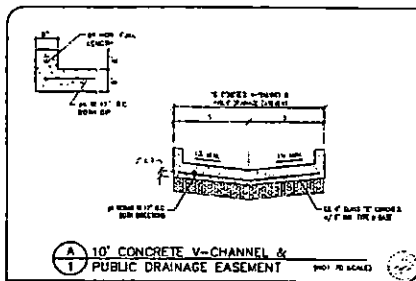
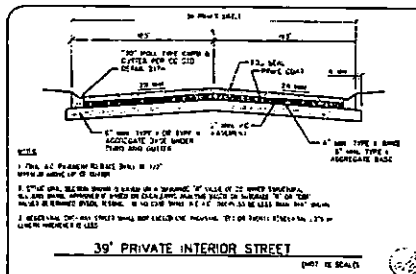
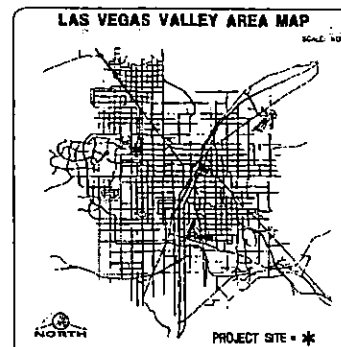
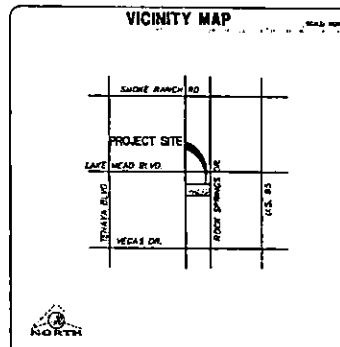
Subscribed and sworn before me

This 26 day of Feb, 2008


Notary Public in and for said County and State



SITE PLAN OF LAKE MEAD / ROCK SPRINGS



ASSESSOR'S PARCEL NUMBER

SHEET INDEX

SETBACK REQUIREMENTS

ENGINEER

OWNER

DEVELOPER

SURVEYOR

LEGAL DESCRIPTION

BENCHMARK

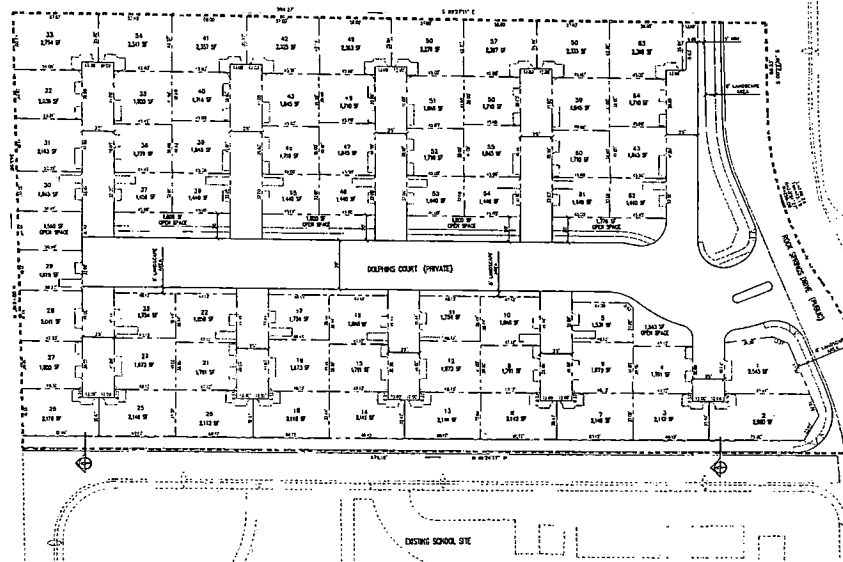
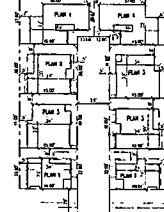
BASIS OF BEARING

LAND USE TABULATION

GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

FEB 27 2007

Triton Engineering 4444 W. Charleston Blvd. Suite 100, Las Vegas, NV 89102 Phone: (702) 734-1100 Fax: (702) 734-1101	
CENTEX HOMES LAKE MEAD / ROCK SPRINGS	COVER SHEET
SHEET 1 CLV, CBC	



~~GPA-20216 ZON-20217~~
~~VAR-20219 SDR-20220~~
04/12/07 PC

~~FEB 27 2007~~

CENTEX HOMES
LAKE MEAD / ROCK SPRINGS
SITE PLAN

— 228 —

2.

Triton

Engineering

February 27, 2007

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

**Reference: Request for Variance of Open Space Requirements
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

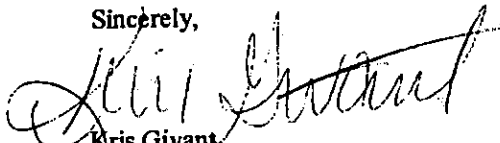
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

At this time we are requesting a variance of the required open space based on our designed plan that provides for 10,288 s.f. of open space where 46,718 s.f. is required which is an approximate 78% reduction in open space requirements. Currently there are four (4) accessible areas which include parks and schools. Woofter Park - CLV is located approximately 1,367 feet from the project site. Edythe & Lloyd Katz Elementary is located approximately 780 feet from the project site. James McMillian Elementary is located approximately 500 feet from the project site and Bettye Wilson Soccer complex is located approximately 1,626 feet from the project site. Although we are now lacking in overall open space for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities. These amenities could be used for parks and/or schools in the surrounding community that may possibly need upgrades to their existing facilities. Centex Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20419 - VARIANCE RELATED TO GPA-20216, ZON-20217, WVR-20568 AND VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a VARIANCE TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 4.91 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 65-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

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

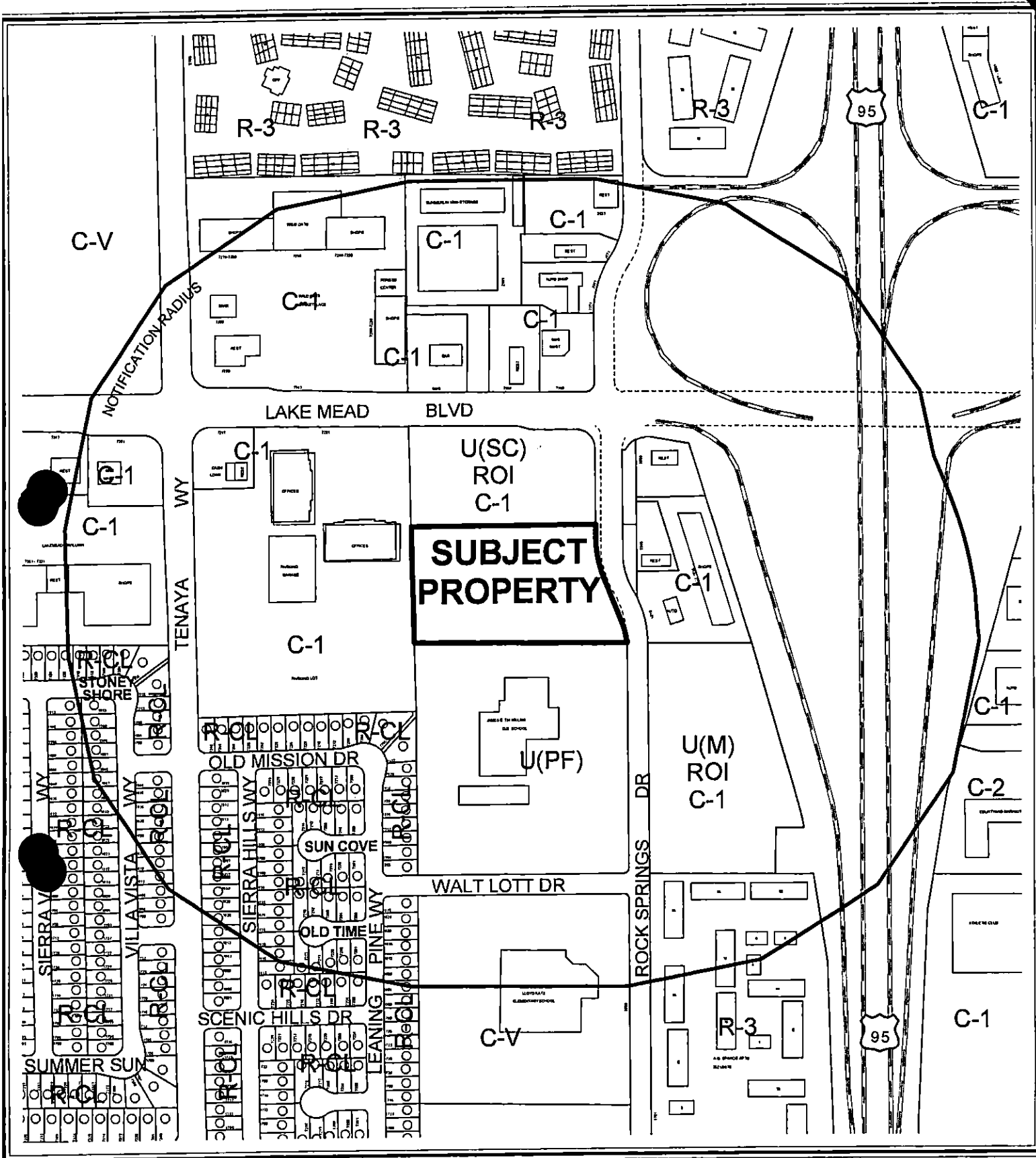
MOTION:

GOYNES – 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:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Items 56-61 and requested they be held to 4/26/2007 for a minor revision to the plan.

(6:02 – 6:07)



CASE: VAR-20419

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20419 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20219), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20419 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a Residential Planned Development on 4.91 acres where five acres is the minimum required for a proposed 65-unit, single-family residential subdivision on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
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09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
~~Pre-Application Meeting~~	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
~~Neighborhood Meeting~~	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

VAR-20419 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
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South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
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

VAR-20419 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building	
• Front	5 Feet
• Side	Zero Feet
• Rear	5 Feet
Max. Building Heights	3 stories, 35 feet

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M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.	6 Feet		6 Feet	Y
Wall Height	8 Feet		Not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

*A Variance (VAR-20219) has been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

JM

VAR-20419 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The proposed development is located on 4.91 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is 98 percent of the required area. This is a two percent deviation from Title 19.06.040 standards.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. This particular development is an infill parcel. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns.

The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-20419 - Staff Report Page Five
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 through requesting a zoning district that does not meet Code requirements. Alternative zoning would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, ZON-20217, WVR-20568,
VAR-20219 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: JAR-20419 APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton 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: _____

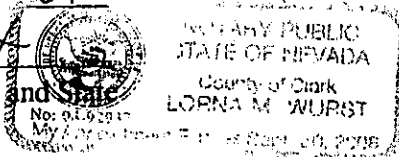
Signature of Property Owner: x *Dana Christensen*

Print Name: Dana Christensen Las Vegas Division
Controller

Subscribed and sworn before me

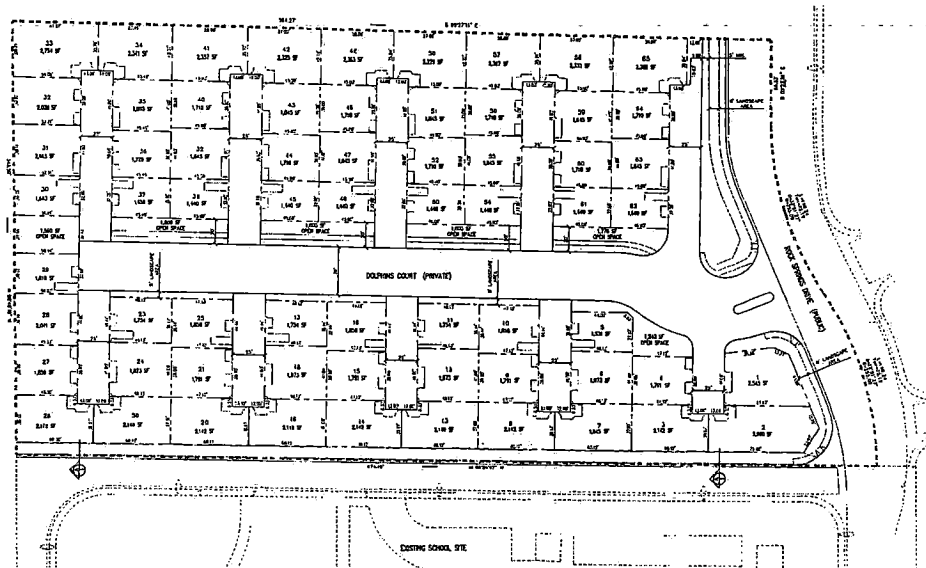
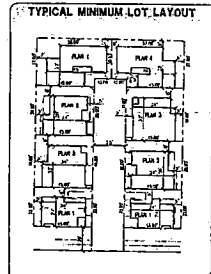
This 8 day of March, 2007.

Lorna M. Wurst
Notary Public in and for said County and State



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MAR 09 2007



Trition Engineering 1000 N. Highway 100 Suite 100 Rock Springs, WY 82901 Phone: (307) 344-1111 Fax: (307) 344-1112 Email: info@tritioneng.com	
PROJECT NO.: CLIENT: DATE:	SHEET NO.: TOTAL SHEETS:
CONCEPT HOMES LAKE HEAD / ROCK SPRINGS SITE PLAN	
PREPARED BY: 2 CHECKED BY:	

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VAR-20419
04/12/07 PC

MAR 09 2007

Triton

Engineering

March 9, 2007

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

**Reference: Request for Variance of minimum 5 acre requirement for RPD
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

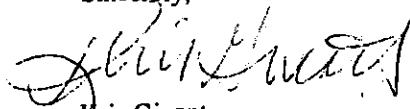
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Variance of the minimum requirement of 5 acres for RPD zoning for a proposed 65 lot single family project called "Lake Mead / Rock Springs" located on approximately 4.91 gross acres.

At this time we are requesting a variance of the required minimum 5 acres for RPD zoning. Currently, the proposed subdivision is located on a vacant parcel that is located in between a school and commercial subdivision. As the parcels to the North, South and West are developed, there is no additional acreage available to fulfill the requirement of the minimum of 5 acres. Centex Homes is committed to working with the City of Las Vegas and the community and respectfully request your approval of our minimum 5 acre variance.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**VAR-20419
04/12/07 PC**

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