City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
GPA-19992 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: TBG DEVELOPMENT, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive (APN 125-16-502-002) Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
DUNNAM – APPROVED – UNANIMOUS

To be heard by City Council on 6/6/2007

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 23-25.

ANDY REED, Planning Supervisor, explained that the amendment and rezoning comply with general plan policies which support the placement of small scale commercial development at major intersections. The plan also complies with residential adjacency standards and he recommended approval.

RONALD HUTCHINS, 9550 West Sahara Avenue, agreed to all conditions and acknowledged some concern about the style of the building. He confirmed there would not be any signage on the building but rather a monument sign facing Grand Teton Drive and another facing Buffalo Drive.

MINUTES – Continued:

The size and shape of the awning planned for the southwest corner of the subject site is yet to be reviewed for an alternate shape so as to be more pleasant.

TODD FARLOW, 240 North 19th Street, supported the style of the awning proposed and MR. HUTCHINS responded that the contemporary style is not as welcomed in the predominantly residential area.

SHARON LINSENBARDT, 7280 West Grand Teton Drive, stated that the developers have been extremely fair with the neighbors and their consideration of accommodating the neighbors' concerns was greatly appreciated. She stated that she and the neighbors belonging to the northern county island support the matter.

JENNIFER TAYLOR, 8150 Hawk Clan Court, concurred with MS. LINSENBARDT'S comments and welcomed the development.

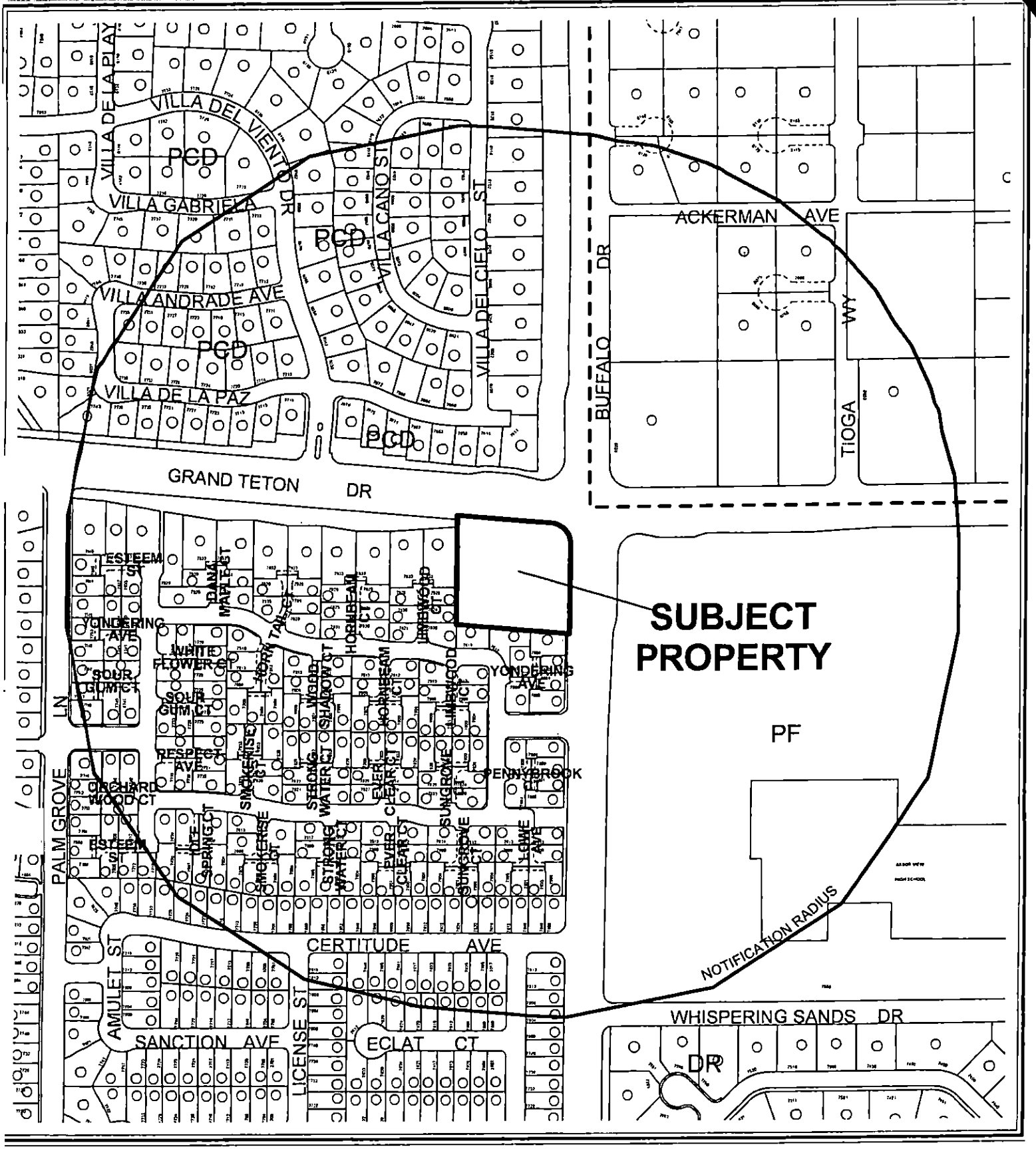
TOM McGOWAN, Las Vegas resident, complimented the applicant's demeanor as expressed by affected neighbors.

COMMISSIONER DUNNAM suggested limiting the hours of operation from 6 a.m. to 9 p.m. and MR. HUTCHINS agreed.

COMMISSIONER TRUESDELL stated he would not support the project should the existing signage remain on the property.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 23-25.

(7:26 – 7:34)



CASE: **GPA-19992**

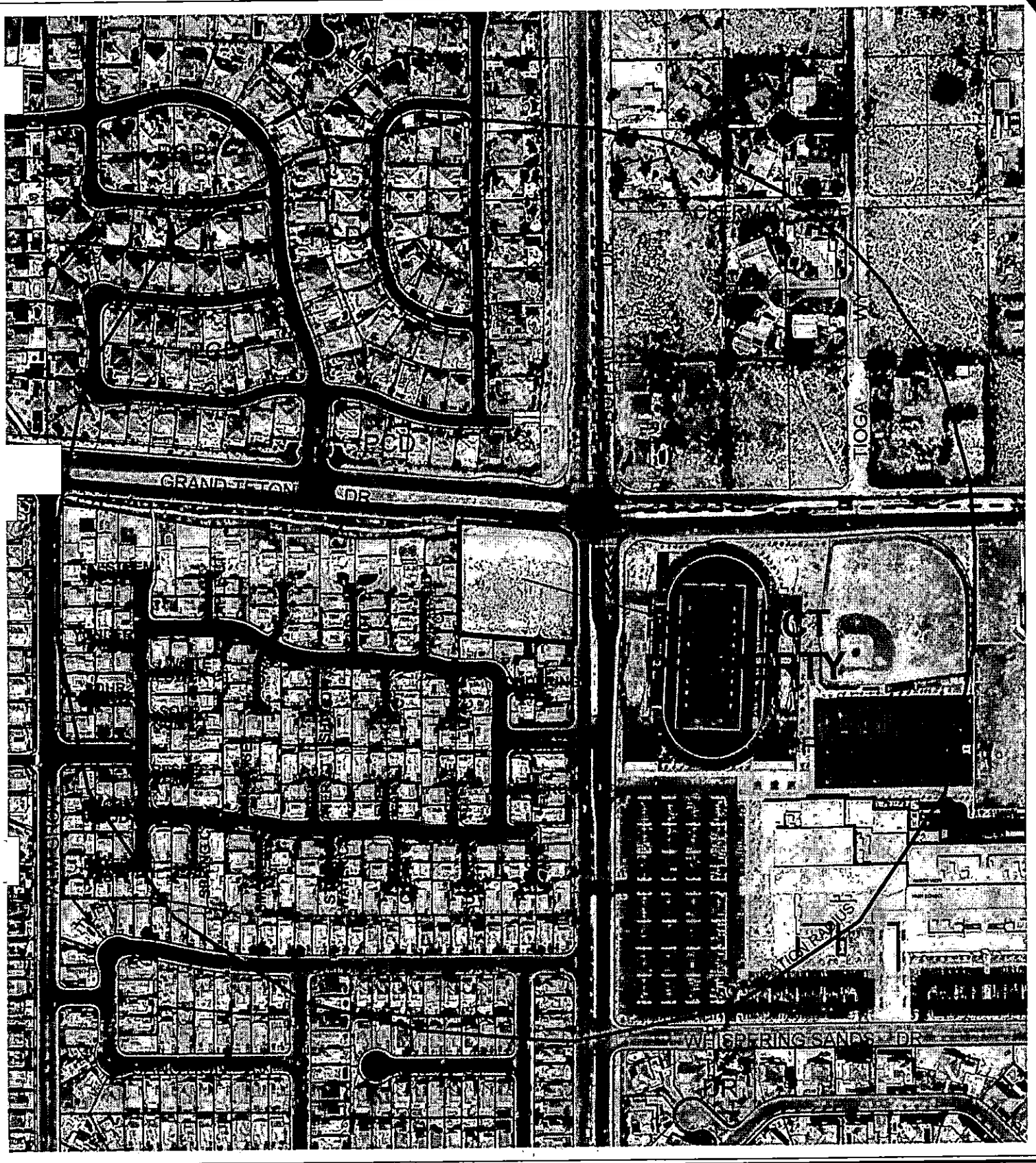
RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



0 300 600 Feet

CASE: **GPA-19992**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-19992 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

JA

GPA-19992 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to SC (Service Commercial) on a vacant 1.87 acre site at the southwest corner of Grand Teton Drive and Buffalo Drive. Companion items to be considered concurrently include a Rezoning (ZON-19990), and Site Development Plan Review (SDR-20468).

The proposed land use redesignation will allow for commercial use of the site serving primarily the existing neighboring Planned Community Development and educational use. Staff considers the change in land use will benefit the area and therefore recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
2/05/03	City Council approved the annexation of approximately 495 acres in various parts of the city and was effectuated on 2/14/03.
Related Building Permits/Business Licenses	
Not Applicable	
Pre-Application Meeting	
2/15/07	A Pre-application meeting was held where the applicant was advised of the development standards.
Neighborhood Meeting	
A Neighborhood Meeting was held by the applicant on 03/28/07 and Planning staff was in attendance. The public was generally supportive of the proposal however the following comments were received to address the architectural design and use of materials: a) A requesting for the plan elevations to be more organic. b) Reduce the amount of glass on the office. c) Add stone veneer to the office.	

Details of Application Request	
Site Area	
Net Acres	1.87 acres

JA

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	PCD (Planned Community Development)	U(PCD): Undeveloped (Planned Commercial Development – General Plan Designation)
North	Single-family residential	PCD (Planned Community Development)	R-PD4 (Residential Planned Development - 4 Units Per Acre)
South	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development 6 Units Per Acre)
East	High School	PF-CC:	C-V (Civic)
West	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development 6 Units Per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Existing Zoning	*Permitted Density*	*Units Allowed*
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	NA	NA
Proposed Zoning	*Permitted Density*	*Units Allowed*
C-1 (Limited Commercial)	NA	NA
General Plan	*Permitted Density*	*Units Allowed*
SC (Service Commercial)	NA	NA

ANALYSIS

The proposed General Plan Amendment from PCD (Planned Community Development) to SC (Service Commercial) is appropriate for the area and surrounding development. In addition, the companion request to Rezone (ZON-19990) is consistent with the Service Commercial Master Plan land use designation.

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 proposed General Plan Amendment will allow for the development of commercial uses which will complement the surrounding Planned Community Development.

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

   The commercial and service oriented zones permitted under the Service Commercial land use designations will be compatible with the adjacent residential districts and educational institution.

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

   Public infrastructure currently exists in the project area and is capable of accommodating the proposed development. The General Plan Amendment will allow for a commercial and community service development which includes a 270 foot segment of the General Plan designated east-west public transportation trail along Grand Teton ending at North Buffalo.

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

   The proposed amendment will conform to the following policies of the Centennial Hills Sector Plan:

a. Policy A2: Encourage the use of vacant land adjacent to developed land in order to efficiently use infrastructure and protect undeveloped land or spaces from premature development.

b. Policy B5: Where appropriate, provide commercial and other employment centers in the Centennial Hills Sector Plan area to provide jobs, services, and traffic relief.

c. Program B5.5: Where appropriate, provide development of small scale neighborhood commercial centers at the intersections of major roadways adjacent to residential uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 345 [Mailed with ZON-19990 and GPA-19992]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-19992** APN: 125 165 02 002

Name of Property Owner: TBG Development I, LLC

Name of Applicant: TBG Development I, LLC

Name of Representative: Christopher Bentley

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: C. D. Bentley

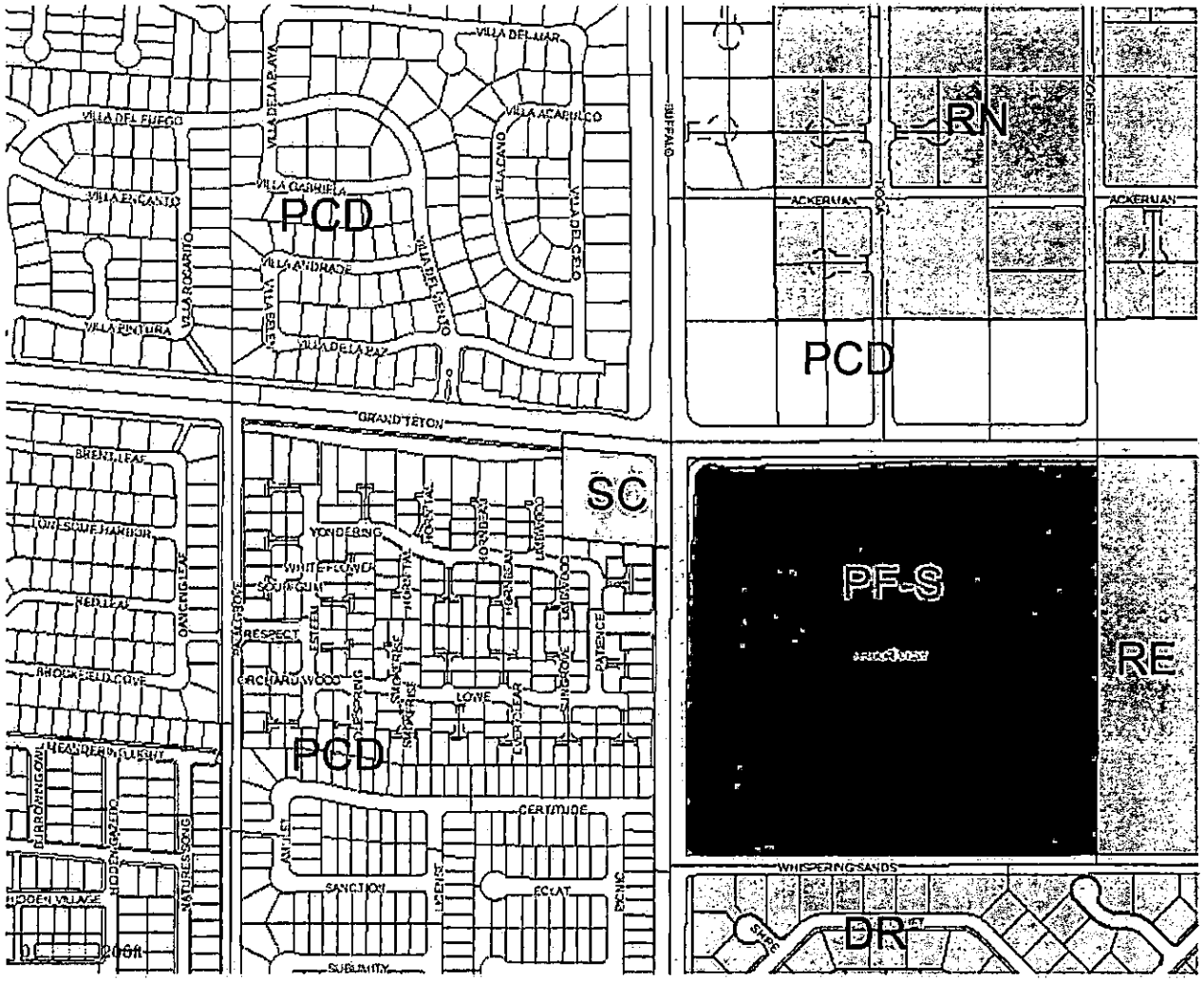
Print Name: Christopher D. Bentley

Subscribed and sworn before me

This 8th day of February, 2007

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
M. DR. AVELLANA
My Appointment Expires
No: 09-10934-1 September 5, 2010



PLANNED COMMUNITY DEVELOPMENT

- SERVICE COMMERCIAL
- RURAL NEIGHBORHOOD
- RURAL ESTATES
- DESERT RURAL
- PUBLIC FACILITY - SCHOOL

AREA PLAN

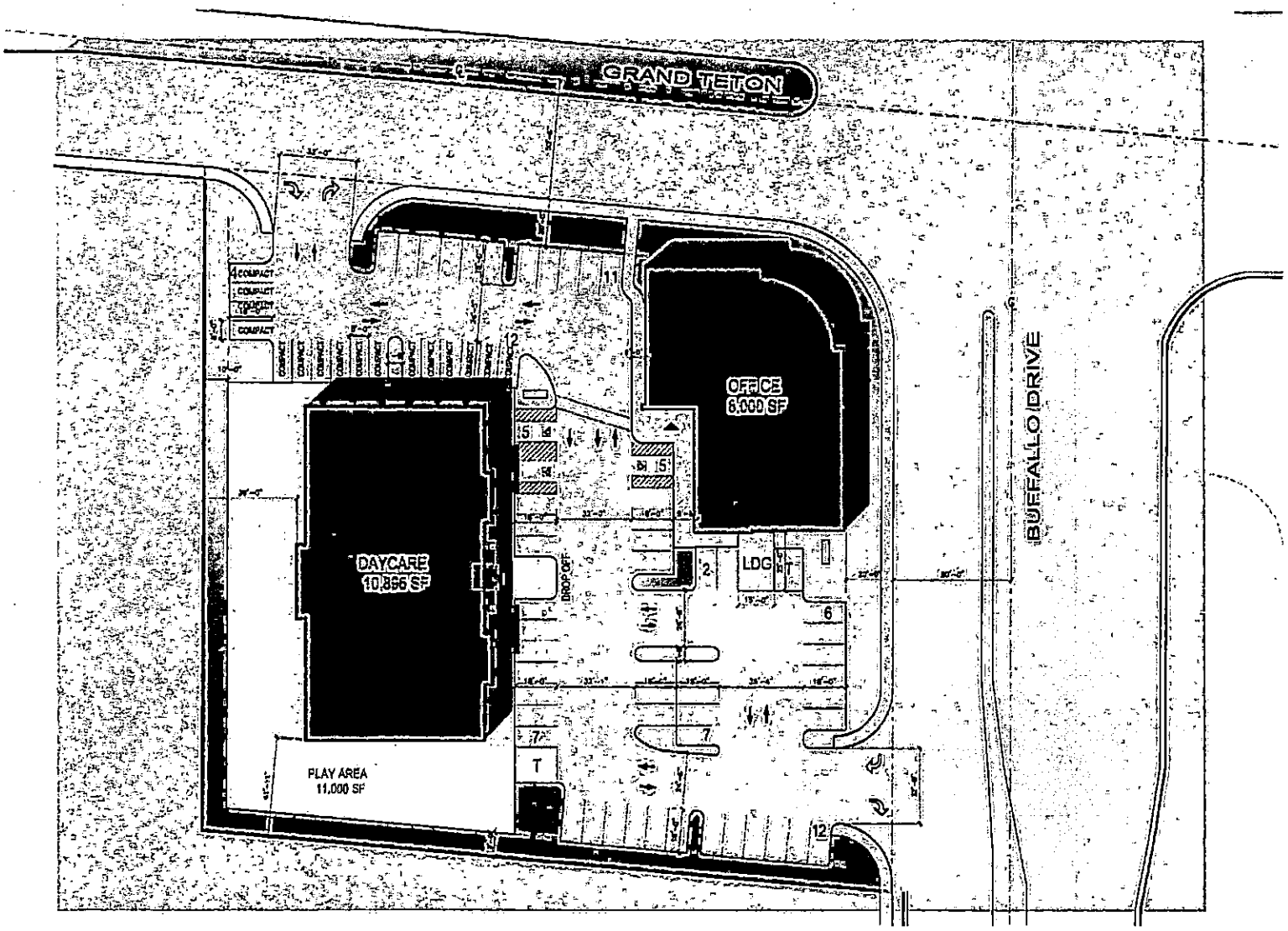
SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

NADEL RETAIL

RECEIVED
FEB 16 2007

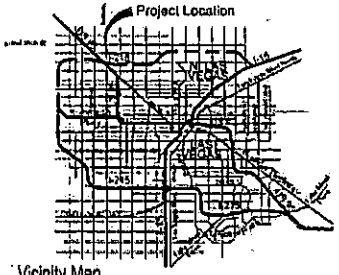
GPA-19992
04/26/07 PC



SUMMARY

SITE AREA	1.87 ACRES	81,178 SF
DAYCARE		10,896 SF
OFFICE		8,000 SF
TOTAL		18,896 SF
LAND TO BLDG RATIO		4.29/1
COVERAGE		23 %

PARKING ANALYSIS	
DAYCARE	
1 for Each Staff	22 SPACES
1 for Each 10 Children	19 SPACES
SUBTOTAL	41 SPACES
OFFICE	
1 for each 300 sf. (75% REGULAR OFFICE)	20 SPACES
1 for each 200 sf. (25% MEDICAL OFFICE)	10 SPACES
SUBTOTAL	30 SPACES
REQUIRED TOTAL	71 SPACES
PROVIDED	
REGULAR PARKING	55 SPACES
COMPACT PARKING	16 SPACES
PROVIDE TOTAL	71 SPACES
HANDICAPPED REQ'D	3 SPACES
HANDICAPPED PROVIDED	3 SPACES



Vicinity Map
Not to Scale

20

North

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGAL, SURVEYS AND GOVERNING AGENCIES, ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

SITE PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

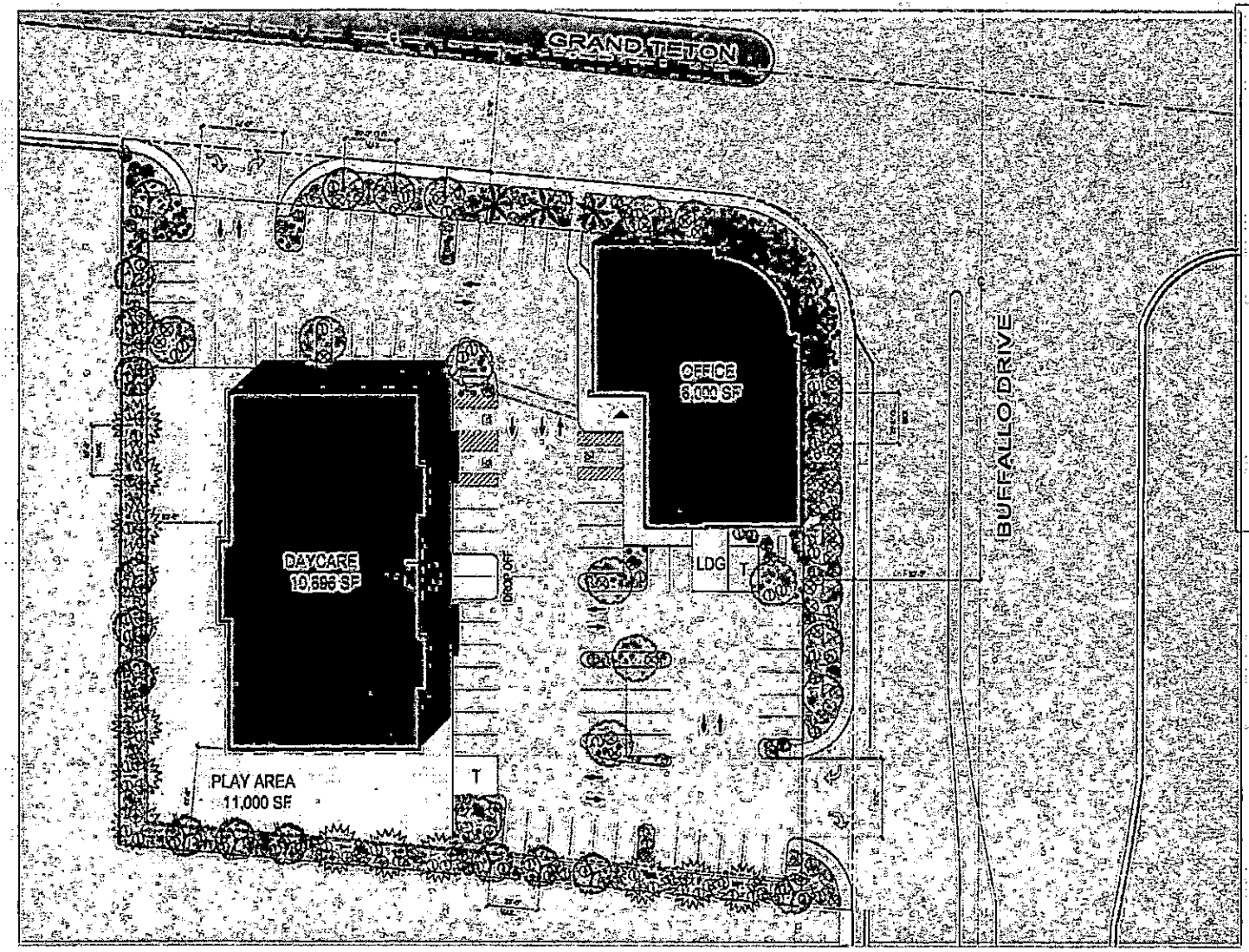
DATE: FEBRUARY 15, 2007
NADEL JOB#: 00815

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T 702 656 2000 F 702 656 7170
WWW.NADELARC.COM

NADEL RETAIL

RECEIVED
FEB 16 2007

GPA-19992
04/26/07 PC

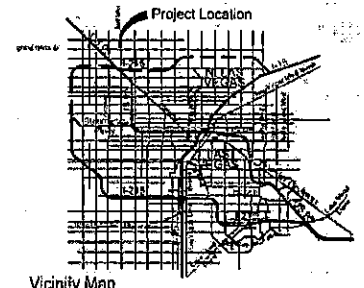


PLANT LEGEND

	Common Name	Quantity	Size	Comments
TREES				
	[illegible]	7	[illegible]	[illegible]
	[illegible]	8	[illegible]	[illegible]
	[illegible]	13	[illegible]	[illegible]
	[illegible]	12	[illegible]	[illegible]
	[illegible]	12	[illegible]	[illegible]
SHRUBS				
	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]

APPLY ROCK MULCH TO ALL PLANTING BED AREAS. COLOR & SIZE: [illegible] MINUS FINE CORAL. APPLY 2" TO 3" AND RAKE LEVEL. PLACE BOULDERS AS INDICATED ON PLAN. KALAMAZOO MATERIALS, INC. [illegible]

NOTES:
1. [illegible] TOP 8" OF SOIL AROUND PLANT AND [illegible] UNCOMPACTED TO ALLOW RUNNERS TO SPREAD
2. PLANT QUANTITIES ARE FOR CONTRACTOR REFERENCE ONLY - VERIFY OFF PLANS
3. 15 GALLON MINIMUM SPEC. - [illegible]
4. 7 GALLON MINIMUM SPEC. - [illegible]
5. 1 GALLON MINIMUM SPEC. - [illegible]
6. ALL PLANT MATERIAL REQUIRE NURSERY TAGS
7. ALL PLANT MATERIAL MUST BE CAN FULL, EXCEPT FOR TREES



20

North

LANDSCAPE PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

DATE: FEBRUARY 15, 2007
NADEL JOB#: 06819

NADEL ARCHITECTS NEVADA, LLP
7165 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T.702.696.2000 F.702.696.7170
WWW.NADELARC.COM

NADEL RETAIL

GPA-19992
04/26/07 PC

RECEIVED
FEB 16 2007

February 14, 2007

City of Las Vegas Planning and Development
Development Service Center
731 South Forth Street
Las Vegas, NV 89101

NADEL
RETAIL

Re: SWC Grand Teton Dr. and Buffalo Dr.
APN 125-16-502-002
Land use application

NADEL ARCHITECTS
NEVADA LLP
7180 Dean Martin Drive
Suite 800
Las Vegas, NV 89118

T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

Ladies and Gentlemen:

This letter is to serve as a statement of justification for the design review of the above referenced project.

The site is ± 1.87 acres and is currently zoned U/PCD. We are requesting the property be rezoned to C-1 and a general plan amendment from PCD to SC (service commercial). The property in question is being proposed as a children's daycare facility for 188 children and 22 staff, and a 8,000 sq. ft. office of which 25% could be medical. The proposed development is going to be two (2) buildings with associated parking and landscaping. They are intended to serve the surrounding residential neighborhood.

The proposed development in its entirety will be constructed per City of Las Vegas title 19 Zoning codes. Development should commence upon the approval of this request. In conclusion, the proposed project will provide a pleasing addition to the overall environment of Las Vegas. We respectfully request that this application be approved as soon as possible to allow the proposed project to progress forward.

Respectfully,
NADEL ARCHITECTS NEVADA LLP

RHutchens

Ronald J. Hutchens
Project Manager / Senior Designer

GPA-19992
04/26/07 PC

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
ZON-19990 - REZONING RELATED TO GPA-19992 - PUBLIC HEARING - APPLICANT/OWNER: TBG DEVELOPMENT, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive (APN 125-16-502-002) Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 6/6/2007

MINUTES:
See Item 23 for related discussion.

(7:26 – 7:34)

1-3337

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 24 – ZON-19990

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-19992) to a SC (Service Commercial) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit is hereby granted.

3. A Site Development Plan Review (SDR-19986) 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.

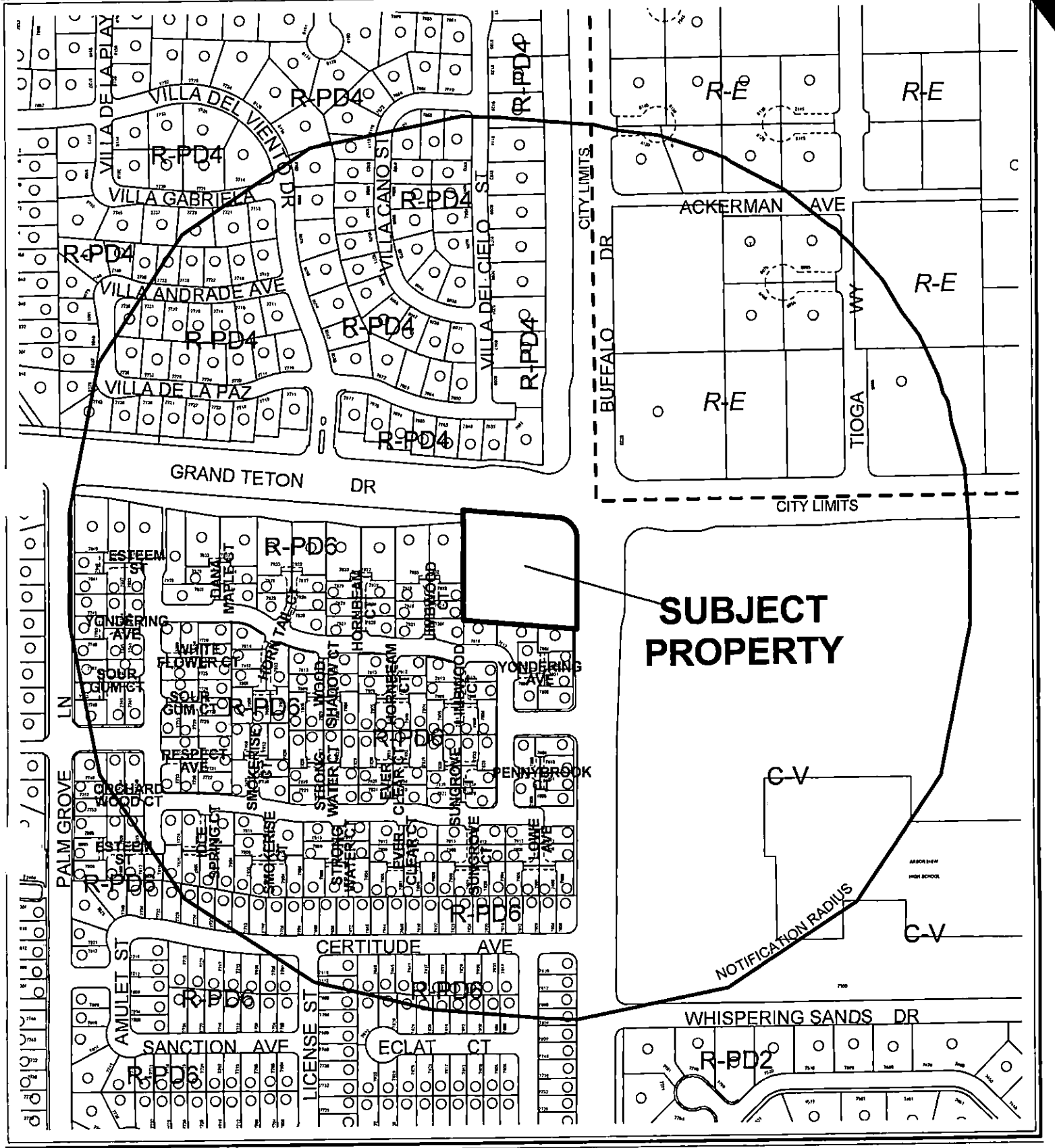
Public Works

4. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site and the right-of-way necessary to maintain a 54-foot radius corner prior to the issuance of any permits. In addition, dedicate the additional right-of-way necessary for dual left turn lanes on Buffalo Drive in accordance with Standard Drawing #201.1 prior to the issuance of any permits.

5. Grand a 15-foot Multi-Use Transportation Trail Easement in accordance with Exhibit 1 of the City of Las Vegas Master Plan Transportation Trails Element adjacent to this site on Grand Teton Drive prior to the issuance of any permits; coordinate document preparation with the Right-of-Way section of the Department of Public Works.

6. Construct all incomplete half-street improvements on Grand Teton Drive and Buffalo Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. 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.

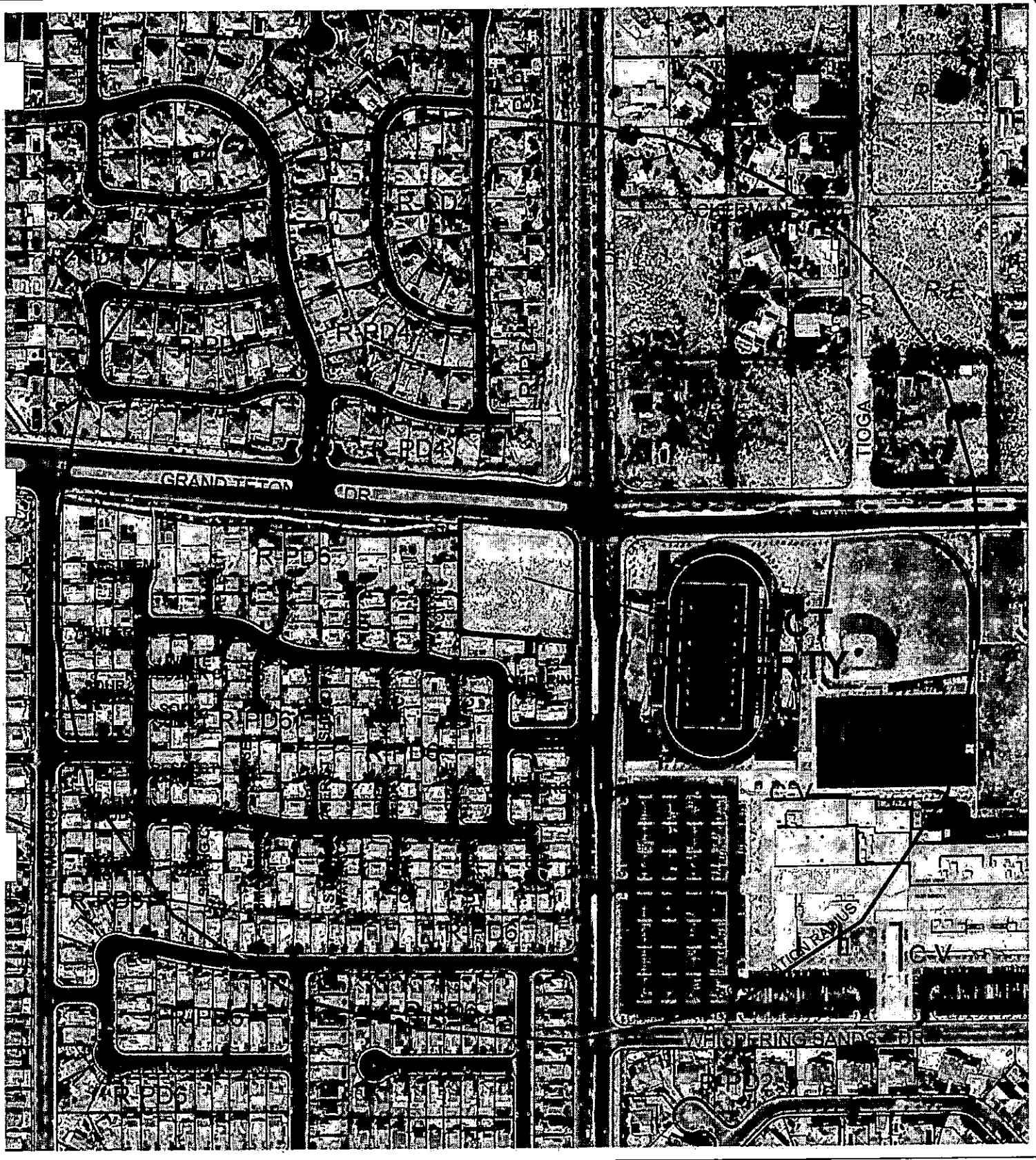


CASE: **ZON-19990**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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



0 300 600 Feet

CASE: **ZON-19990**

RADIUS: 1000 FT

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U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-19990 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-19992) to a SC (Service Commercial) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit is hereby granted.

3. A Site Development Plan Review (SDR-19986) 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. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site and the right-of-way necessary to maintain a 54-foot radius comer prior to the issuance of any permits. In addition, dedicate the additional right-of-way necessary for dual left turn lanes on Buffalo Drive in accordance with Standard Drawing #201.1 prior to the issuance of any permits.

5. Grand a 15-foot Multi-Use Transportation Trail Easement in accordance with Exhibit 1 of the City of Las Vegas Master Plan Transportation Trails Element adjacent to this site on Grand Teton Drive prior to the issuance of any permits; coordinate document preparation with the Right-of-Way section of the Department of Public Works.

6. Construct all incomplete half-street improvements on Grand Teton Drive and Buffalo Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

ZON-19990 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

7. 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-19990 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on a vacant 1.87 acre site located at the southwest corner of Grand Teton Drive and Buffalo Drive. Companion items to be considered concurrently include a General Plan Amendment (GPA-19992), and a Site Development Plan Review (SDR-20468).

The proposal will provide facilities for commercial uses which will serve an existing Planned Community Development development district and an adjacent educational institution. In addition, the project will construct a segment of the public transportation trail along Grand Teton to Buffalo Drive. The proposal will complement the surrounding community and will not deter from the goals of the Centennial Hills Sector Plan. Staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
2/05/03	City Council approved the annexation of approximately 495 acres in various parts of the city and was effectuated on 2/14/03.
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JA

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South	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)
East	High School	PF-CC:	C-V: Civic
West	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Existing Zoning	*Permitted Density*	*Units Allowed*
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	NA	NA
Proposed Zoning	*Permitted Density*	*Units Allowed*
C-1 (Limited Commercial)	NA	NA
General Plan	*Permitted Density*	*Units Allowed*
SC (Service Commercial)	NA	NA

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

Parking Requirement							
	Gross Floor Area or Number of Units	***Required Parking***			***Provided Parking***		***Compliance***
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 sf (25% proposed medical)	1 space per 200 square feet	10		10	1	Y
General Office	6,000 sf (75% proposed General Office)	1 space per 300 square feet	20		21	1	Y
Child Care	1 space per 10 children		41		41	1	Y
SubTotal			71	3	72	3	Y
TOTAL			71		72		Y
Loading Spaces			1		1		Y
Percent Deviation							

ANALYSIS

The proposed Rezone from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) is appropriate with the proposed General Plan land use designation of SC (Service Commercial).

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 companion General Plan Amendment (GPA-19992) request, the Rezone to C-1 (Limited Commercial) will be consistent with the Master Plan.

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

   The proposed rezone will allow for the development of office and child care facilities which will complement the surrounding residential and educational uses.

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

   The Rezone will allow for commercial uses upon an underdeveloped parcel. The associated Site Development (SDR-19986) will allow the property to provide convenient community services within an existing Planned Community Development.

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."**

   Transportation facilities and capacity will be capable of accommodating vehicle trips generated by the proposal. Furthermore, the project includes a multi-use public transportation trail as required under the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 345 [Mailed with GPA-19992 and SDR-19986]

APPROVALS 0

PROTESTS 0

JA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19990** APN: 125 165 02 002

Name of Property Owner: TBG Development I, LLC

Name of Applicant: TBG Development I, LLC

Name of Representative: Christopher Bentley

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: Christopher D. Bentley

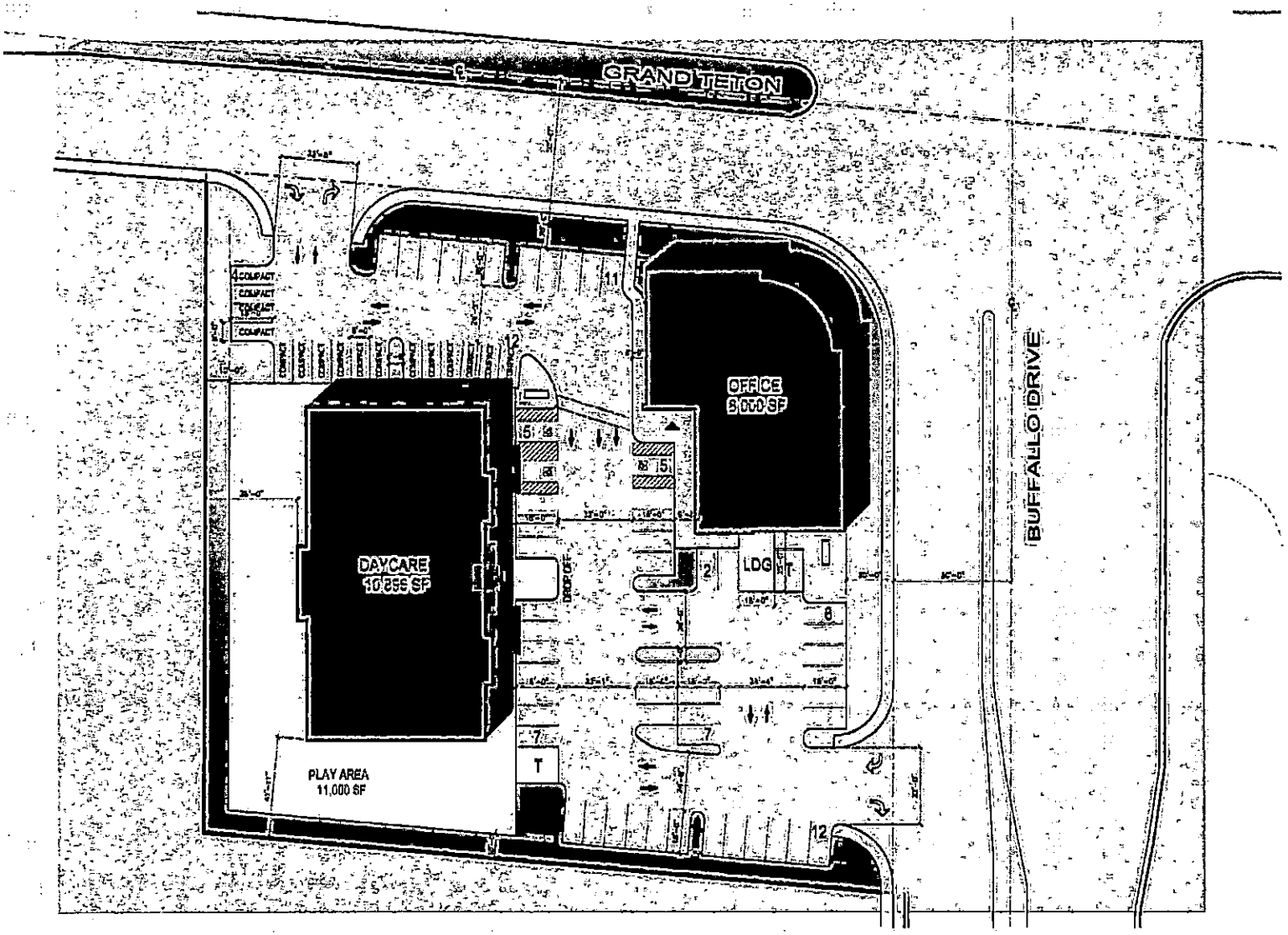
Subscribed and sworn before me

This 8th day of FEBRUARY, 2007

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
M. DP. AVELLANA
My Appointment Expires
September 5, 2010
No: 06-109349-1

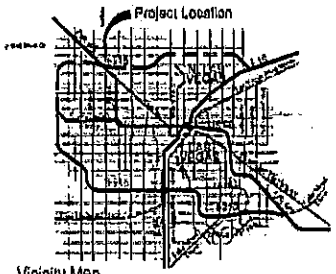


SUMMARY

SITE AREA	1.97 ACRES	91,176 SF
DAYCARE		10,896 SF
OFFICE		8,000 SF
TOTAL		18,896 SF
LAND TO BLDG RATIO		4.20/1
COVERAGE		23 %

PARKING ANALYSIS

DAYCARE	
1 for Each Staff	22 SPACES
1 for Each 10 Children	19 SPACES
SUBTOTAL	41 SPACES
OFFICE	
1 for each 300 sf. (75% REGULAR OFFICE)	20 SPACES
1 for each 200 sf. (25% MEDICAL OFFICE)	10 SPACES
SUBTOTAL	30 SPACES
REQUIRED TOTAL	71 SPACES
PROVIDED	
REGULAR PARKING	55 SPACES
COMPACT PARKING	16 SPACES
PROVIDE TOTAL	71 SPACES
HANDICAPPED REQ'D	3 SPACES
HANDICAPPED PROVIDED	3 SPACES



Vicinity Map

20

North

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THE PRELIMINARY SITE PLAN IS BASED ON INFORMATION PROVIDED TO NADEL ARCHITECTS NEVADA LLP AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYS AND CONTAINING AGENCIES ETC. THIS PRINT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

SITE PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

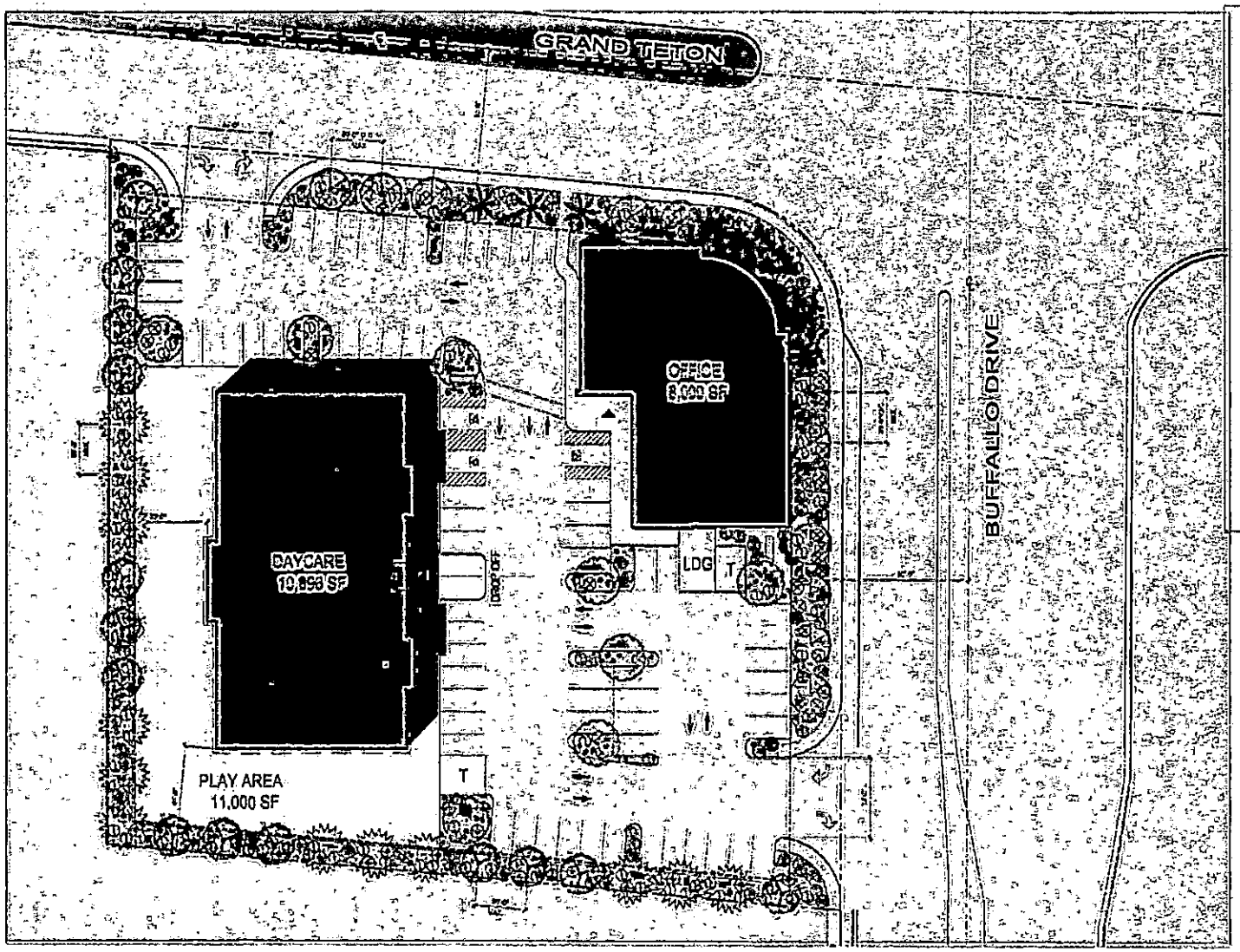
DATE: FEBRUARY 16, 2007
NADEL JOB#: 0081A

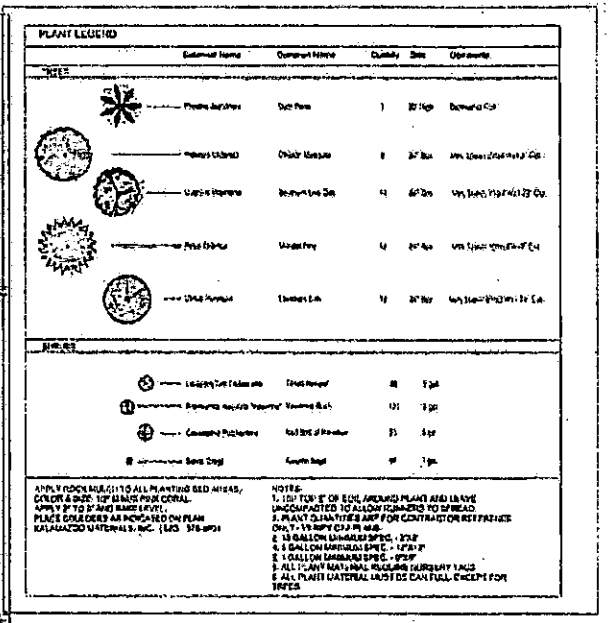
NADEL ARCHITECTS NEVADA LLP
7160 S. BEAN MARTIN DR., SUITE 200
LAS VEGAS, NV 89118
WWW.NADELARCH.COM

NADEL RETAIL

RECEIVED
FEB 16 2007

ZON-19990
04/26/07 PC





LANDSCAPE PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

NADEL RETAIL

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FEB 16 2007

ZON-19990
04/26/07 PC

February 14, 2007

City of Las Vegas Planning and Development
Development Service Center
731 South Forth Street
Las Vegas, NV 89101

NADEL
RETAIL

Re: SWC Grand Teton Dr. and Buffalo Dr.
APN 125-16-502-002
Land use application

NADEL ARCHITECTS
NEVADA LLP
7180 Dean Martin Drive
Suite 800
Las Vegas, NV 89118

T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

Ladies and Gentlemen:

This letter is to serve as a statement of justification for the design review of the above referenced project.

The site is ± 1.87 acres and is currently zoned U/PCD. We are requesting the property be rezoned to C-1 and a general plan amendment from PCD to SC (service commercial). The property in question is being proposed as a children's daycare facility for 188 children and 22 staff, and a 8,000 sq. ft. office of which 25% could be medical. The proposed development is going to be two (2) buildings with associated parking and landscaping. They are intended to serve the surrounding residential neighborhood.

The proposed development in its entirety will be constructed per City of Las Vegas title 19 Zoning codes. Development should commence upon the approval of this request. In conclusion, the proposed project will provide a pleasing addition to the overall environment of Las Vegas. We respectfully request that this application be approved as soon as possible to allow the proposed project to progress forward.

Respectfully,
NADEL ARCHITECTS NEVADA LLP

RHutchens

Ronald J. Hutchens
Project Manager / Senior Designer

ZON-19990
04/26/07 PC

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SDR-19986 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-19992, ZON-19990 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A 10,896 SQUARE-FOOT CHILD CARE CENTER AND 8,000 SQUARE FOOT MEDICAL OFFICE BUILDING on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive (APN 125-16-502-002) Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

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

3. Building Elevations as submitted at the 4/26/07 Planning Commission meeting with the removal of signage on the north side of the building.

And adding the following condition:

– The hours of operation shall be limited to 6 a.m. to 9 p.m., seven days a week.

– Motion carried with TRUESDELL voting NO

To be heard by City Council on 6/6/2007

MINUTES:

See Item 23 for related discussion.

(7:26 – 7:34)

1-3337

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 25 – SDR-19986

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-19992), and Rezoning (ZON-19990) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped [04/11/07], and building elevations, date stamped [02/16/07], except as amended by conditions herein.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS – Continued:

10. 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.

11. 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.

12. Prior to the issuance of the Building Permit a cross section plan and revised site plan shall be submitted to the Planning and Development Department that increases the height of the existing 6-foot CMU block wall along the residential property line to 8-feet along all designated play areas.

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

Public Works

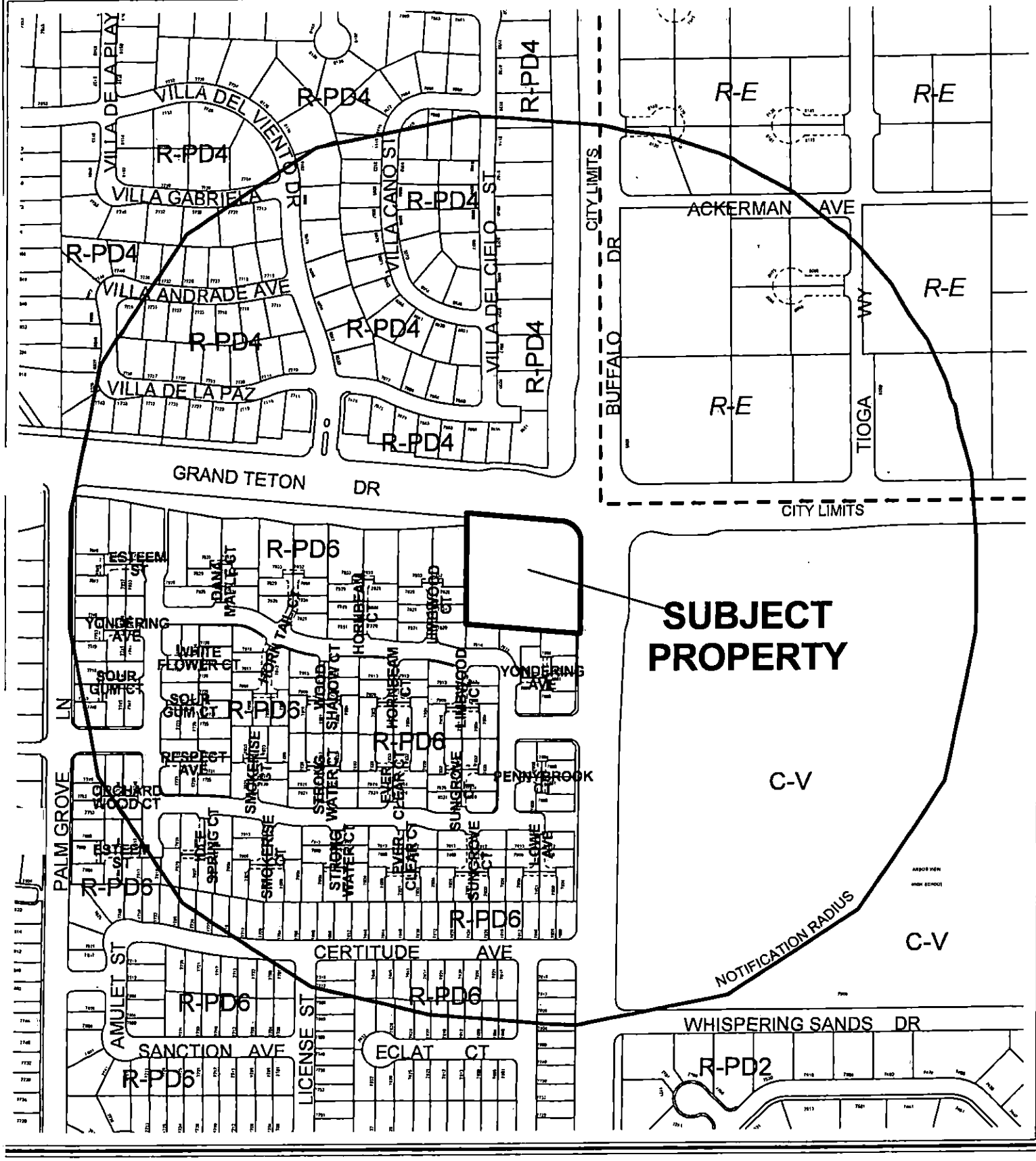
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Grand Teton Drive and Buffalo Drive.

16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Buffalo Drive adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Buffalo Drive public rights-of-way adjacent to this site prior to occupancy of this site.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19990 and all other applicable site-related actions.



CASE: **SDR-19986**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19986 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-19992), and Rezoning (ZON-19990) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped [04/11/07], and building elevations, date stamped *[02/16/07]*, except as amended by conditions herein.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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11. 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.

12. Prior to the issuance of the Building Permit a cross section plan and revised site plan shall be submitted to the Planning and Development Department that increases the height of the existing 6-foot CMU block wall along the residential property line to 8-feet along all designated play areas.

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

Public Works

14. 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.

15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Grand Teton Drive and Buffalo Drive.

16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Buffalo Drive adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Buffalo Drive public rights-of-way adjacent to this site prior to occupancy of this site.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19990 and all other applicable site-related actions.

JA

SDR-19986 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 10,896 square-foot child care center and 8,000 square foot medical office building located on a vacant 1.87 acre site at the southwest corner of Grand Teton Drive and Buffalo Drive. Companion items to be considered concurrently include a General Plan Amendment (GPA-19992), and a Rezoning (ZON-19990).

The proposal will provide facilities for commercial uses which will serve an existing Planned Community Development district and an adjacent educational institution. In addition, the project will construct a segment of the public transportation trail along Grand Teton to Buffalo Drive. The proposal will complement the surrounding community and will not deter from the goals of the Centennial Hills Sector Plan. Staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
2/05/03	City Council approved the annexation of approximately 495 acres in various parts of the city and was effectuated on 2/14/03.
Related Building Permits/Business Licenses	
Not Applicable	
Pre-Application Meeting	
2/15/07	A Pre-application meeting was held where the applicant was advised of the development standards.
Neighborhood Meeting	
A Neighborhood Meeting was held by the applicant on 03/28/07 and Planning staff was in attendance. The public was generally supportive of the proposal however the following comments were received to address the architectural design and use of materials: a) A requesting for the plan elevations to be more organic. b) Reduce the amount of glass on the office. c) Add stone veneer to the office.	

Field Check	
3/20/07	A visit to the property was conducted and the site was found to be a graded vacant parcel surrounded by existing single-family residential, retail, and institutional uses.

JA

SDR-19986 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	1.87 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Commercial Development) General Plan Designation]
North	Single-family residential	PCD (Planned Community Development)	R-PD4: (Residential Planned Development - 4 Units Per Acre)
South	Single-family residential	PCD (Planned Community Development)	R-PD6: Residential Planned Development 6 du/acre
East	High School	PF-CC:	C-V (Civic)
West	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following Commercial Development Standards apply pursuant to Title 19.08:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	290 feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	36	Y
• Corner	15	15	Y
• Rear	20	34	Y

JA

Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	23%	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The following Residential Adjacency Standards from Title 19.08.060 apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	West Property line: 24 feet South Property line: 24	35 feet 36 feet	Y
Adjacent development matching setback	Yes	Yes	Y
Trash Enclosure	50 feet	115 feet	Y

Pursuant to Title 19.12 the following Commercial Landscape standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Trees/6 Spaces	8 Trees	0 Trees	N*
Buffer: Min. Trees	1 Trees/20 Linear Feet (interior lot lines) Public Trail	14 Trees (south PL) 13 Trees (west PL)	0 Trees 0 Trees	N
TOTAL		27 Trees	27 Trees	Y
Min. Zone Width	15 Feet (along ROW) 8 Feet (along interior lot lines)		20 Feet 10 Feet	Y
Wall Height	8 Feet (along child care center play areas)		6 Feet	N*

*The project shall be conditioned to increase the wall height for compliance with the Special Use Requirements of Title 19.04.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
		Required			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 sf (25% proposed medical)	1 space per 200 square feet	10		10	1	Y

JA

General Office	6,000 sf (75% proposed General Office)	1 space per 300 square feet	20		21	1	Y
Child Care	1 space per 10 children		41		41	1	Y
SubTotal			71	3	72	3	Y
TOTAL			71		72		Y
Loading Spaces			1		1		Y
Percent Deviation							

ANALYSIS

- **General Plan and Zoning**

  The project site is assigned a land use designation of PCD (Planned Community Development) with an underlying zoning of U (Undeveloped). The proposed General Plan Amendment is to SC (Service Commercial) and associated Rezone (ZON-19990) is to C-1 (Limited Commercial) which is an allowable zoning category in the General Plan.

- **Site Plan**

  The project site plan depicts two the placement of a 10,896 square foot child care facility and a 8,000 square foot office building. The site is surrounded by existing planned community single-family residential development to the south, north, and west, and an educational institution to the east. The plan also includes associated hardscape improvements and a segment of the east west trending public transportation trail along the northern boundary as required per the General Plan.

- **Plan Elevations**

  The project architecture proposes a contemporary ranch house design as the Child Care Center utilizing metal, stucco, stone and brick elements. A modern style is proposed for the office structure utilizing metal, stucco, and glazing. Both buildings are proposed as single story structures.

  The proposal is subject to the Residential Adjacency Standards of Title 19.08. The project cross sections of the child care center indicate structure heights nearest the residential property lines along the west and south will be 8-feet. The structure will be set back 34-feet from these boundaries where 24-feet is required. The highest point of 21-feet is setback 84-feet where 63-feet is required.

- **Parking Plan**

  The project proposes the eventual operation of a Medical, General Office, and Child Care Center uses. The 8,000 square foot office structure proposes to allocate floor area for 25 percent medical use and 75 percent office use. Furthermore, the Child Care Center will accommodate 190 children and 22 employees. In accordance with Title 19.04 and 19.10 the project satisfies the parking requirements with a total of 72 spaces provided where 71 is required.

- **Landscape Plan**

  The project landscape plan will provide adequate landscaping in accordance with Title 19.12. The project also includes a public transportation trail as required under the General Plan.

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 commercial development will complement the existing planned community development north, south, and west of the project parcel as well as the educational facility. The proposal will provide convenient services on an vacant parcel next to single family residential uses.

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 project will conform to the proposed C-1 Zone, the Special Use Requirements of Title 19, the Centennial Hills Sector Plan, and the General Plan.

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

   Vehicular access to the project site is adequate and the street capacity is capable of accommodating auto trips generated by the proposal.

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

   The project will include the use of modern architectural treatments. Project landscaping will add to existing landscape improvements and the community character along the Grand Teton and Buffalo Drive corridors.

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 building designs will add to the visual quality of the Planned Community and will result in the implementation of a progressive and aesthetically appropriate design.

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

   Staff finds that this project will not result in detrimental effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 345 [Mailed with GPA-19992 and ZON-19990]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
FEB 16 2007

Case Number: **SDR-19986** APN: 125 165 02 002

Name of Property Owner: TBG Development I, LLC

Name of Applicant: TBG Development I, LLC

Name of Representative: Christopher Bentley

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: C. D. Bentley

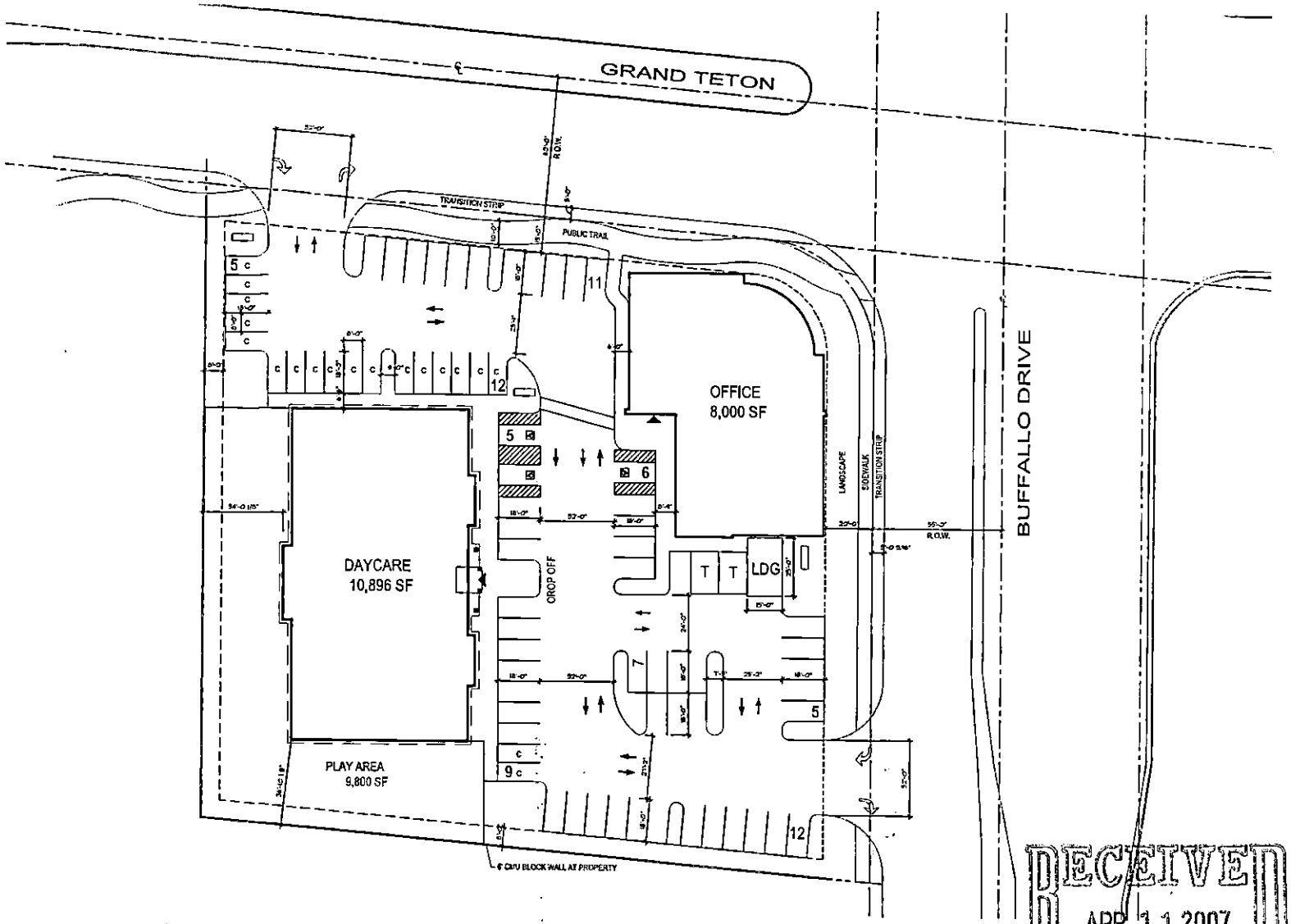
Print Name: Christopher D. Bentley

Subscribed and sworn before me

This 8th day of February, 2007

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
M. DP AVELLANA
My Appointment Expires
No: 06-109313-1 September 5, 2010



SUMMARY

SITE AREA	1.87 ACRES	81,170 SF
DAYCARE		10,896 SF
OFFICE		8,000 SF
TOTAL		18,896 SF
LAND TO BLDG RATIO		4.29/1
COVERAGE		23 %

PARKING ANALYSIS

DAYCARE	
1 for Each Staff	22 SPACES
1 for Each 10 Children	19 SPACES
SUBTOTAL	41 SPACES
OFFICE	
1 for each 300 sf. (75% REGULAR OFFICE)	20 SPACES
1 for each 200 sf. (25% MEDICAL OFFICE)	10 SPACES
SUBTOTAL	30 SPACES
REQUIRED TOTAL	71 SPACES
PROVIDED	
REGULAR PARKING	52 SPACES
COMPACT PARKING	19 SPACES
PROVIDE TOTAL	72 SPACES
HANDICAPPED REQ'D	3 SPACES
HANDICAPPED PROVIDED	3 SPACES

Vicinity Map
Not to Scale

20

North

ALL BUILDINGS, IMPROVEMENTS, TENANT OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNMENTAL AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A PERFECT REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION OR MIX OF OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

RECEIVED
APR 11 2007

SITE PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

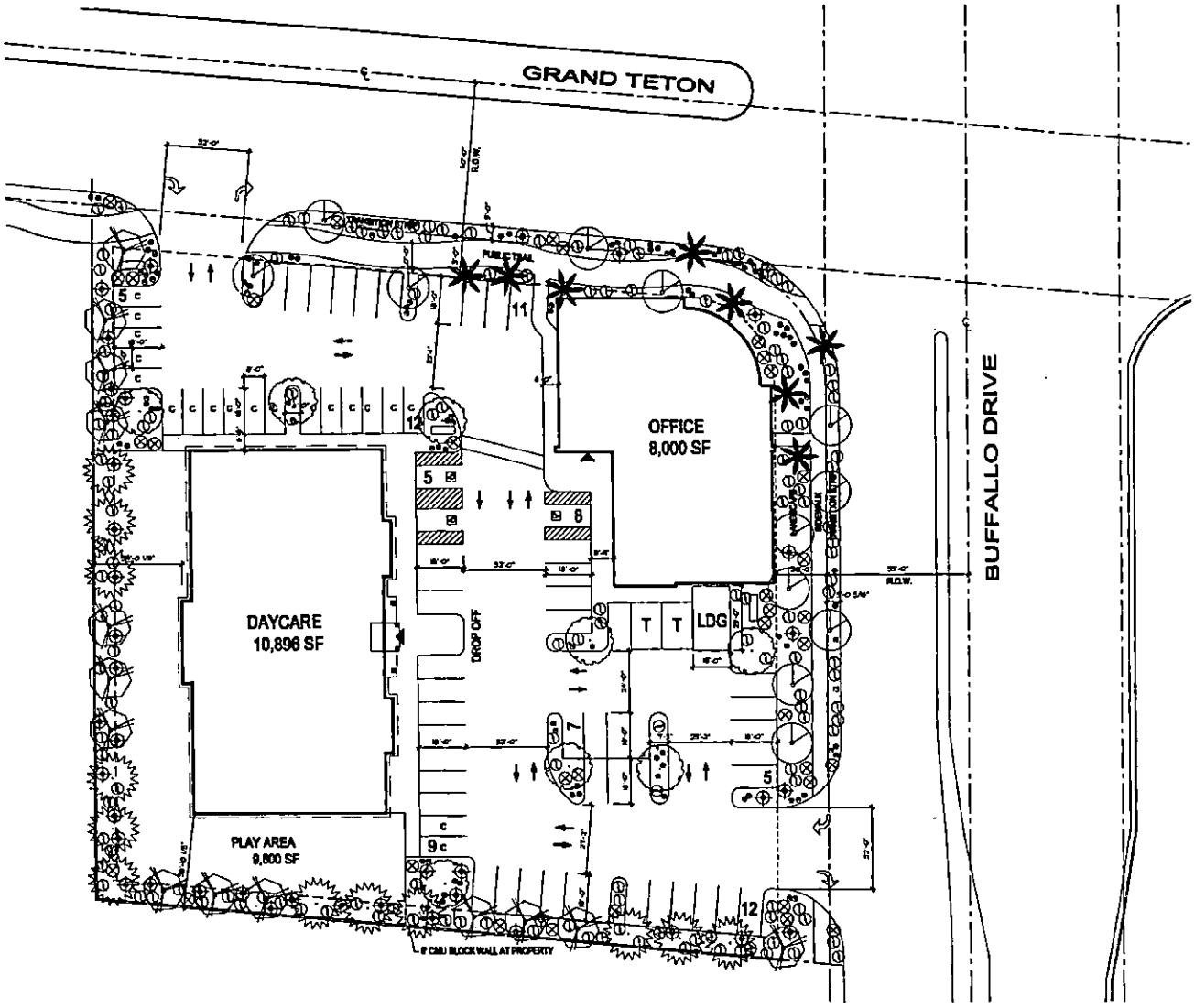
BENTLEY GROUP

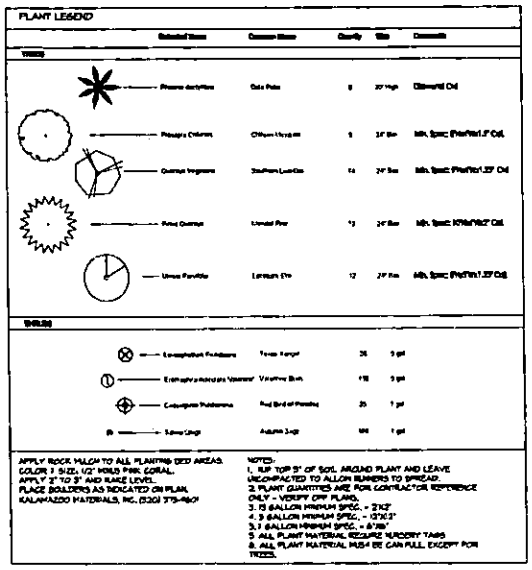
DATE April 10, 2007
NADEL JOB# 16815

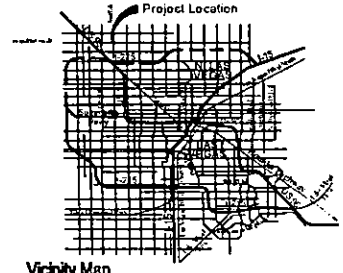
NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 101
LAS VEGAS, NEVADA 89118
T: 702.804.2000 F: 702.804.2444
NEVADA LICENSE # NADELA.LAR

NADEL RETAIL

SDR-19986
REVISED
04/26/07 PC







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APR 18 2007

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT INTENDED AS A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

LANDSCAPE PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

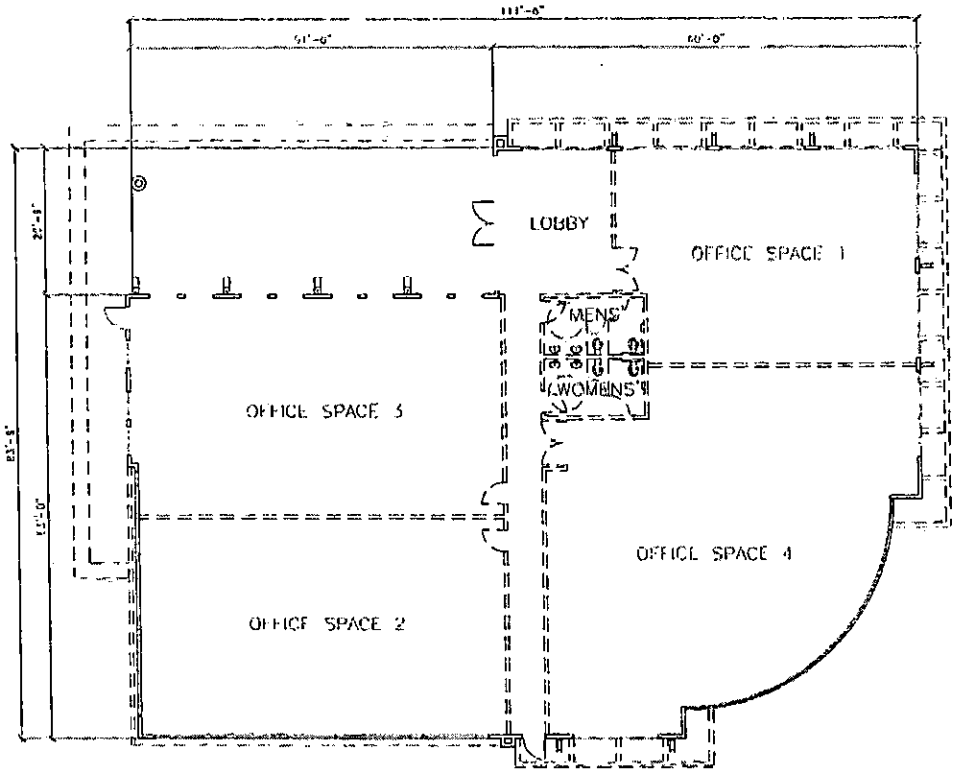
BENTLEY GROUP

DATE: April 18, 2007
NADEL JOB#: 06018

NADEL ARCHITECTS NEVADA, LLP
7160 S. DEAN MARTIN DR., SUITE 200
LAS VEGAS, NV 89118
T.702.889.3000 F.702.889.7178
WWW.NADELARC.COM

NADEL RETAIL

SDR-19986
REVISED
04/26/07 PC



BUILDING A FLOOR PLAN (8.000 S.F.)
1/8" = 1'-0"

North

A 1.0 BUILDING FLOOR PLAN-OFFICE

OFFICE BUILDING FLOOR PLAN

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

NADEL RETAIL

SDR-19986
04/26/07 PC

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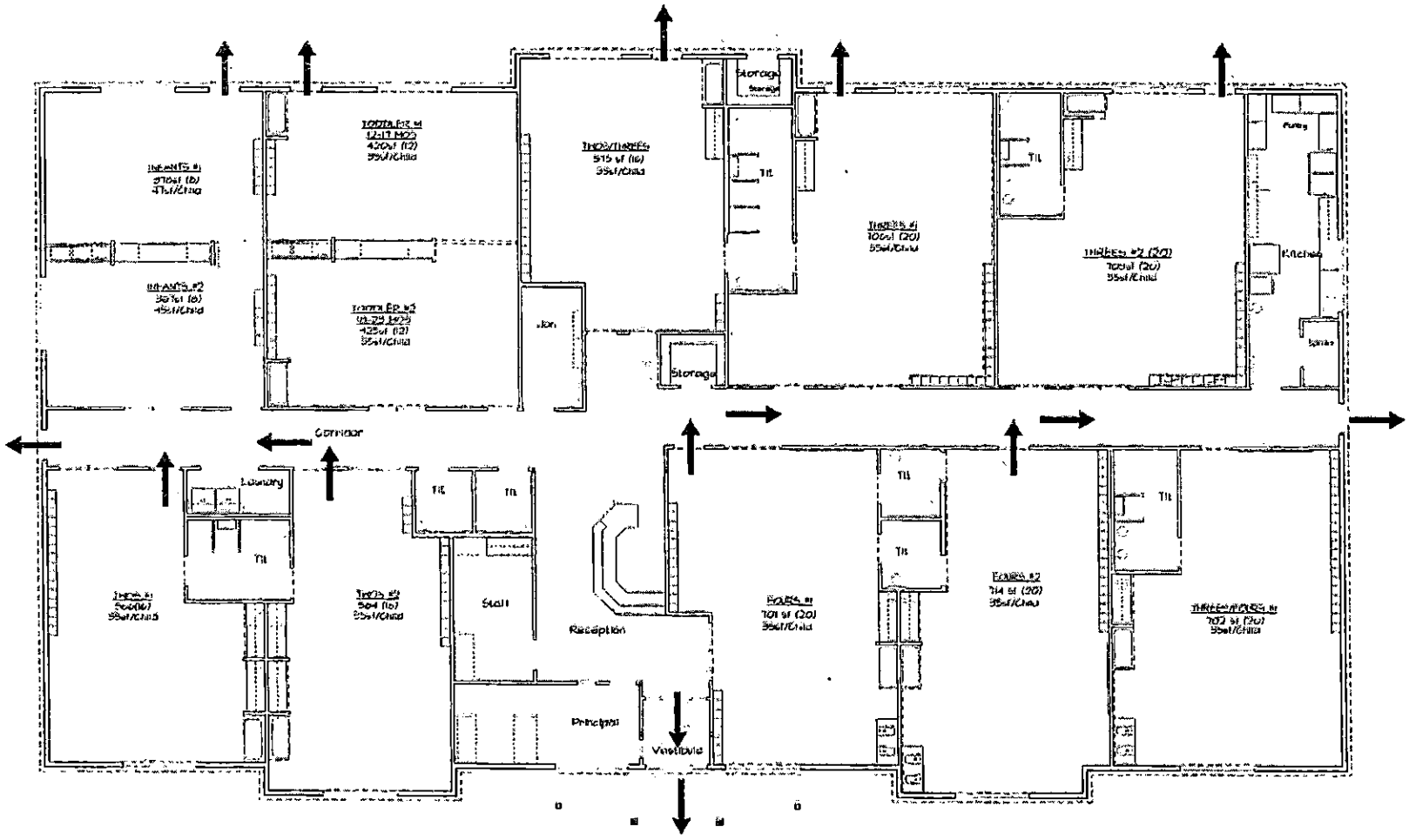

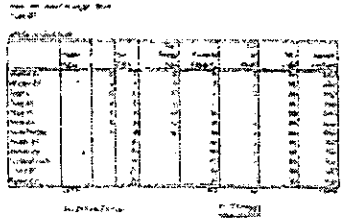

LICENSING & FIRE EGRESS PLAN-NV

SCALE: 3/16"=1'-0"
AREA = 10,890 SF

A New School For:
Nobel Learning Communities, Inc.

NOBEL

Children's Design Group
MARK D. PAVEY A.I.A.
ARCHITECT

MERRYHILL SCHOOLS
SNS WOODS TETON & BUFFALO DRIVE
LAS VEGAS, NEVADA

Drawing Title
LICENSING & FIRE EGRESS PLAN

Drawing Number
A-1.4

SDR-19986
04/26/07 PC

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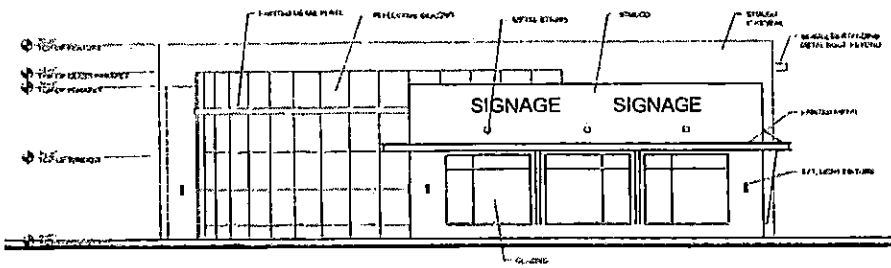
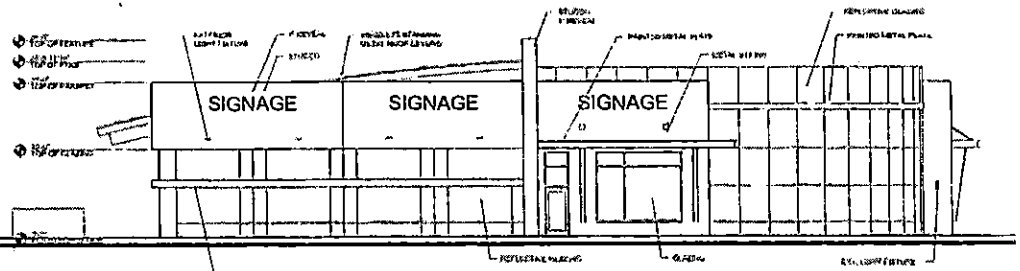
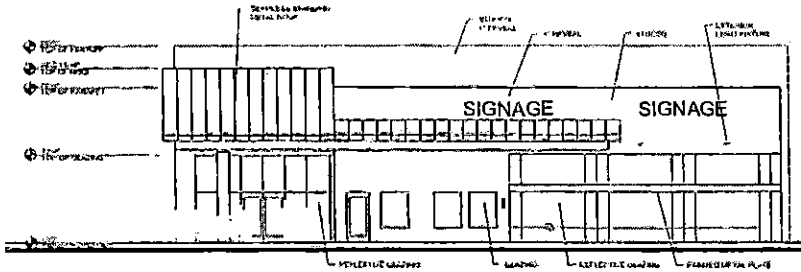


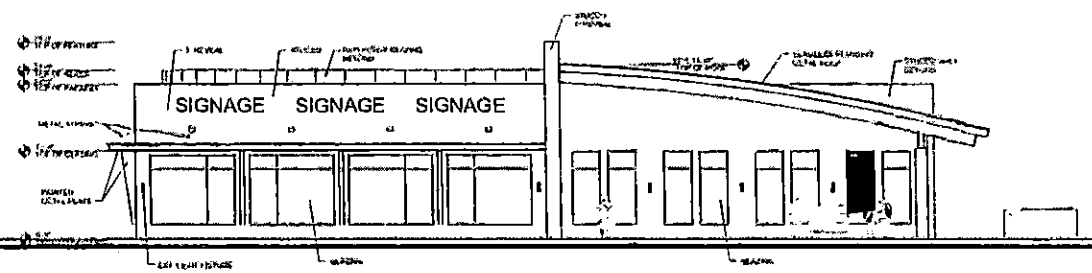
OFFICE BUILDING NORTH ELEVATION
1/8" = 1'-0"



OFFICE BUILDING EAST ELEVATION
1/8" = 1'-0"



OFFICE BUILDING SOUTH ELEVATION
1/8" = 1'-0"



OFFICE BUILDING WEST ELEVATION
1/8" = 1'-0"

A 2.0 ELEVATIONS-OFFICE

OFFICE BUILDING ELEVATIONS

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

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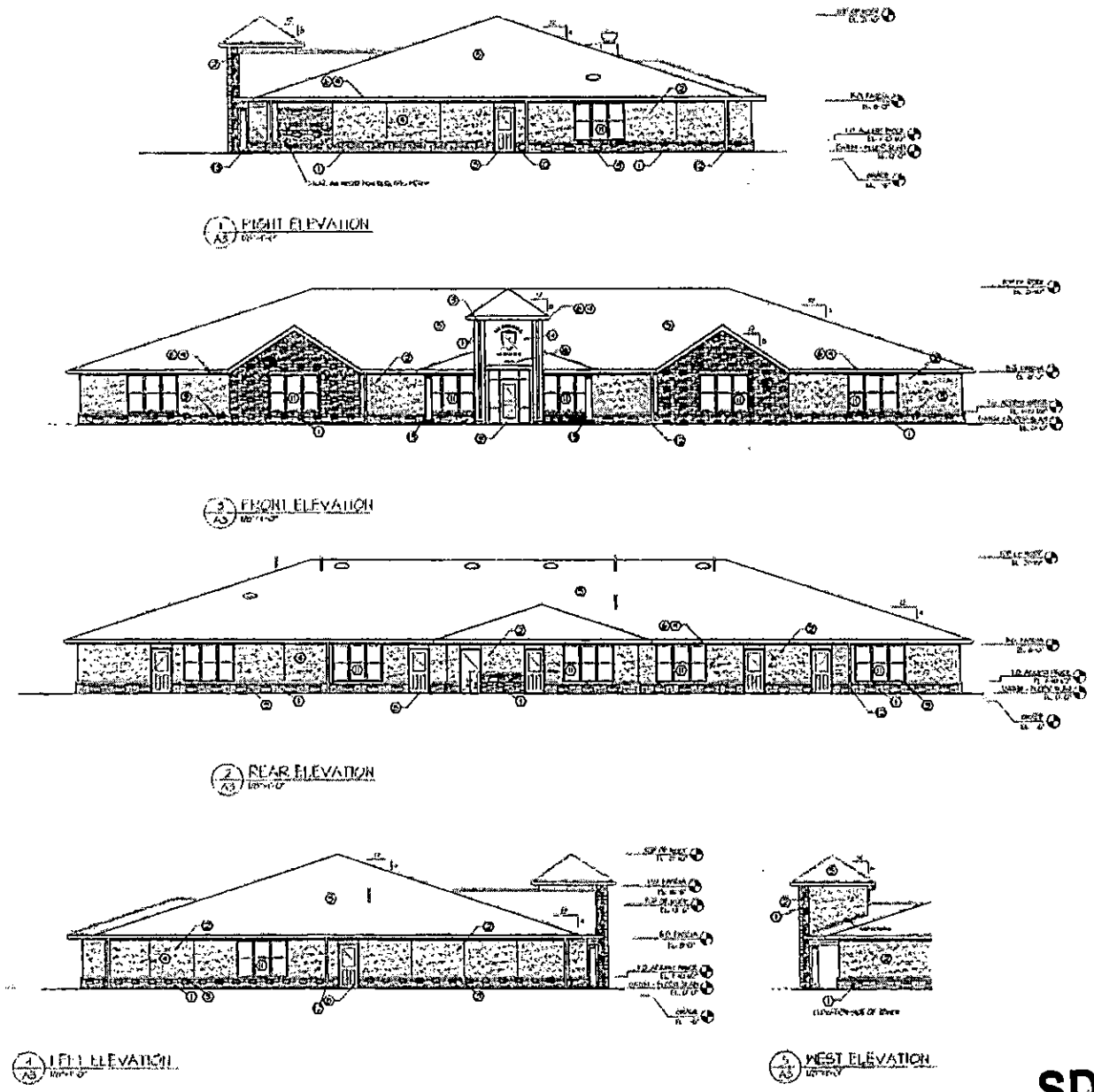

MATERIALS KEY

A New School For:
Nobel Learning Communities, Inc.

NOBEL

Children's Design Group
MARK D. PANEY A.I.A.
ARCHITECT

MERRYHILL SCHOOLS

Drawing Title
EXTERIOR ELEVATIONS

Drawing Number
A-3

SDR-19986
04/26/07 PC

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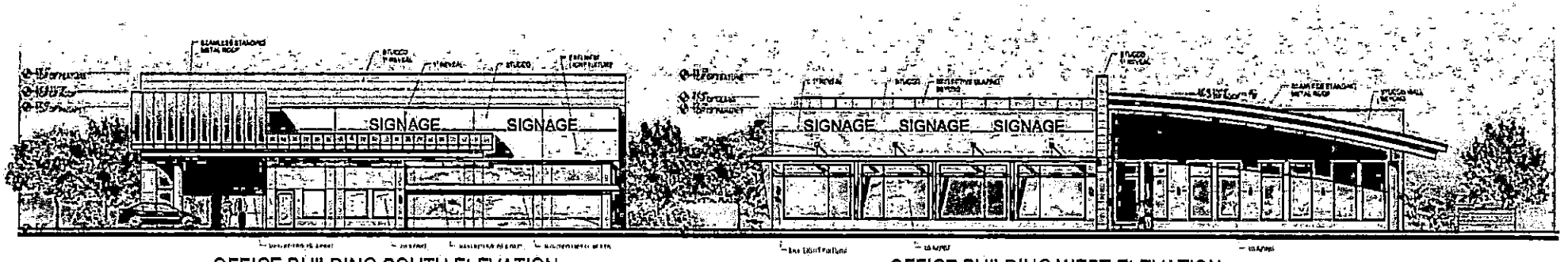
OFFICE BUILDING NORTH ELEVATION
1/8" = 1'-0"

OFFICE BUILDING EAST ELEVATION
1/8" = 1'-0"



OFFICE BUILDING SOUTH ELEVATION
1/8" = 1'-0"

OFFICE BUILDING WEST ELEVATION
1/8" = 1'-0"

OFFICE BUILDING ELEVATIONS

SWC GRAND TETON DR. AND BUFFALO DR.
LAS VEGAS, NEVADA

BENTLEY GROUP

NADEL RETAIL

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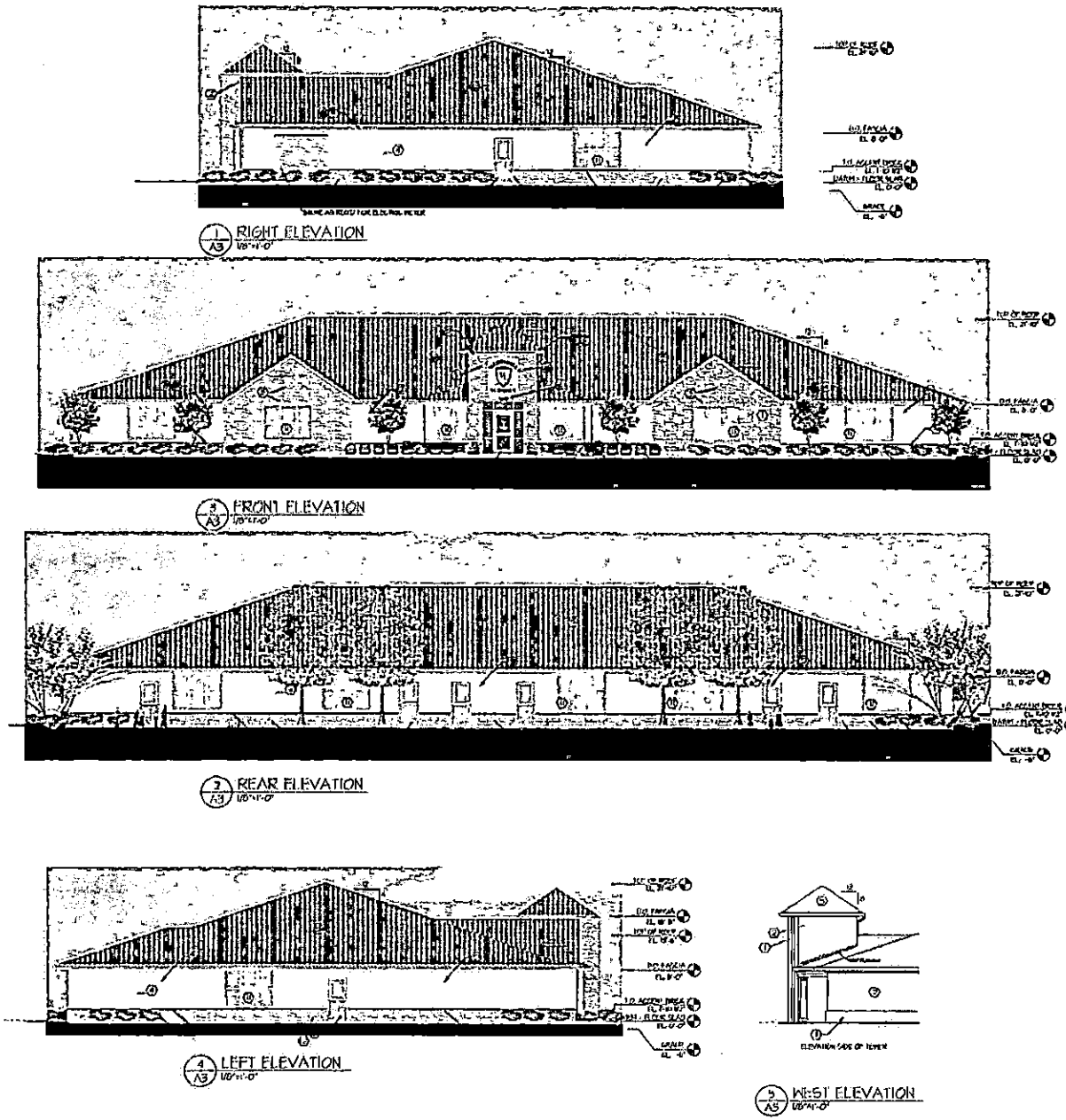

MATERIALS KEY

1. STONE - ROMANA RIDGEFACE ESV-23750
2. 3/4" STUCCO W/ DRIVIT ACRYLIC FINISH ON WOOD FRAMED WALL SHEETS. - DRIVIT COLOR SANDBLAST #13 SAND
3. WOOD ACCENT BAND FRAMES - CLEED ENGINES BLACK DIAMOND TEXTURE VELOUR
4. STUCCO CONTROL JOINT - GALVANIZED
5. TILE ROOF - MATCH EXIST - ONE PIECE "B" SHAPE MONOR LIFETIME - VILLA - RED FLASHED RYBBS
6. STUCCO FASCIA - COLOR - DH 16-107 SANDSTONE
7. METAL COPING - COLOR - DH 16-157 SLATE BLUE
8. DELETED
9. 8" GUTTER - COLOR - DH 16-107 SANDSTONE
10. HELLOW METAL DOOR AND FRAME DH 16-157 SLATE BLUE
11. DOUBLE HUNG VINYL WINDOWS - COLOR - DH 16-157 SLATE BLUE
12. 3"x4" DOWNSPOUT - COLOR - DH 16-107 SANDSTONE
13. 6" DIAMETER ROUND FITTER COLUMN STUCCO SHOOTS W/ INTERIOR ATTACHING DISC PRIORED CAP AND PINWOOD BASE - COLOR TO MATCH STUCCO
14. WALL SIGN - SEE SIGN 4
15. DELETED
16. 8" HIGH METAL NUMBERS FOR STREET ADDRESS, CONTRASTING COLOR LOCATE AS DIRECTED IN THE FIELD

A New School For:
Nobel Learning Communities, Inc.

NOBEL

Children's Design Group
MARK D. FAVEY A.I.A.
ARCHITECT
11 HARKET PLACE
MONTGOMERY, ALABAMA 36113
(334) 265-5050
(334) 265-5074 FAX
pouyaandassoc.net

Site:
MERRYHILL SCHOOLS
SHC GRAND TETON 1
BUFFALO DRIVE
LAS VEGAS, NEVADA

Drawing Title:
EXTERIOR ELEVATIONS

Date: 2/2/01 Drn. HDP Chk. HDP

Drawing Number: A-3

Revisions:

SDR-19986
04/26/07 PC

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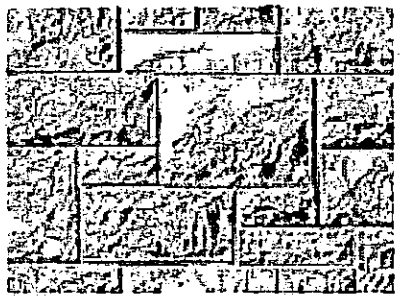
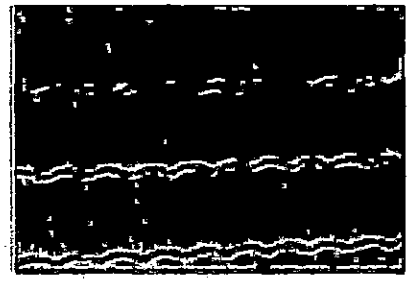


① STONE - ROMANA ROCKFACE CSV-387759

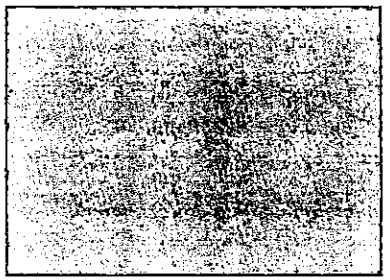
② 3/4" STUCCO W/ DRIVIT ACRYLIC FINISH ON WOOD FRAMED WALL. - STUCCO. - DRYVIT COLOR SANDBLAST #473 SAND

⑬ 10" DIAMETER ROUND FYPON COLUMN #201008 SMOOTH W/ #973382 ATTACHING DISK, #780403 CAP AND #780400 BASE - COLOR TO MATCH STUCCO

③ BRICK ACCENT BAND/ FEATURE - CLOUD CERAMICS TEXTURE: VELOUR BLACK DIAMOND



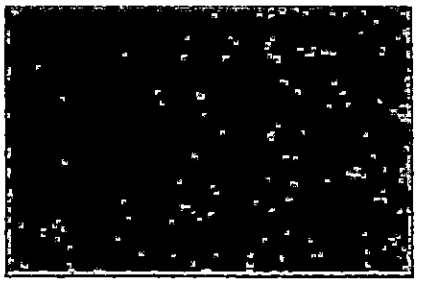
⑤ TILE ROOF - MATCH EXIST - ONE PIECE "S" SHAPE MONIER LIFETILE - VILLA - RED FLASHED #1V1SS7162



⑥ STUCCO FASCIA - COLOR = BM HC-107 _SANDSTONE_

⑨ 6" GUTTER - COLOR = BM HC-107 _SANDSTONE_

⑫ 3"x4" DOWNSPOUT - COLOR = BM HC-107 _SANDSTONE_



⑦ METAL COPING - COLOR = BM HC-152 _SLATE BLUE_

⑩ HOLLOW METAL DOOR AND FRAME BM HC-152 _SLATE BLUE_

⑪ DOUBLE HUNG VINYL WINDOWS - COLOR = BM HC-152 _SLATE BLUE_

A New School For:
Nobel Learning Communities, Inc.

NOBEL

Children's Design Group
MARK D. FAVEY A.I.A.
ARCHITECT

Sheet
MERRYHILL SCHOOLS
ONE GRAND TETON & BUFFALO DRIVE
LAS VEGAS, NEVADA

Drawing Title:
EXTERIOR ELEVATIONS

Date: 2/4/07 Dr'n: MDP Ch'k: MDP

Drawing Number:
COLOR BOARD

Revisions:

SDR-19986
04/26/07 PC

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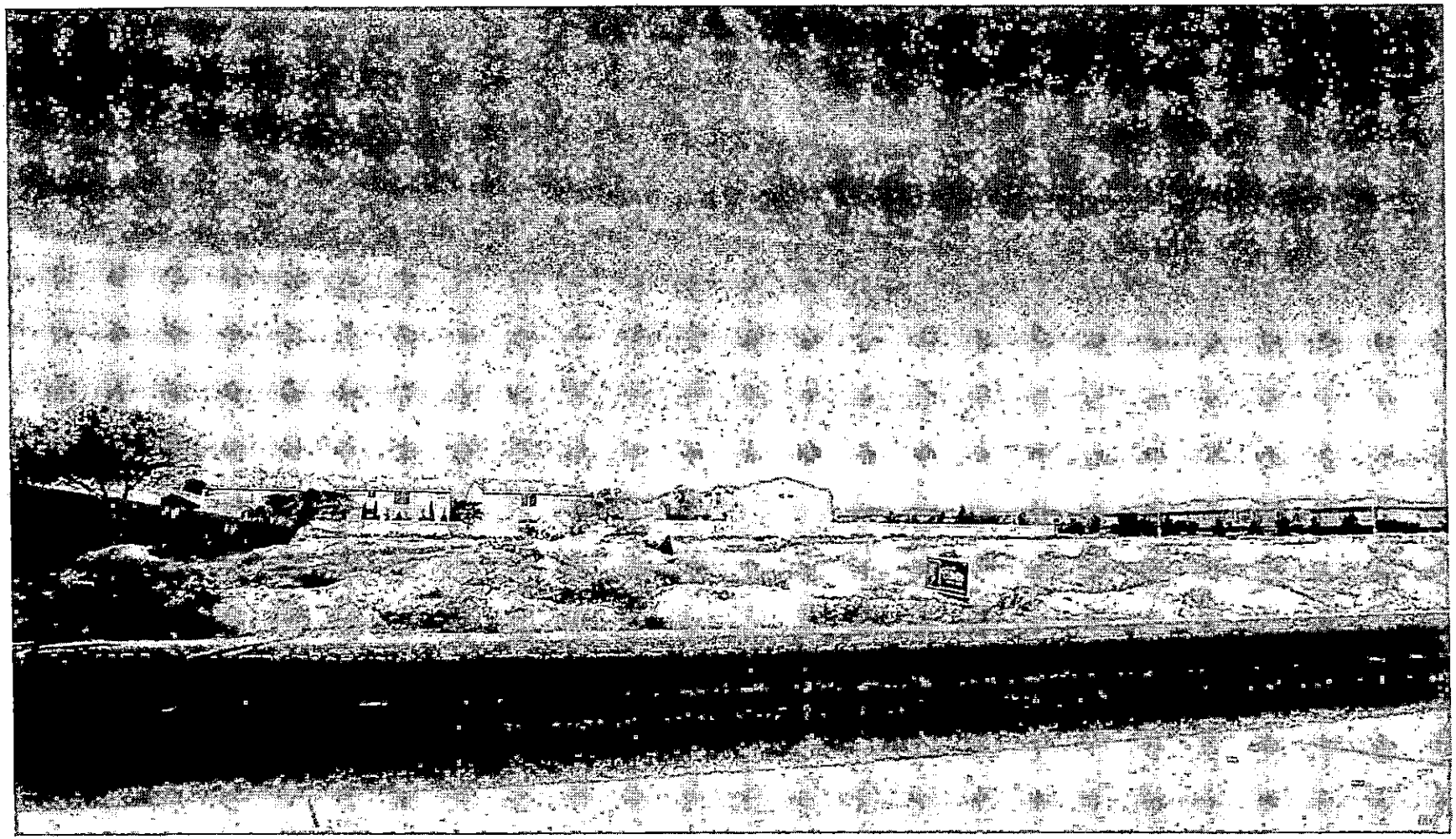
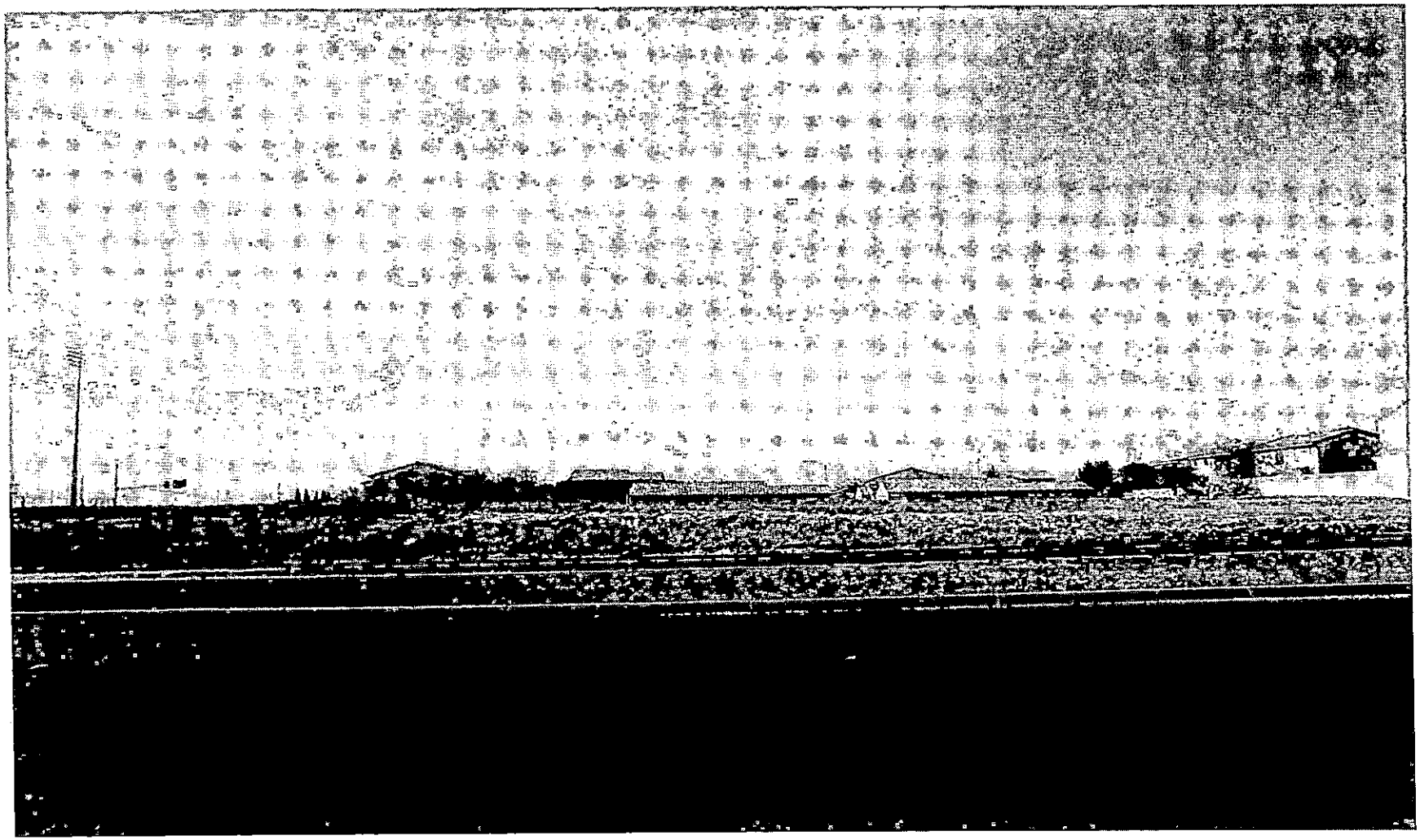


GPA-19992, ZON-19990 & SDR-19986 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC
SOUTHWEST CORNER OF GRAND TETON DRIVE AND BUFFALO DRIVE
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



GPA-19992, ZON-19990 & SDR-19986 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC
SOUTHWEST CORNER OF GRAND TETON DRIVE AND BUFFALO DRIVE
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

February 14, 2007

City of Las Vegas Planning and Development
Development Service Center
731 South Forth Street
Las Vegas, NV 89101

NADEL
RETAIL

Re: SWC Grand Teton Dr. and Buffalo Dr.
APN 125-16-502-002
Land use application

NADEL ARCHITECTS
NEVADA LLP
7130 Dean Martin Drive
Suite 800
Las Vegas, NV 89118

T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

Ladies and Gentlemen:

This letter is to serve as a statement of justification for the design review of the above referenced project.

The site is ± 1.87 acres and is currently zoned U/PCD. We are requesting the property be rezoned to C-1 and a general plan amendment from PCD to SC (service commercial). The property in question is being proposed as a children's daycare facility for 188 children and 22 staff, and a 8,000 sq. ft. office of which 25% could be medical. The proposed development is going to be two (2) buildings with associated parking and landscaping. They are intended to serve the surrounding residential neighborhood.

The proposed development in its entirety will be constructed per City of Las Vegas title 19 Zoning codes. Development should commence upon the approval of this request. In conclusion, the proposed project will provide a pleasing addition to the overall environment of Las Vegas. We respectfully request that this application be approved as soon as possible to allow the proposed project to progress forward.

Respectfully,
NADEL ARCHITECTS NEVADA LLP

R Hutchens

Ronald J. Hutchens
Project Manager / Senior Designer

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FEB 16 2007

SDR-19986
04/26/07 PC

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

GPA-20448 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: GC (GENERAL COMMERCIAL) on 2.06 acres on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), Ward 6 (Ross)

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda – Table request for Items 26-29 by Greater Nevada Planning, Inc.

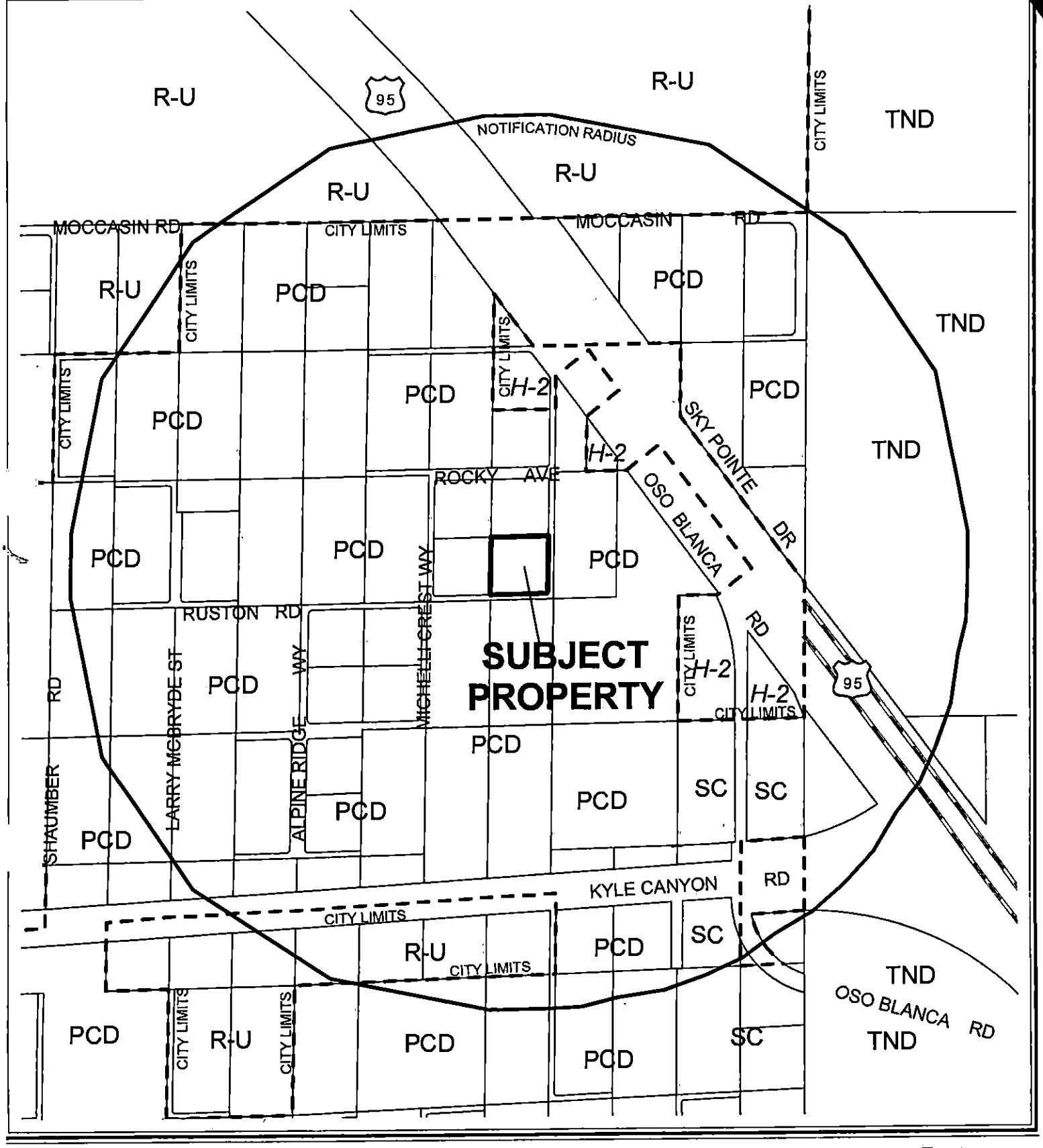
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Items 26-29 were requested by the applicant to be tabled.

(6:02 – 6:08)

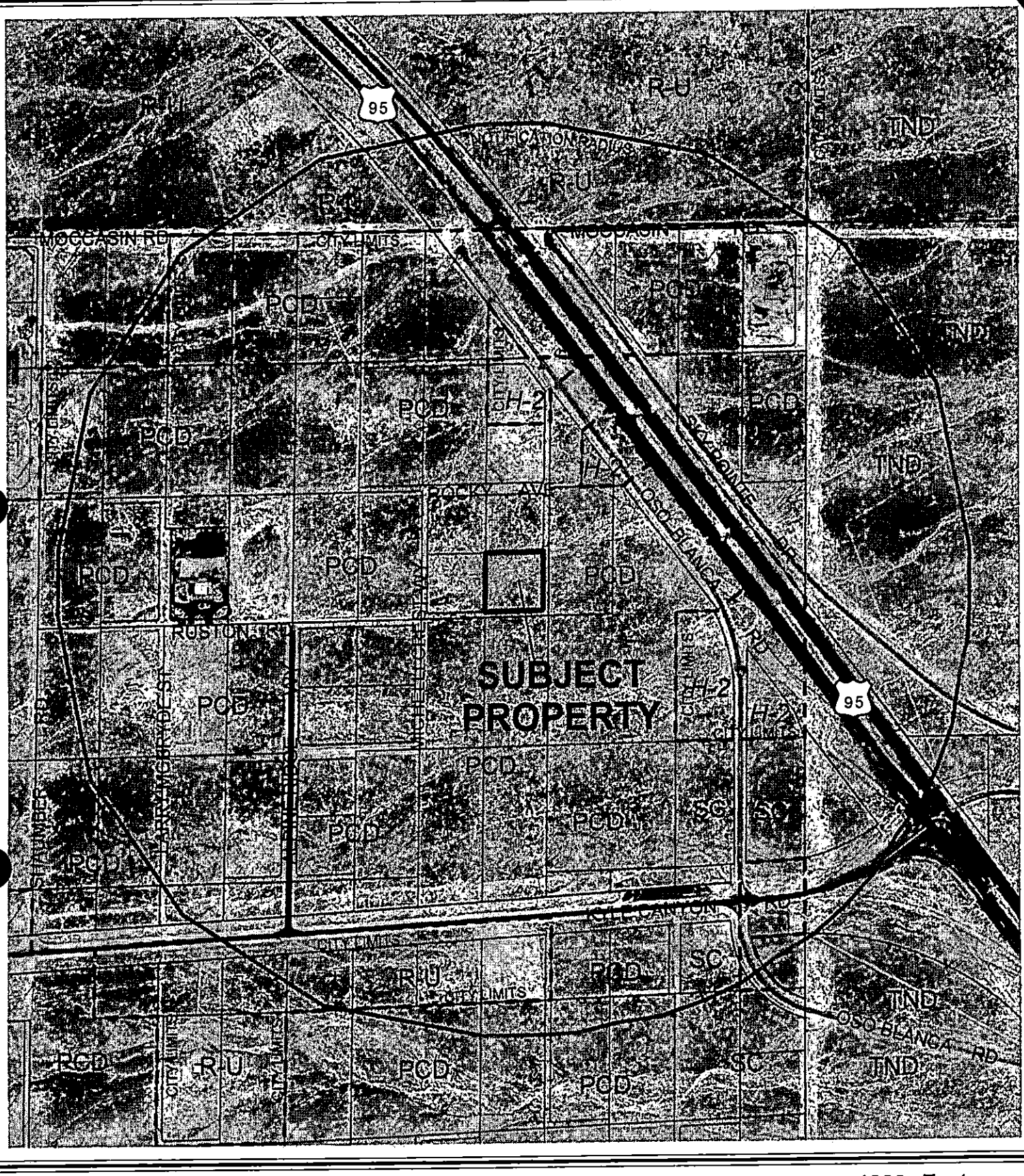


CASE: **GPA-20448**

RADIUS: 2250 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)



0 500 1000 Feet

CASE: **GPA-20448**

RADIUS: 2250 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20448 - APPLICANT/OWNER: MLDDSK, LLC

APPLICANT REQUESTS THIS ITEM BE TABLED

JA

GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

April 18, 2007

Re: GPA-20448; ZON-20449; SUP-20450 & SDR-20451

Dear Linda Hartman Maynard,

The property owner would like to hold these items indefinitely due to the other Master Plan considerations in the area. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant
Greater Nevada Planning, Inc.

2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2120
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20448** APN: 126-01-601-006

Name of Property Owner: MLDDSK LLC.

Name of Applicant: _____

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

_____ Yes ___✓___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Susan Hunt-Kingwell

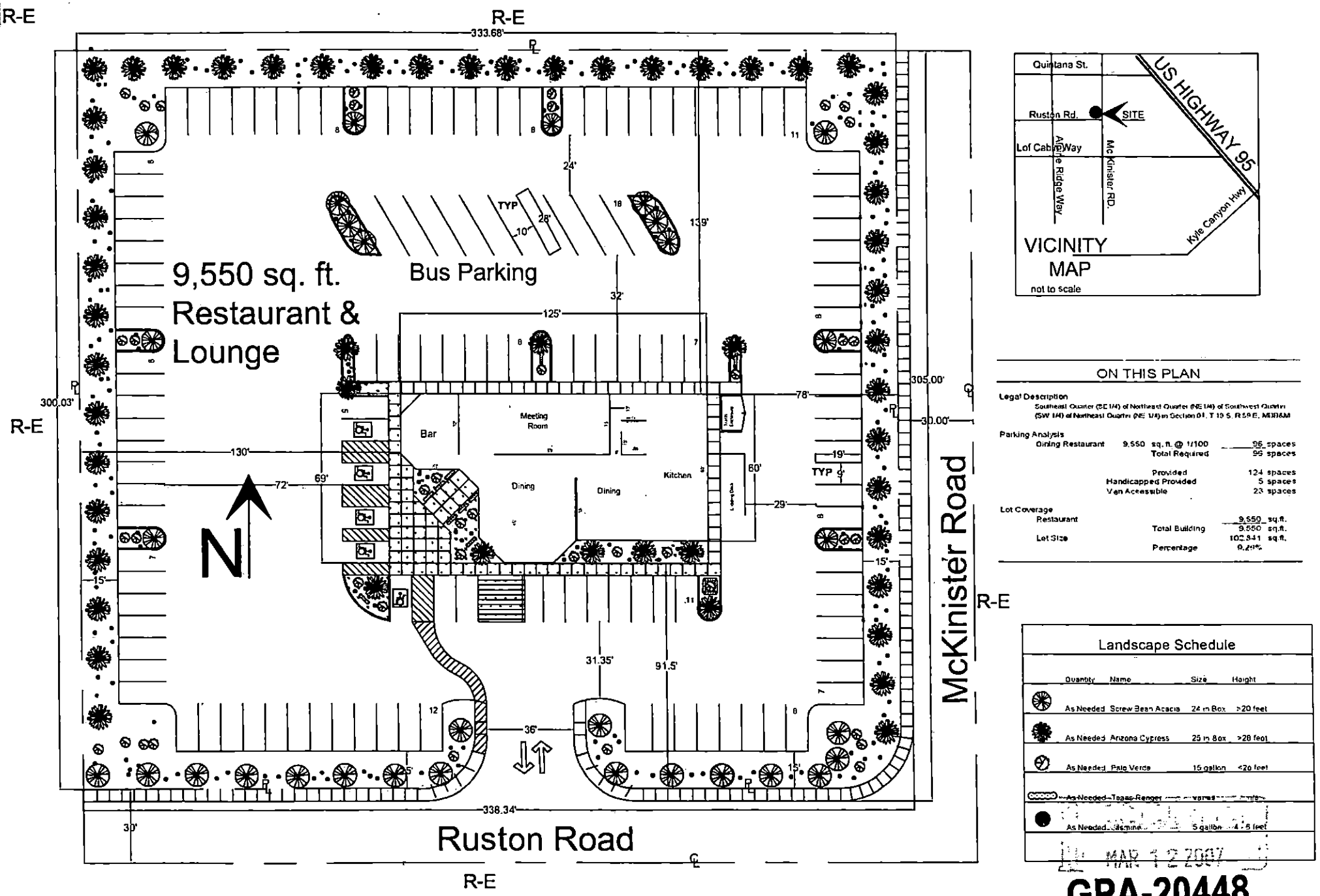
Subscribed and sworn before me

This 12TH day of MARCH, 2007

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D. A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct. 26, 2010

RECEIVED
MAR 12 2007



ON THIS PLAN

Legal Description

Southeast Quarter (SE 1/4) of Northeast Quarter (NE 1/4) of Southwest Quarter (SW 1/4) of Northeast Quarter (NE 1/4) in Section 01, T 19 S, R 59 E, MDB&M

Parking Analysis

Dining Restaurant	9,550 sq. ft. @ 1/100		96 spaces
		Total Required	96 spaces
		Provided	124 spaces
		Handicapped Provided	5 spaces
		Van Accessible	23 spaces

Lot Coverage

Restaurant		9,550 sq.ft.
	Total Building	9,550 sq.ft.
Lot Size		102,841 sq.ft.
	Percentage	9.29%

Landscape Schedule

Quantity	Name	Size	Height
As Needed	Screw Bean Acacia	24 in Box	>20 feet
As Needed	Arizona Cypress	25 in Box	>28 feet
As Needed	Palo Verde	15 gallon	<20 feet
As Needed	Texas Ranger	varies	varies
As Needed	Jasmine	5 gallon	4 - 5 feet

RECEIVED
MAR 12 2007

GPA-20448
04/26/07 PC

GREATER
NEVADA
PLANNING
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Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

December 29, 2006

City of Las Vegas
Planning and Development Department
731 4th Street
Las Vegas, NV 89121

Subject: Application for --- General Plan Amendment, Special Use Permit, Rezoning & Design Review

APN: 126-01-601-006
Property located at Rustan Rd. and McKinister

Compelling Justification:

1. This new PCD area mainly being developed by Focus 2000, has incorporated a master plan to develop this area at somewhat of a self standing community. It is our intent to further embellish this plan in a very minor way by adding this neighborhood restaurant and lounge to serve the immediate surrounding area.

2. The plan here is to develop a 9,500 sq. ft commercial restaurant and lounge. This wood frame and stucco themed establishment will contain two dining areas, a lounge and community meeting room. Sanddog Dave's is based on the original Australian restaurant that serves many a traveler in the outback of that country.

3. Due to the PCD in this area, such items as roads, schools and parks, fire employee facilities and public utilities will in no way be adversely affected.

4. We therefore are respectfully applying for a general plan amendment to general commercial to allow for a zone change to C-2 and a use permit for a tavern, to serve liquor and provide gaming.

If you have any further question please do not hesitate to call #596-7400. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant

RECEIVED
MAR 12 2007
GPA-20448
04/26/07 PC

2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2120
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

April 18, 2007

Re: GPA-20448; ZON-20449; SUP-20450 & SDR-20451

Dear Linda Hartman Maynard,

The property owner would like to hold these items indefinitely due to the other Master Plan considerations in the area. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant
Greater Nevada Planning, Inc.

2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2128
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

Submitted after final agenda
Date 4/26/07 Item # 26-29

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

ZON-20449 - REZONING RELATED TO GPA-20448 - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 2.06 acres on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), Ward 6 (Ross).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

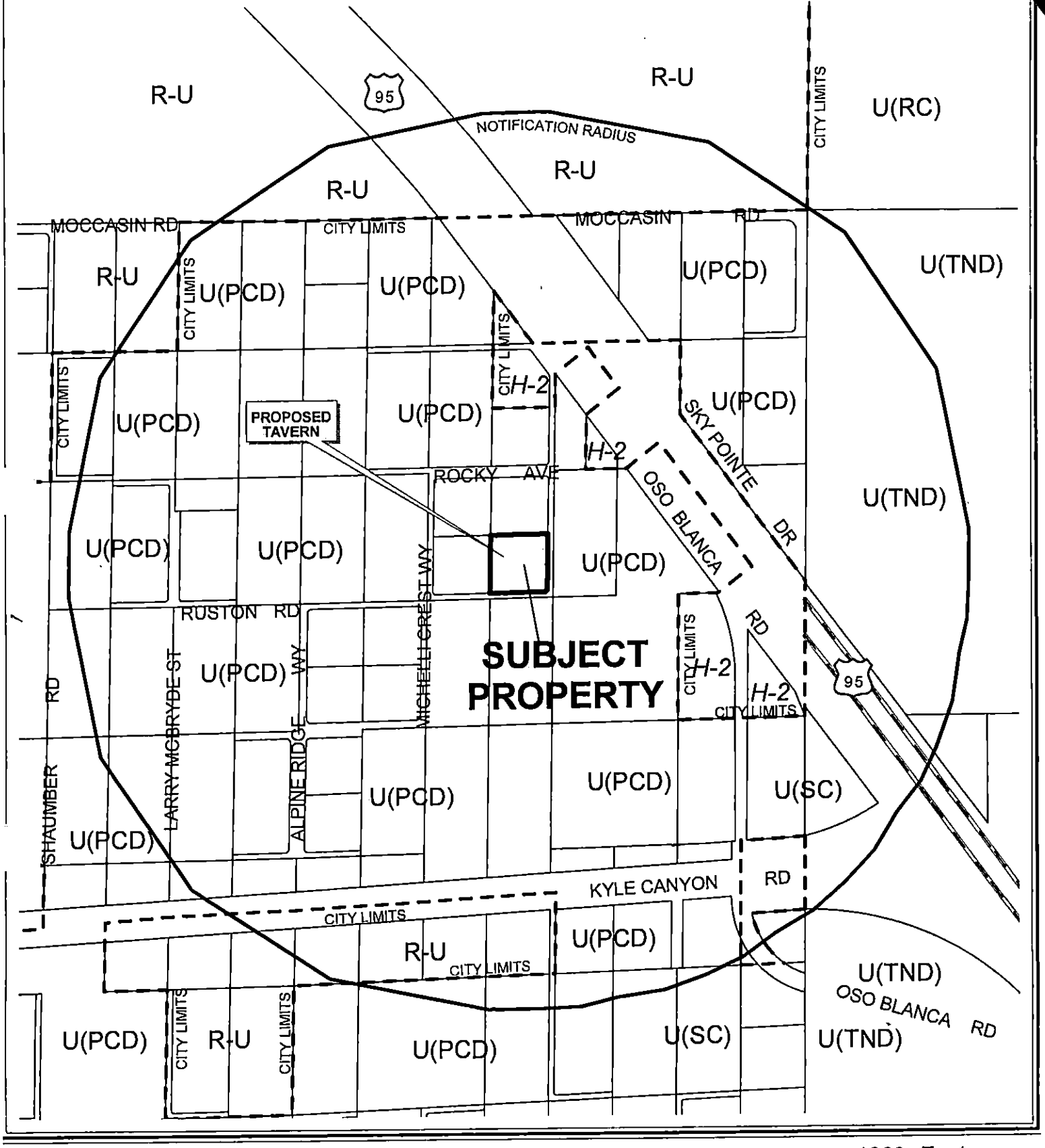
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

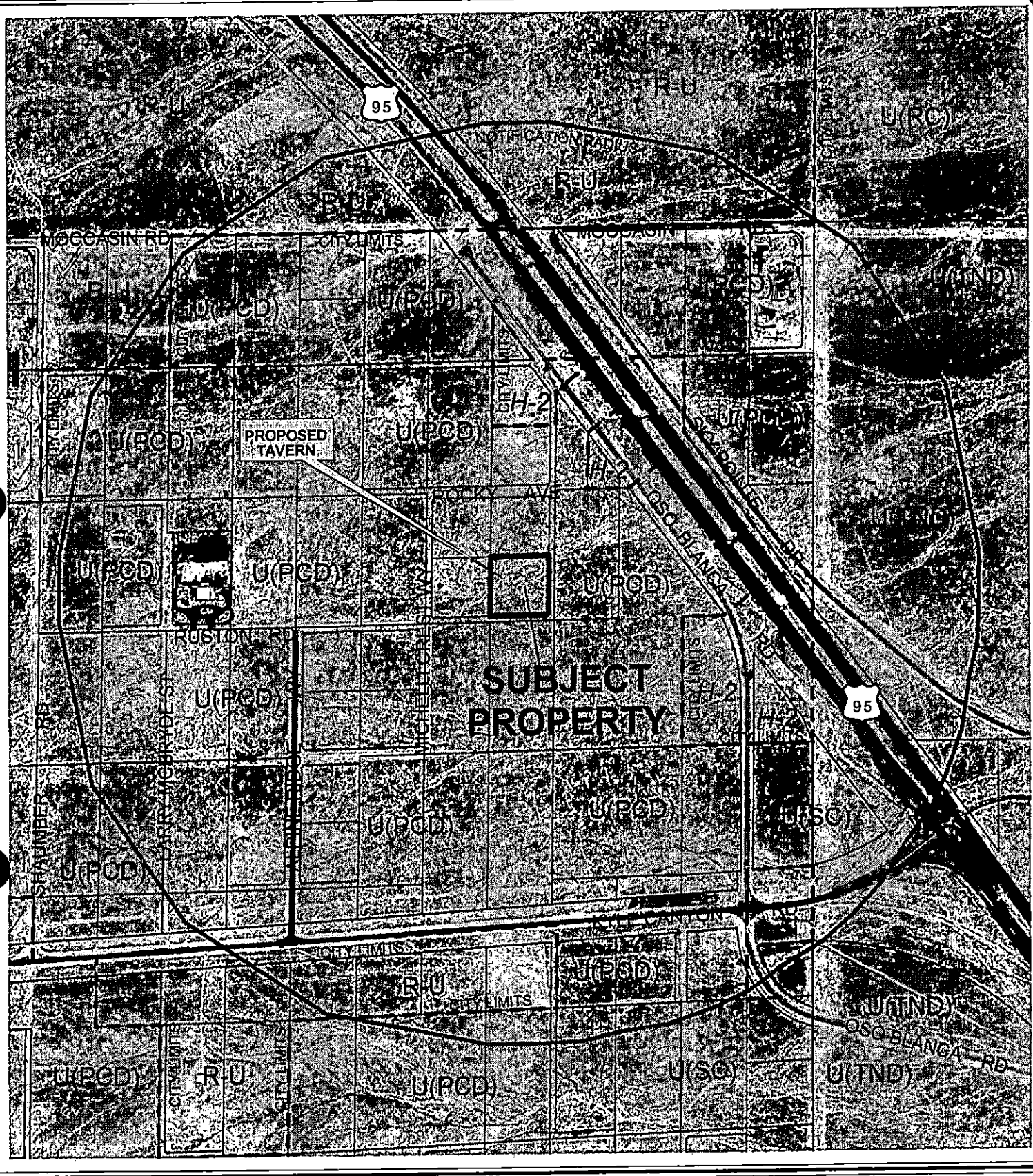
MINUTES:

Items 26-29 were requested by the applicant to be tabled.

(6:02-6:08)



CASE: **ZON-20449**
RADIUS: 2250 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL LAND USE DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)



0 500 1000 Feet

CASE: **ZON-20449**

RADIUS: 2250 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20449 - APPLICANT/OWNER: MLDDSK, LLC

APPLICANT REQUESTS THIS ITEM BE TABLED

JA

GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

April 18, 2007

Re: GPA-20448; ZON-20449; SUP-20450 & SDR-20451

Dear Linda Hartman Maynard,

The property owner would like to hold these items indefinitely due to the other Master Plan considerations in the area. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant
Greater Nevada Planning, Inc.

2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2120
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20449** APN: 126-01-601-006

Name of Property Owner: MLDDSK LLC

Name of Applicant: _____

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

_____ Yes ____X____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steven Hunt Ingwell

Subscribed and sworn before me

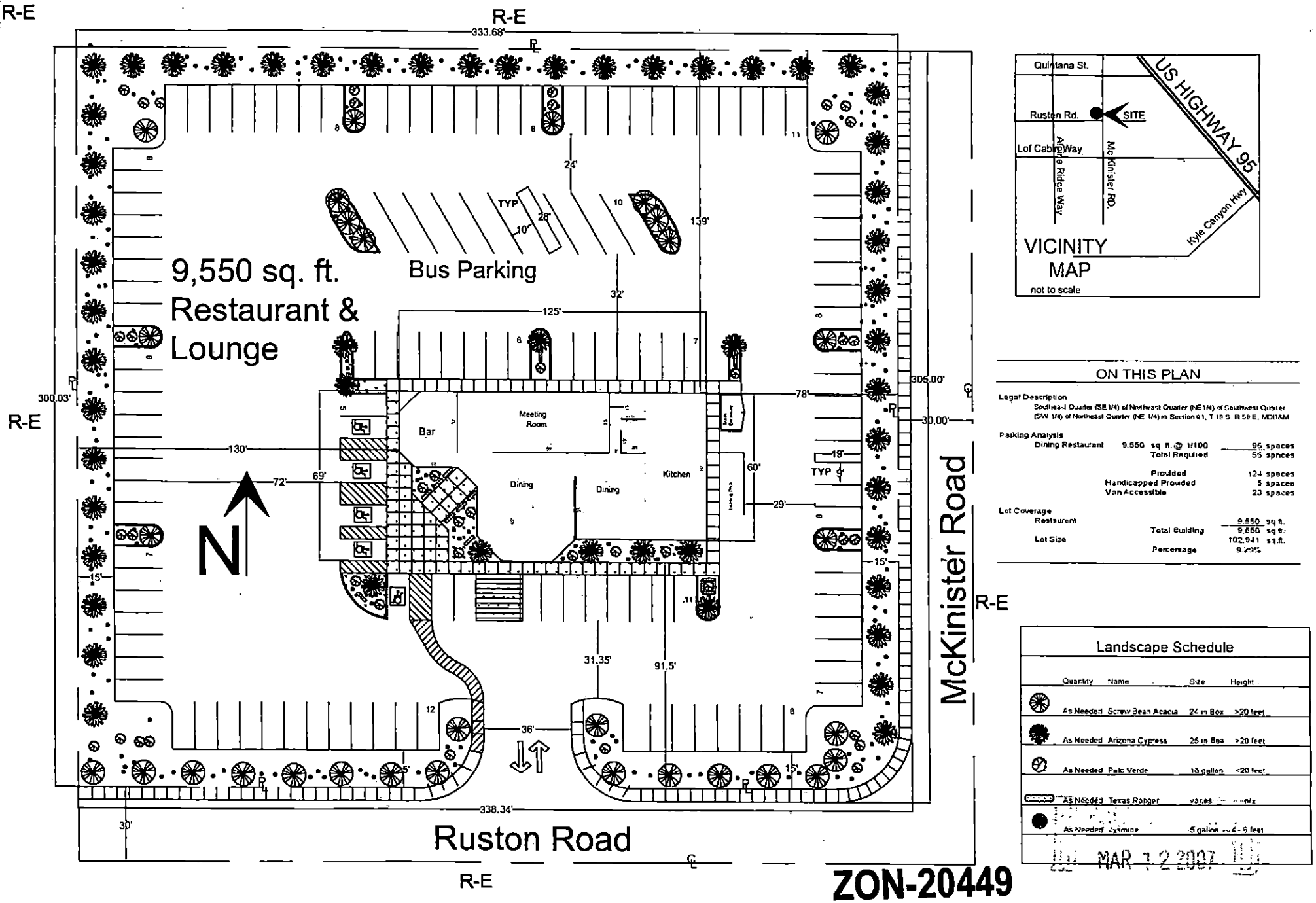
This 12TH day of MARCH, 2007

_____

Notary Public in and for ~~said County and State~~

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D. A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct. 26, 2010

MAR 12 2007



ON THIS PLAN

Legal Description

Southeast Quarter (SE 1/4) of Northeast Quarter (NE1/4) of Southwest Quarter (SW 1/4) of Northeast Quarter (NE 1/4) in Section 01, T 18 S, R 59 E, MDB&M

Parking Analysis

Dining Restaurant	9,550 sq ft @ 1/100	96 spaces
	Total Required	96 spaces
	Provided	124 spaces
	Handicapped Provided	5 spaces
	Van Accessible	23 spaces

Lot Coverage

Restaurant		9,550 sq.ft.
	Total Building	9,550 sq.ft.
Lot Size		102,941 sq.ft.
	Percentage	9.28%

Landscape Schedule

Quantity	Name	Size	Height
As Needed	Screw Bean Acacia	24 in Box	>20 feet
As Needed	Arizona Cypress	25 in Box	>20 feet
As Needed	Palo Verde	15 gallon	<20 feet
As Needed	Texas Ranger	varies	n/a
As Needed	Oleander	5 gallon	4 - 6 feet

RECEIVED MAR 12 2007

ZON-20449
04/26/07 PC

GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
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- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

December 29, 2006

City of Las Vegas
Planning and Development Department
731 4th Street
Las Vegas, NV 89121

Subject: Application for --- General Plan Amendment, Special Use Permit, Rezoning & Design Review

APN: 126-01-601-006
Property located at Rustan Rd. and McKinister

Compelling Justification:

1. This new PCD area mainly being developed by Focus 2000, has incorporated a master plan to develop this area at somewhat of a self standing community. It is our intent to further embellish this plan in a very minor way by adding this neighborhood restaurant and lounge to serve the immediate surrounding area.

2. The plan here is to develop a 9,500 sq. ft commercial restaurant and lounge. This wood frame and stucco themed establishment will contain two dining areas, a lounge and community meeting room. Sanddog Dave's is based on the original Australian restaurant that serves many a traveler in the outback of that country.

3. Due to the PCD in this area, such items as roads, schools and parks, fire employee facilities and public utilities will in no way be adversely affected.

4. We therefore are respectfully applying for a general plan amendment to general commercial to allow for a zone change to C-2 and a use permit for a tavern, to serve liquor and provide gaming.

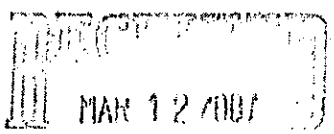
If you have any further question please do not hesitate to call #596-7400. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant

ZON-20449
04/26/07 PC



2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2120
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SUP-20450 - SPECIAL USE PERMIT RELATED TO GPA-20448 AND ZON-20449 - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

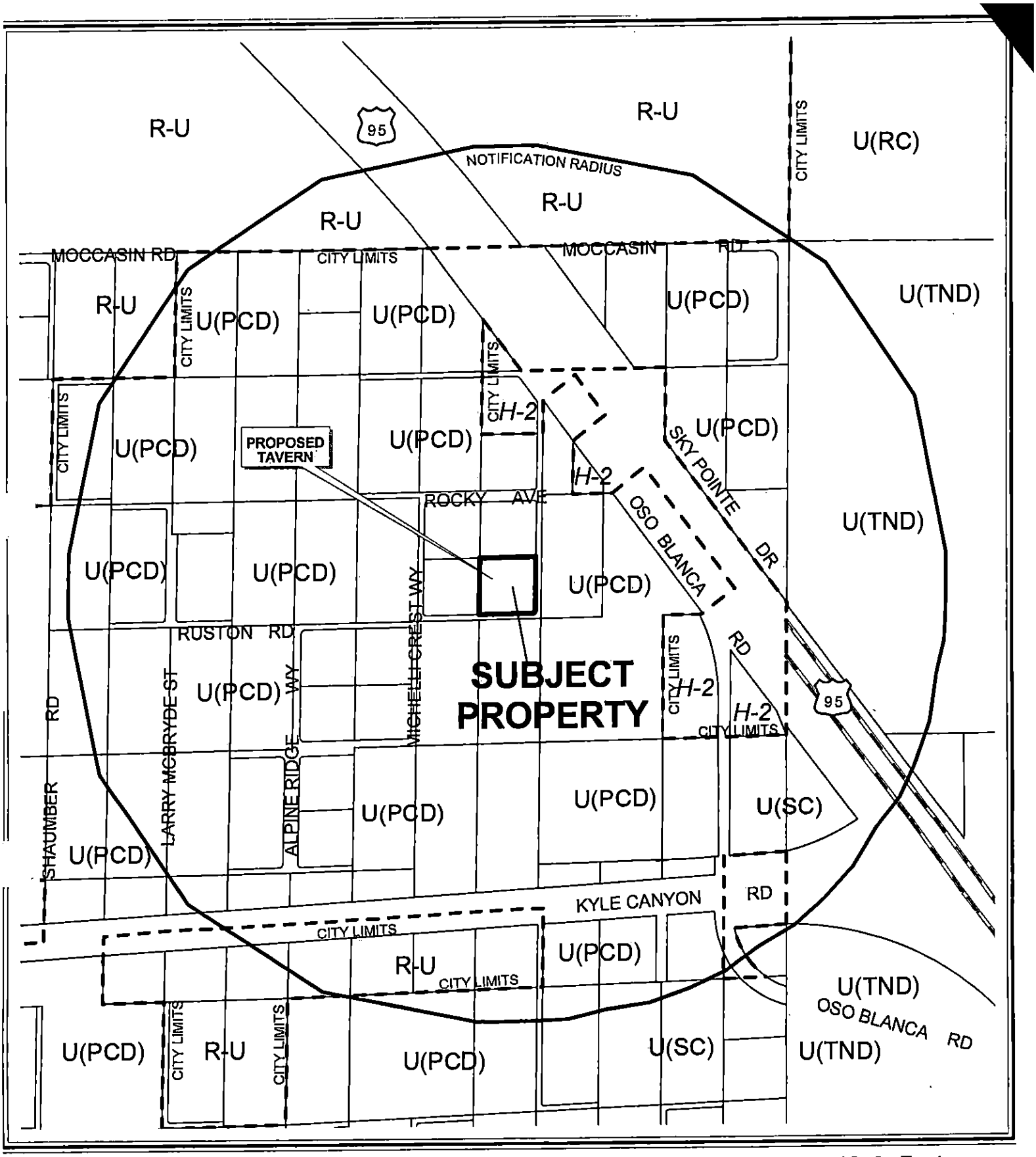
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Items 26-29 were requested by the applicant to be tabled.

(6:02-6:08)



CASE: **SUP-20450**
RADIUS: 2250 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL LAND USE DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20450 - APPLICANT/OWNER: MLDDSK, LLC

APPLICANT REQUESTS THIS ITEM BE TABLED

JA

GREATER NEVADA PLANNING INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

April 18, 2007

Re: GPA-20448; ZON-20449; SUP-20450 & SDR-20451

Dear Linda Hartman Maynard,

The property owner would like to hold these items indefinitely due to the other Master Plan considerations in the area. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant
Greater Nevada Planning, Inc.

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tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

28

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20450** APN: 126-01-601-006

Name of Property Owner: MLDDSK LLC

Name of Applicant: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Susan Hunt Kryquell

Subscribed and sworn before me

This 12TH day of MARCH, 2007

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D. A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct. 26, 2010

RECEIVED
MAR 12 2007

Revised 12-03-04

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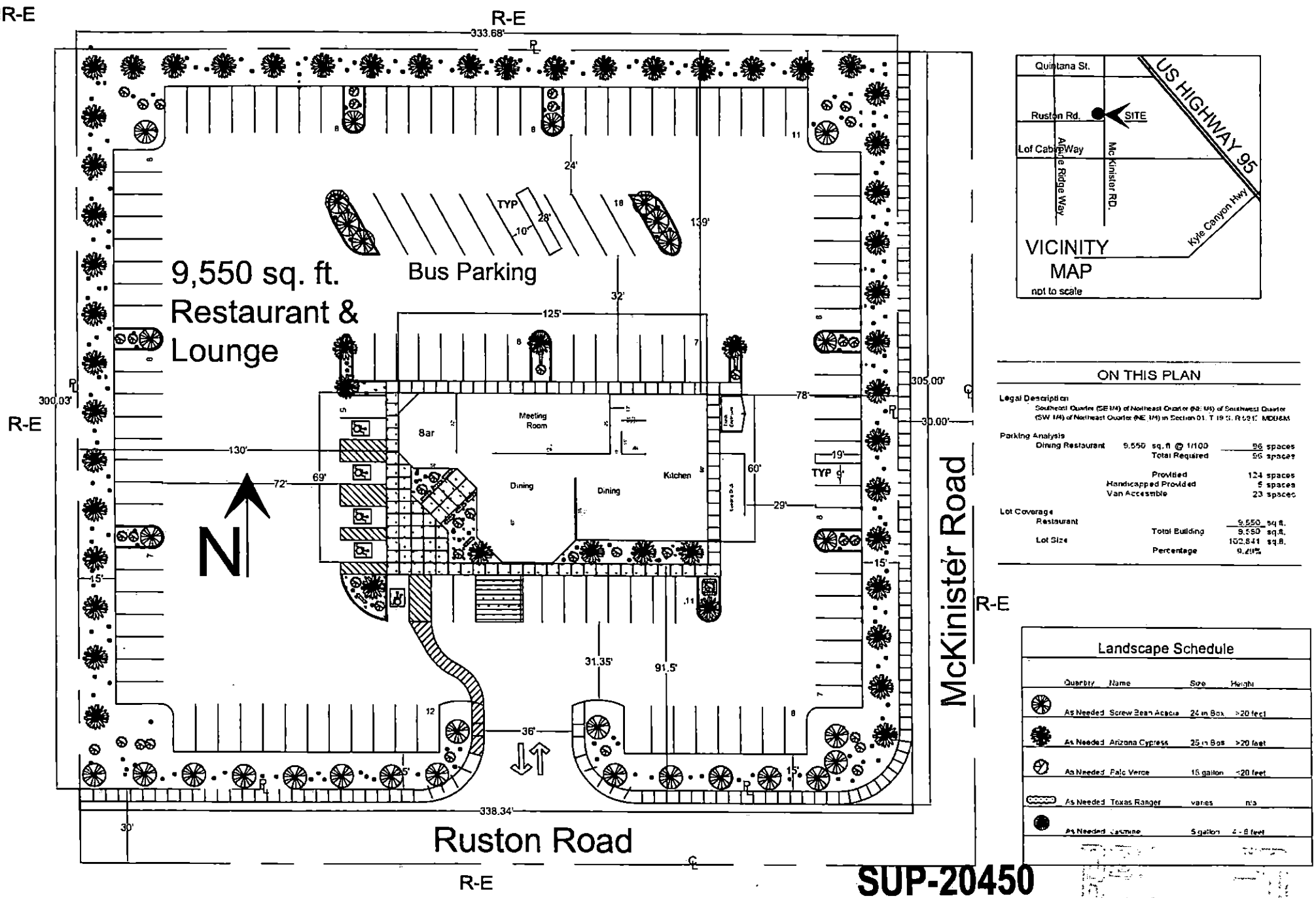

ON THIS PLAN

Legal Description

Southeast Quarter (SE 1/4) of Northeast Quarter (NE 1/4) of Southwest Quarter (SW 1/4) of Northeast Quarter (NE 1/4) in Section 01, T 19 S, R 61E, MDB&M

Parking Analysis

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	Van Accessible	23	spaces

Lot Coverage

Restaurant		9,550	sq ft.
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Lot Size		102,841	sq.ft.
	Percentage	9.28%	

Landscape Schedule

Quantity	Name	Size	Height
As Needed	Screw Bean Acacia	24 in Box	>20 feet
As Needed	Arizona Cypress	25 in Box	>20 feet
As Needed	Palo Verde	15 gallon	<20 feet
As Needed	Texas Ranger	varies	n/a
As Needed	Jasmine	5 gallon	4 - 8 feet

SUP-20450
04/26/07 PC

MAR 12 2007

GREATER
NEVADA
PLANNING
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Land Use Consultants

- Zoning, Planning, Building & Land Use
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- Development Services

December 29, 2006

City of Las Vegas
Planning and Development Department
731 4th Street
Las Vegas, NV 89121

Subject: Application for --- General Plan Amendment, Special Use Permit, Rezoning & Design Review

APN: 126-01-601-006
Property located at Rustan Rd. and McKinister

Compelling Justification:

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If you have any further question please do not hesitate to call #596-7400. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant

SUP-20450
04/26/07 PC

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MAR 12 2007

2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2120
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City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SDR-20451 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20448, ZON-20449 AND SUP-20450 - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC - Request for a Site Development Pan Review FOR A PROPOSED 9,550 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.06 acres on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **TABLED.**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

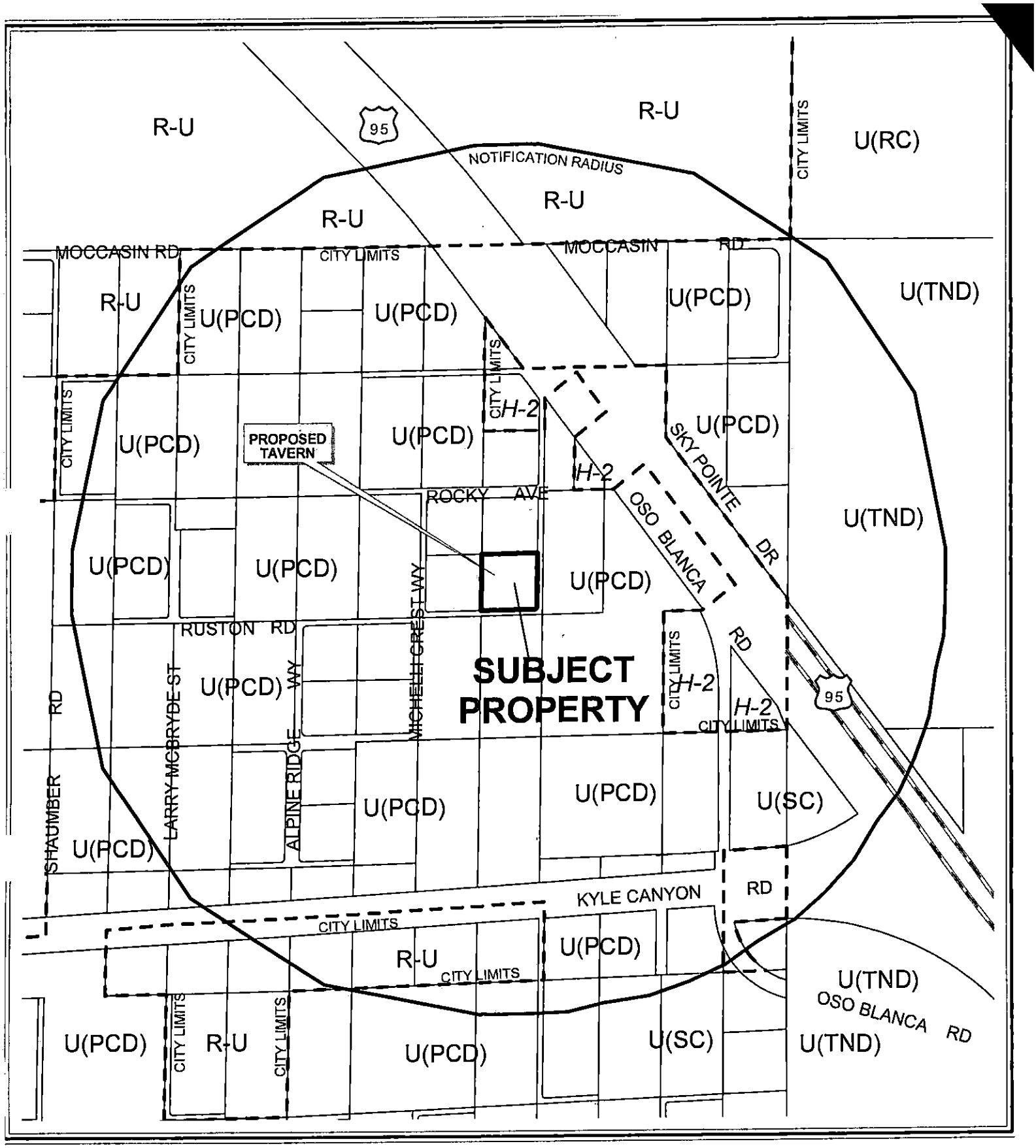
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Items 26-29 were requested by the applicant to be tabled.

(6:02-6:08)



CASE: **SDR-20451**
RADIUS: 2250 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL LAND USE DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20451 - APPLICANT/OWNER: MLDDSK, LLC

APPLICANT REQUESTS THIS ITEM BE TABLED

JA

GREATER NEVADA PLANNING INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
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- Business, Gaming & Liquor Licensing
- Development Services

April 18, 2007

Re: GPA-20448; ZON-20449; SUP-20450 & SDR-20451

Dear Linda Hartman Maynard,

The property owner would like to hold these items indefinitely due to the other Master Plan considerations in the area. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant
Greater Nevada Planning, Inc.

2756 N. Green Valley Pkwy, Suite 177. Henderson, Nevada 89014-2120
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20451** APN: 126-01-601-006

Name of Property Owner: MLDDSK LLC

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Susan Hunt-Kingwell

Subscribed and sworn before me

This 12TH day of MARCH, 2007

_____

Notary Public in and for ~~said County and State~~

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
D. A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct. 26, 2010

RECEIVED
MAR 12 2007
PLANNING

Revised 12-03-04

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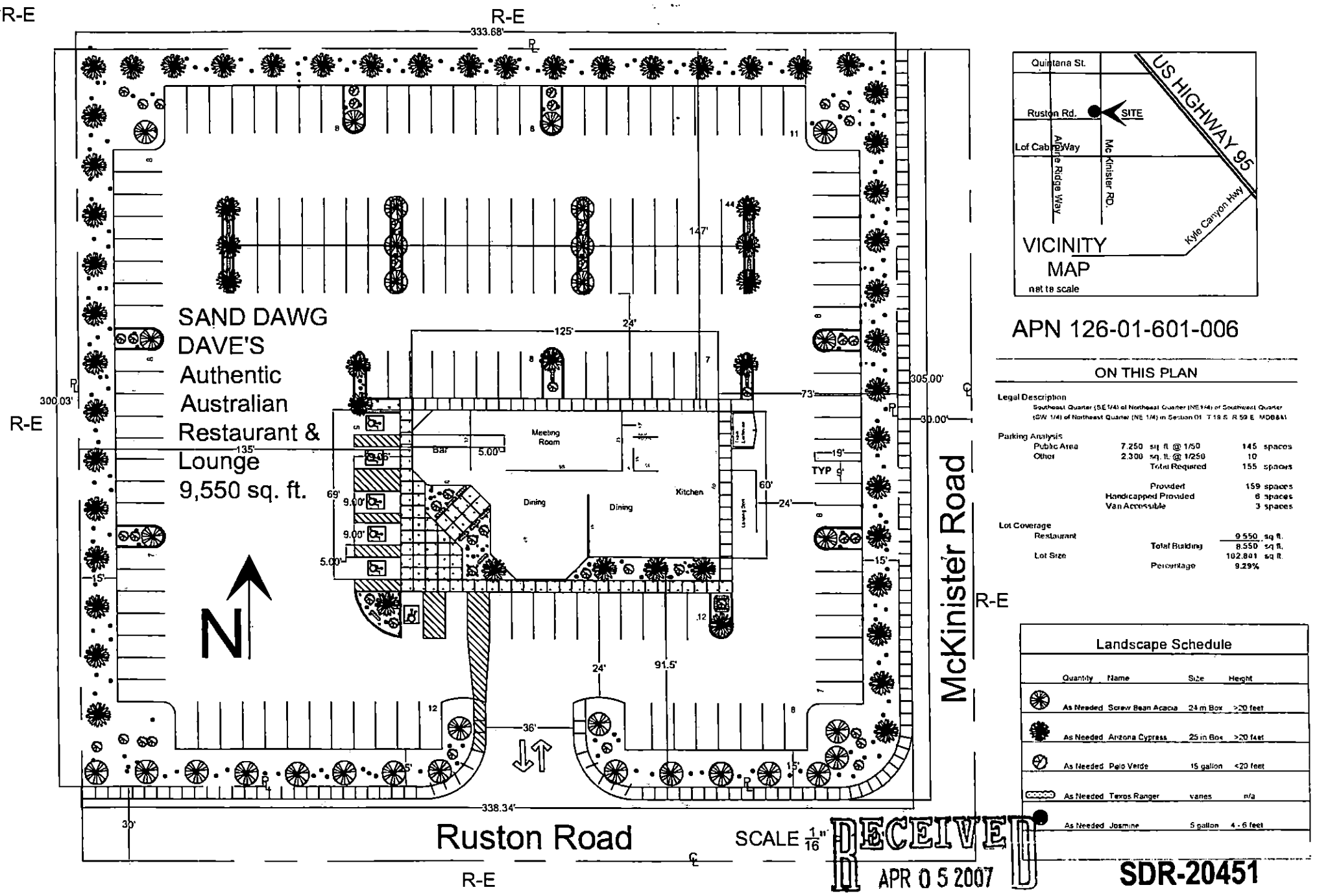

APN 126-01-601-006

ON THIS PLAN

Legal Description

Southeast Quarter (SE 1/4) of Northeast Quarter (NE 1/4) of Southeast Quarter (SW 1/4) of Northeast Quarter (NE 1/4) in Section 01 T 19 S R 59 E MDB&M

Parking Analysis

Public Area	7,250	sq. ft. @ 1/50	145 spaces
Other	2,300	sq. ft. @ 1/250	10
		Total Required	155 spaces
		Provided	159 spaces
		Handicapped Provided	6 spaces
		Van Accessible	3 spaces

Lot Coverage

Restaurant		9,550 sq. ft.
	Total Building	9,550 sq. ft.
Lot Size		102,841 sq. ft.
	Percentage	9.29%

Landscape Schedule

Quantity	Name	Size	Height
As Needed	Screw Bean Acacia	24 in Box	>20 feet
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As Needed	Palo Verde	15 gallon	<20 feet
As Needed	Texas Ranger	varies	n/a
As Needed	Jasmine	5 gallon	4 - 6 feet

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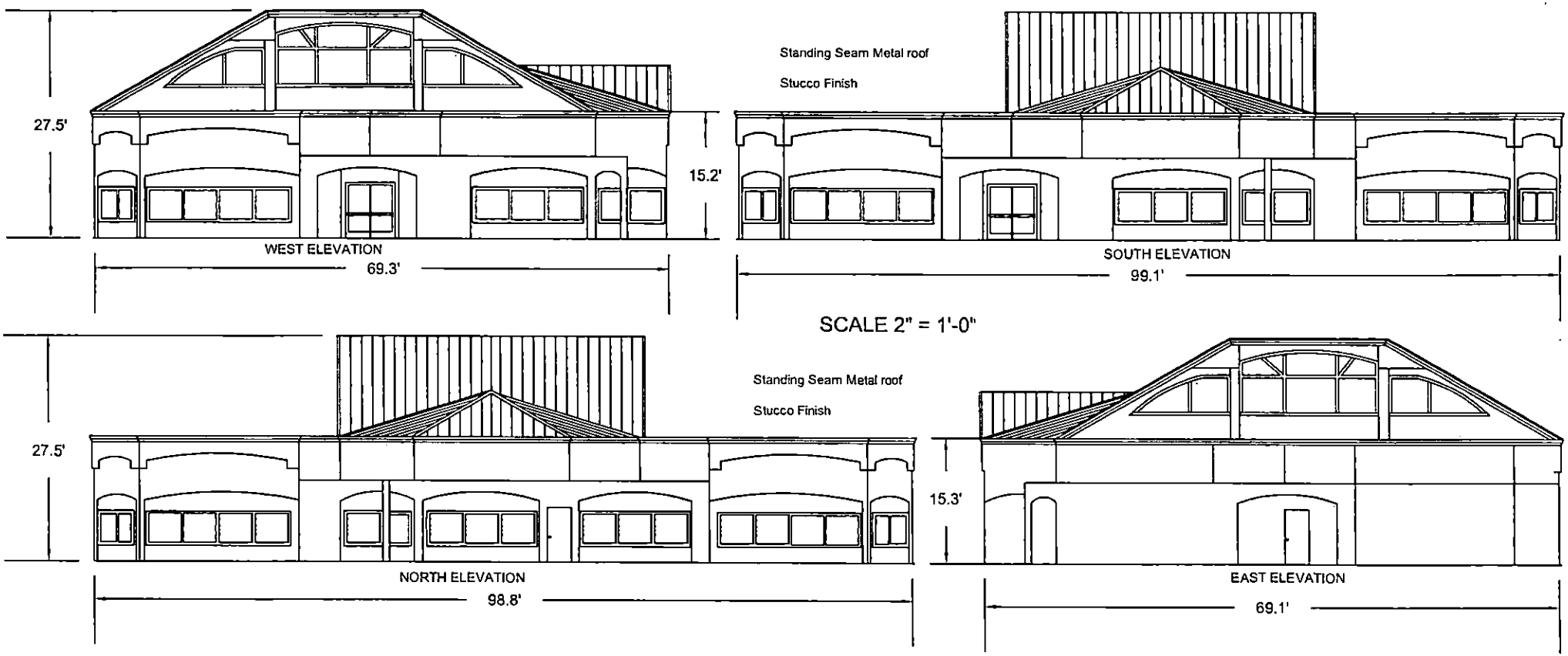
SDR-20451
REVISED
04/26/07 PC

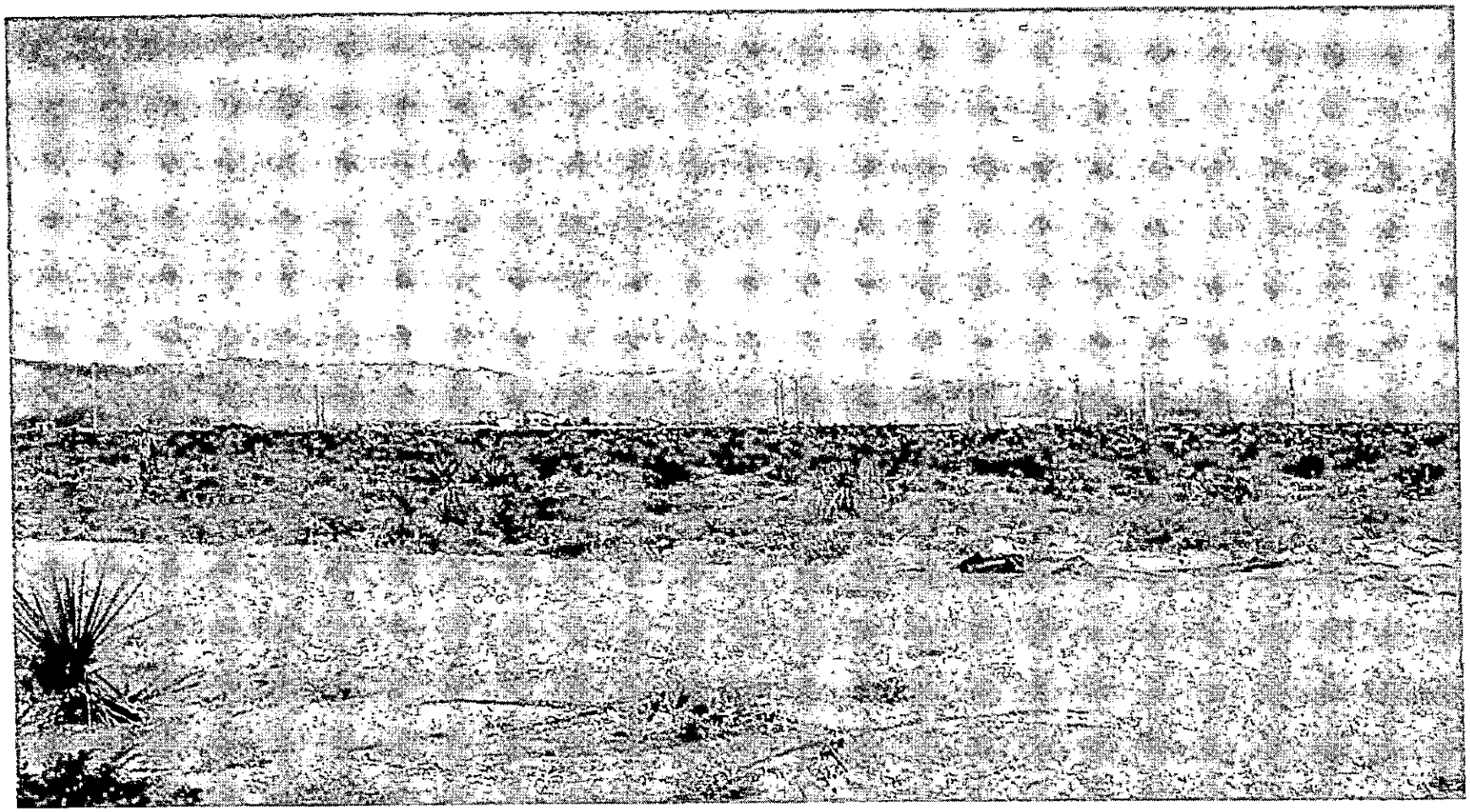


SAND DAWG DAVE'S
Authentic Australian
Restaurant & Lounge
9,550 sq. ft.

APN 126-01-601-006

MAR 12 2007

SDR-20451
04/26/07 PC



GPA-20448, ZON-20449, SUP-20450 & SDR-20451 - APPLICANT/OWNER: MLDDSK, LLC
NORTH SIDE OF RUSTON ROAD, APPROXIMATELY 300 FEET EAST OF MICHELLE CREST WAY
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

December 29, 2006

City of Las Vegas
Planning and Development Department
731 4th Street
Las Vegas, NV 89121

Subject: Application for --- General Plan Amendment, Special Use Permit, Rezoning & Design Review

APN: 126-01-601-006
Property located at Rustan Rd. and McKinister

Compelling Justification:

1. This new PCD area mainly being developed by Focus 2000, has incorporated a master plan to develop this area at somewhat of a self standing community. It is our intent to further embellish this plan in a very minor way by adding this neighborhood restaurant and lounge to serve the immediate surrounding area.

2. The plan here is to develop a 9,500 sq. ft commercial restaurant and lounge. This wood frame and stucco themed establishment will contain two dining areas, a lounge and community meeting room. Sanddog Dave's is based on the original Australian restaurant that serves many a traveler in the outback of that country.

3. Due to the PCD in this area, such items as roads, schools and parks, fire employee facilities and public utilities will in no way be adversely affected.

4. We therefore are respectfully applying for a general plan amendment to general commercial to allow for a zone change to C-2 and a use permit for a tavern, to serve liquor and provide gaming.

If you have any further question please do not hesitate to call #596-7400. Thank you.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Land Use Consultant

MAR 12 2007

2756 N. Green Valley Pkwy, Suite 177, Henderson, Nevada 89014-2120
tel 702-312-2435 fax 702-312-3316 website: www.gnvp.com email: info@gnvp.com

SDR-20451
04/26/07 PC

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

GPA-20465 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013), Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	10	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL.**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Protest Letters

MOTION:

TROWBRIDGE – DENIED – Motion carried with TRUESDELL, GOYNES and STEINMAN voting NO

To be heard by City Council on 6/6/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning Supervisor, stated that the project does not meet the minimum acreage required and he recommended denial.

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and described the 43-acre project and its surrounding development. He noted that the conversion to a Planned Community Development (PCD) would allow a multiple range of uses but no specified use is proposed. The PCD category would also give the City the maximum of input and control over what is developed as any zone change application would require standards to govern the uses and the design by way of a Public Hearing. He requested approval.

TOM McGOWAN, Las Vegas resident, inquired the location of the headquarters belonging to Brain Surgery, LLC and their principle professional occupation. He expressed curiosity in the potential use of the project.

TODD FARLOW, 240 North 19th Street, questioned a segment of the parcel displayed, but CHAIRMAN DAVENPORT confirmed that property did not belong to the subject proposal.

PATRICK CHICAS, 6940 North Jenson Street, appeared in opposition to the buffer zone change as it would negatively affect that area and the existing Rural Neighborhood Preservation (RNP).

TREVOR and MICHELLE DISHON, 9690 Wittig Avenue, appeared in opposition. MR. DISHON confirmed he met with the developer at a neighborhood meeting yet no project was presented. He commented on the many zone change requests in the agenda noting that at least five request are for a higher density. He requested the matter be denied. MRS. DISHON echoed her husband's comments and pointed out that the area would best be suited as Rural zoning as there were tremendous views.

RICHARD LAMEN, 9645 Haley Avenue, referenced his letter of opposition previously submitted and stated that a portion of the subject site lies within the Rural Neighborhood Preservation District and, by the Interlocal Agreement, it cannot be changed. Changing the subject land would cause that area to revert to what was imposed for preservation purposes. MR. LAMEN reminded the Commission that the beltway in the area was constructed 30 feet below grade at a considerable expense so as not to impact residential lots.

BOB HOOK, 9675 Elkhorn Road, concurred with all opposing comments and requested the matter be denied.

CRAIG PLAT, 7025 Lewis Street, emphasized MR. LAMEN'S comments regarding Rural Neighborhood Preservation District and added that the area was planned that way to create diversity of different housing. He opposed the proposition.

MARK SIMON, Port of Dreams Ranch, stated that he has livestock and the area was planned to accommodate such lifestyle. He indicated that the developers have not been cooperative with the

MINUTES – Continued:

community and added that he's observed illegal dumping upon a pristine desert area. MR. SIMON requested the matter be rejected.

KATHLEEN BRUCE, 9880 Elkhorn Road, concurred with all opposing comments and added that approval could set a precedent that would negatively affect the community. Should approval be granted, the community would appear in opposition of all potential similar projects while it was understood that, per the Interlocal Agreement, this type of request would not be permitted.

ATTORNEY FIORENTINO stated that the title of the owners, Brain Surgery, LLC, has no indication of future plans for the site. He confirmed that regardless of what is developed, the parcels just south of the site would have access. The surrounding residents live in a well-established community, but ATTORNEY FIORENTINO argued that whatever is ultimately developed would not disturb the existing quality of life. He reiterated that there is substantial density south of Deer Springs Way and east of Grand Canyon Drive.

ATTORNEY FIORENTINO confirmed that the buffer areas and uses decided for the site would not be established until the Commission grants approval and he requested the General Plan Amendment be approved.

COMMISSIONER TROWBRIDGE queried the boundary lines of the RNP and the process to modify that agreement. ATTORNEY FIORENTINO displayed renderings of the parcel to point out there is only 2.5 acres of the 23-acre site which are governed by the Interlocal Agreement. The status of the Interlocal Agreement is in effect but staff could confirm that the County and City have been working to modify the agreement. It would need to expire or be amended to reflect the affected 2.5 acres.

DEPUTY CITY ATTORNEY JAMES LEWIS explained that the Commission is allowed to act on the matter regardless of the assertions that the Interlocal Agreement restricts action. DOUG RANKIN, Planning Manager, clarified that the entire project is within the accepted area of the Interlocal Agreement; however, the 2.5 acres pointed out by ATTORNEY FIORENTINO is the only area required to be preserved by the RNP.

MR. RANKIN described the many things allowed for development under a PCD though it would only allow eight units to the acre. Certain density blends are permitted and there would be height limitations set within the development agreement.

COMMISSIONER GOYNES inquired about the possible negative precedent feared by opposing residents. ATTORNEY FIORENTINO respectfully disagreed as the Commission has the discretion to screen all future development requests and allow only what is believed to be appropriate.

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development Department, confirmed that all decisions for any future similar requests could only be approved by the Commission and Council. The Commission must determine if such a request would reflect a change in policy or direction and particularly this matter involves development that affects a portion of land that has a defined boundary.

COMMISSIONER TROWBRIDGE identified other areas of the City that are uniquely placed among such established demarcations and stated he would not support the increased density request.

COMMISSIONER DUNNAM expressed hesitancy to support the matter because a portion of the site is appropriate for commercial use along with some residential, yet there was no presentation of what is to be expected. He stated that that the subject site needs to be developed in order to benefit the area rather than remain undeveloped. ATTORNEY FIORENTINO responded that the request was presented as a PCD so as not to hard zone the entire site. Upon approval, the following process would be to establish development standards, including height restrictions, setbacks and uses. While the process is unusual, it was decided as the best proposal for the site and area.

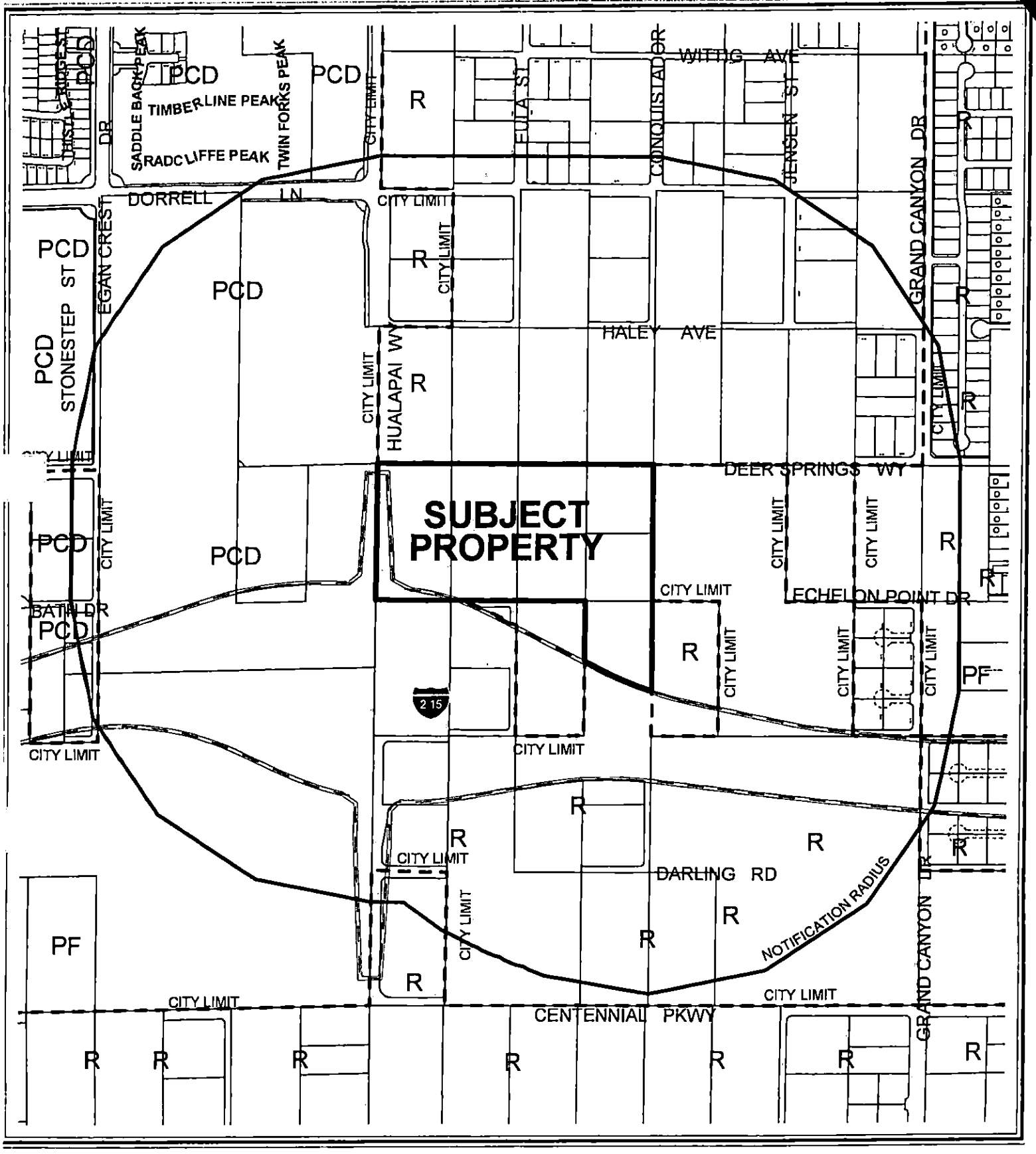
COMMISSIONER TROWBRIDGE agreed with COMMISSIONER DUNNAM that the situation is a difficult to address and is a premature decision. He stated that once maturation is established in the area and Deer Springs Way becomes heavily traveled in addition to the water district's reservoir, it would be easier to identify what is suitable.

COMMISSIONER TRUESDELL acknowledged that the decision is difficult as the area is affected by the RNP but the proposal for a PCD gives the Commission the opportunity to compel developers to detailed development standards. Though the process appears lengthy, it is done in that matter to carefully make decisions for the protection of the area and to address concerns of opposing neighbors. While the proposal is not ideal, he emphasized that approval would allow the City to enforce that all development be upheld to the highest standards possible.

COMMISSIONER STEINMAN concurred with COMMISSIONER DUNNAM and pointed out that it would not be logical to expect that rural development would continue at the four-quadrant freeway interchange. He noted that a General Plan Amendment is normally accompanied by other requests and the plan is presented in its entirety and because that is not the case in this manner, he was reluctant to support the matter.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:34 – 8:05)



CASE: **GPA-20465**

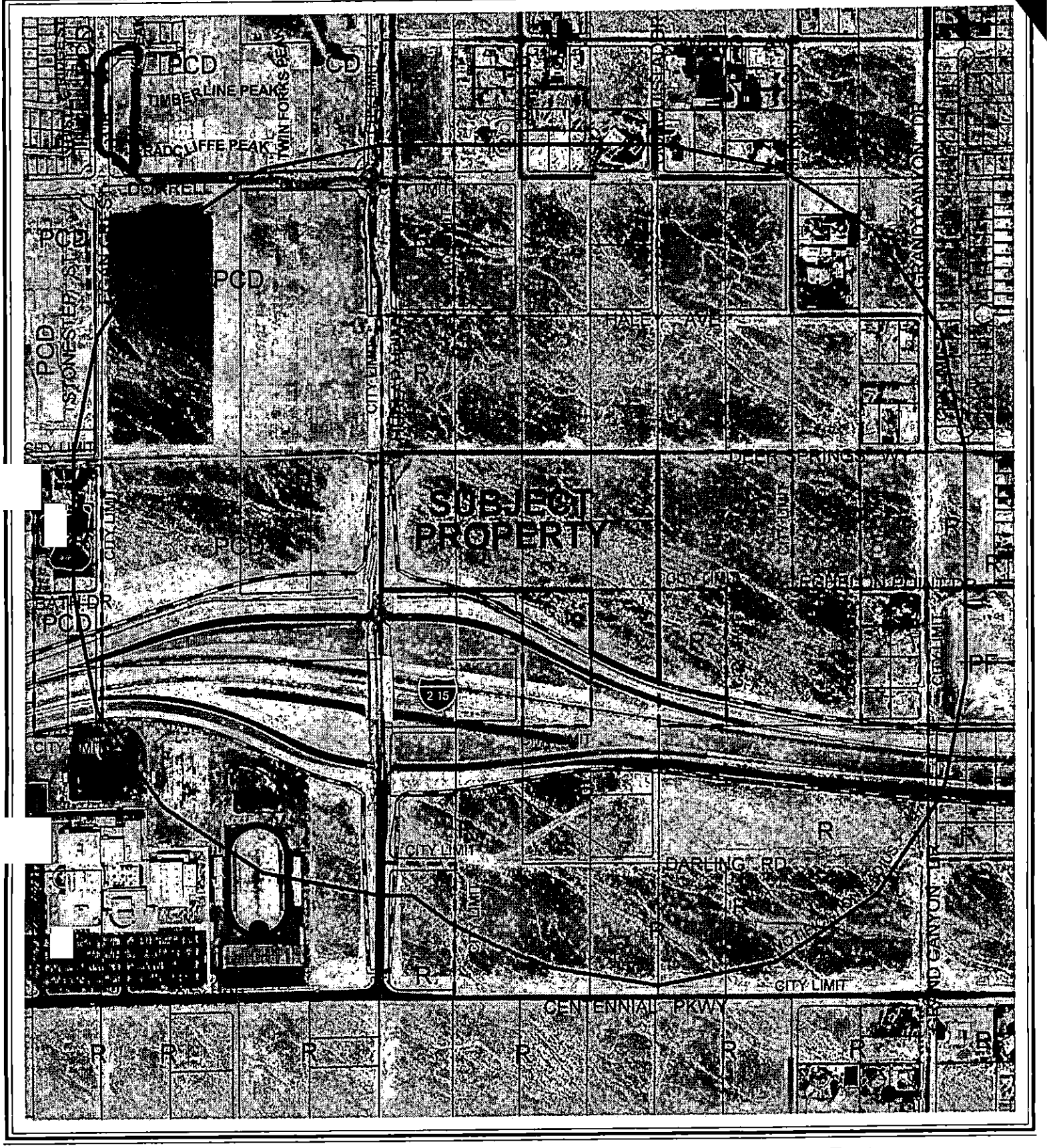
RADIUS: 1500 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)



0 500 Feet

CASE: **GPA-20465**

RADIUS: 1500 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20465 - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL.

RL

GPA-20465 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) and DR (Desert Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.

The Las Vegas Master Plan 2020 stipulates projects less than 80 acres are not allowed within the PCD. Allowances may be made for infill projects; however, a 23.3 acre site in a largely undeveloped region of the city cannot be characterized as infill. Therefore, the project does not meet the intent of the General Plan, and denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/16/07	Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site.
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
03/01/07	A pre-application meeting was held to discuss the submittal and neighborhood meeting requirements for this application.
Neighborhood Meeting	
03/29/07	A neighborhood meeting was held with the surrounding property owners, per policy set forth in the city of Las Vegas application packet. Twenty-two members of the public attended, generally expressing opposition to the proposed General Plan Amendment. Concerns raised included: • Concerns that apartments will be built at this site • Request for Single Family Homes only • Property values will be lowered • Request that the RNP not be changed • Construction will cause traffic issues in the area • Opposed to commercial or high density residential • Project will increase traffic in area • Opposed to change in land use and zoning

Details of Application Request	
Site Area	
Gross Acres	23.3

RL

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential) and RNP (Rural Neighborhood Preservation)	U (Undeveloped)
North	Undeveloped, Clark County 215 Beltway	R (Rural Density Residential) and RNP (Rural Neighborhood Preservation)	Unincorporated Clark County R-E (Residential Estates)
South	Undeveloped	R (Rural Density Residential) and ROW (Right-of-Way)	Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	R (Rural Density Residential) and PF-CC (Public Facility – Clark County)	U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates)

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

*** PCD (Planned Community Development)**
The proposed development does not meet the minimum acreage requirements of the PCD (Planned Community Development) land use designation.

RL

ANALYSIS

The PCD (Planned Community Development) land use designation allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD (Planned Community Development) land use designation, as the subject site is smaller than 80 acres, and the applicant has not submitted any proposals for the master development plan that is required for a Planned Community Development.

If approved; however, a master plan will be developed for the site and upon development of the individual parcels appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

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 General Plan Amendment to PCD (Planned Community Development) gives no indication as to the proposed density or intensity of the site. A PCD at eight units per acre is not appropriate for a 23.3 acre site abutting a Rural Neighborhood Preservation district. Therefore, staff cannot support this request.

In regard to "2":

The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

In regard to "3":

The subject site is located at the interchange of the Bruce Woodbury Beltway (Clark County Route 215) and Hualapai Way. The parcels also abut the intersection of Hualapai Way and Deer Springs Way, a 100-foot Primary Arterial and an 80- foot Secondary Collector, respectively, on the Master Plan of Streets and Highways. However, since no specific development pattern can be discerned, it is unknown as to the ability of these streets and highways to serve the subject site.

In regard to "4":

The applicant proposes to master plan on the subject property at a later date. Until such time as that plan is developed, conformity cannot be determined. Therefore, staff recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 55

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: JOHN A. RITTER

Subscribed and swom before me

This 1 day of March, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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?

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Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and swom before me

This 1 day of MARCH, 20 07

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: BRAIN SURGERY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-20465 APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
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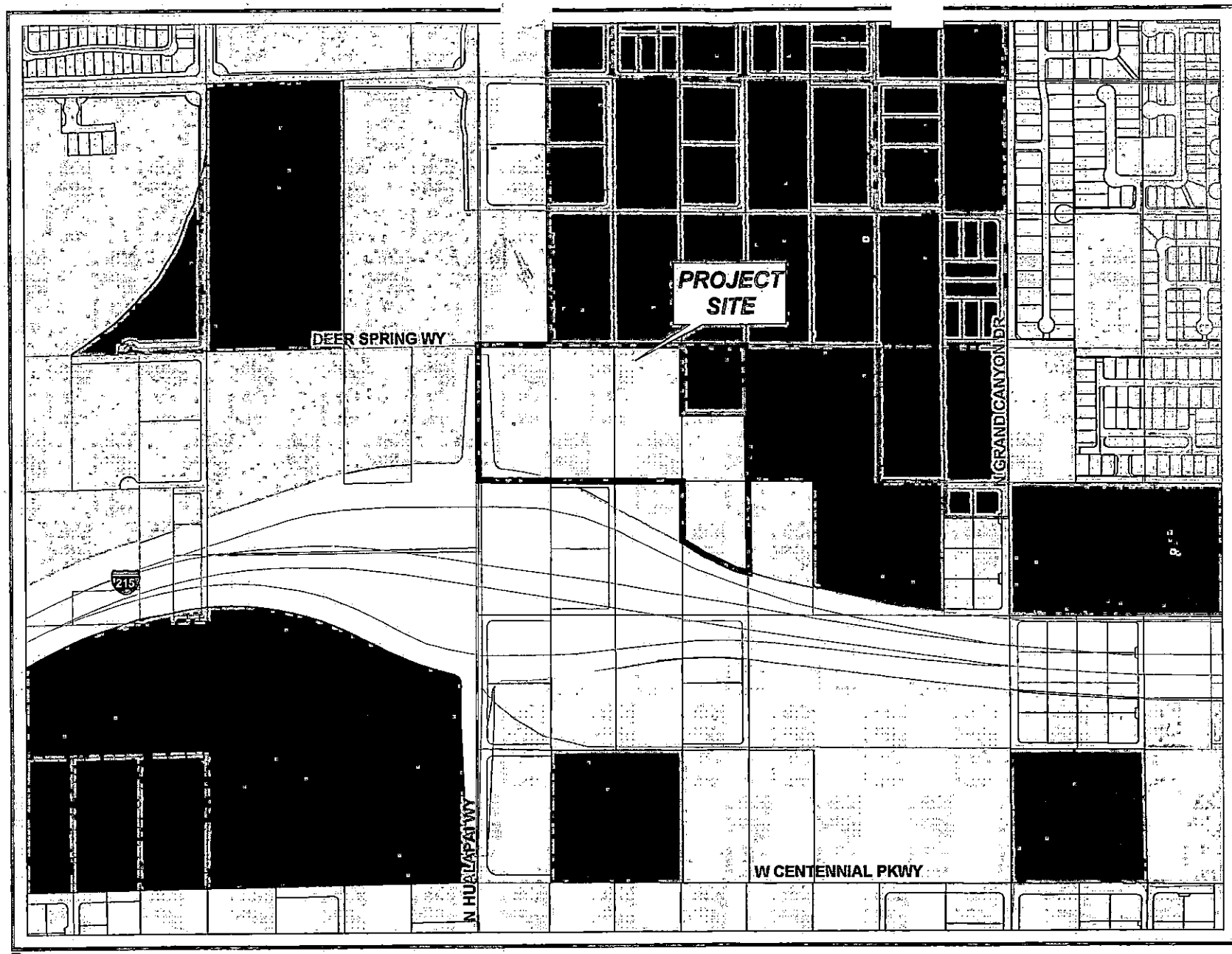

Hualapai & 215

Current Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 du/ac)
- Desert Rural (2.1 - 2.49 du/ac)
- Rural (2.5 - 3.59 du/ac)
- Low (3.5 - 5.5)
- Medium-Low (5.6 - 8 du/ac)
- Medium-Low Attached (8.1 - 12 du/ac)
- Medium (12.1 - 25 du/ac)
- High (25+ du/ac)
- Office
- Service Commercial
- General Commercial
- Parks/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right - of - Way
- Light Industrial/ Research
- Planned Community Development
- Town Center

N

QUADRANT PLANNING

NOVEMBER 2006

FILE: P:\GIS Projects\Focus Commercial\215 & Hualapai\215 & Hualapai - Current Land Use

GPA-20465
04/26/07 PC

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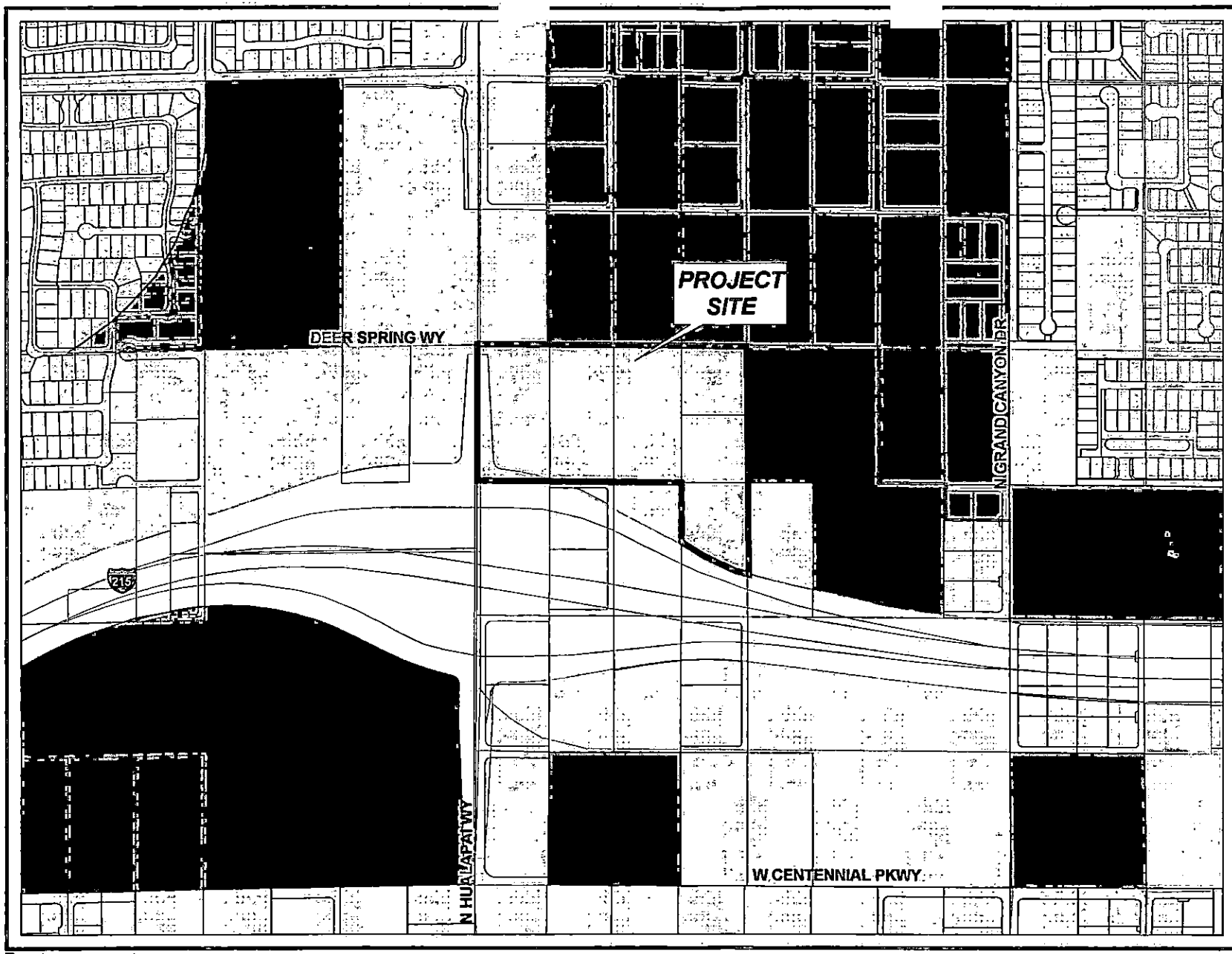

Hualapai & 215

PROPOSED Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (1 - 2 du/ac)
- Desert Rural (2.1 - 2.48 du/ac)
- Rural (2.6 - 3.53 du/ac)
- Low (3.6 - 5.5)
- Medium-Low (5.6 - 9. du/ac)
- Medium-Low Attached (9.1 - 12 du/ac)
- Medium (12.1 - 25 du/ac)
- High (25+ du/ac)
- Office
- Service Commercial
- General Commercial
- Parks/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right - of - Way
- Light Industrial/ Research
- Planned Community Development
- Town Center

N

QUADRANT PLANNING

FEBRUARY 2007

FILE: P:\GIS Projects\Focus Commercial\215 & Hualapai\215 & Hualapai - PROPOSED Land Use

GPA-20465
04/26/07 PC

RECEIVED
MAR 08 2007

GPA-20465 - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

March 1, 2007

QUADRANT PLANNING

Mr. Doug Rankin, AICP
Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER FOR A GENERAL PLAN AMENDMENT TO THE CENTENNIAL HILLS SECTOR PLAN FROM RURAL DENSITY RESIDENTIAL (R) AND RURAL NEIGHBORHOOD PRESERVATION (RNP) TO PLANNED COMMUNITY DISTRICT (PCD) ON APPROXIMATELY 23.3 ACRES LOCATED AT THE SOUTHEAST CORNER OF DEERSPRINGS ROAD AND HUALAPAI WAY (APN 125-19-301-001 THRU 005, AND 013)

Dear Doug:

My office represents the applicant in the above mentioned request to amend the Centennial Hills Sector Plan from R and RNP to PCD on the subject property. It is our intention to develop a master plan on the subject property at a later date.

There are four criteria that must be affirmed in the granting of a General Plan Amendment pursuant to Title 19.18.030. Our responses to these four criteria are as follows:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses or zoning districts..**

   The General Plan for this area designates the subject property as R (Rural Density Residential) and RNP (Rural Neighborhood Preservation Residential). The proposed change to Planned Community District could be compatible with the surrounding area, as the area surrounding this request has changed considerably since the original Centennial Hills Sector Plan was approved. The Cliff's Edge Master Planned Community was approved on the parcels directly to the east of the subject site. The parcels directly to the east have been designated for Medium Density Residential which allows up to 25 dwelling units per acre.

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P 702 395 3154
F 702 242 0414
E info@quadplan.com
www.quadplan.com

GPA-20465
04/26/07 PC

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

To the west, across Hualapai Way, is property zoned PD (Planned Development) and planned for multi-family at up to 25 dwelling units per acre. To the south is the I-215 beltway. To the north and east are undeveloped properties.

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

The subject site is located at the intersection of Hualapai Way a 100 foot right-of-way and Deer Springs Road an eighty foot wide right-of-way. In addition, Hualapai Way will have an interchange with the I-215 beltway. These roadways will provide adequate service to the proposed development.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

Policy B10 of the Centennial Hills Sector Plan which encourages the development of options, guidelines, and incentives for the use of innovative master development plans.

Should any further information be desired feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

GPA-20465
04/26/07 PC

Kathleen Bruce
9880 Elkhorn Road
Las Vegas, NV 89149
PH: 240-7187
E-mail: kathybruce@mfire.com

April 16, 2007

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

Re: GPA-20465
Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan From: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.
Planning Commission meeting April 26, 2007

I object to the above GPA for the following reasons:

The NE portion of the subject property lies within the Rural Neighborhood Preservation District and by agreement shall remain so for the life of the County/City Interlocal Agreement adopted Jan. 2002.

The remainder of the subject property lies in the Rural Density Residential District that was adopted as a narrow "buffer" or "transitional" zone separating the Rural Neighborhood Preservation District from the higher densities on all sides. To change this property to PCD would destroy the "buffer" zone by allowing for much higher densities and even commercial to abut the RNP district.

To rezone this property to PCD would set a precedent that would make it a possibility that the entire "buffer" zone on the south and west of the RNP district could be rezoned. This would decrease the value of our property and the quality of our life within the RNP district.

The intersection at Hualapai and Deer Springs is already very congested at certain times of the day and no one currently lives in Providence. When the 7,000 plus residences in Providence are occupied and the people try to access the 215 or Deer Springs to Durango this intersection will be a nightmare. Adding commercial or higher density adjacent to this intersection will only compound the problem.

Discussion:

The applicant recently held a neighborhood meeting with the residents of the RNP District. There was a very high turnout and the residents were unanimous in their opposition to any rezoning of this property.

The applicant's representative stated that because of the properties proximity to the 215 that the parcel would be more suited to a use other than rural density residential. I wish to remind the commissioners that the taxpayers spent a small fortune to have the 215 constructed about 30 feet below grade through this area to lessen the impact on residents. If you currently stand on Deer Springs in this area and look toward the 215 you do not even know it is there. In fact, this is one of the most desirable locations on the entire beltway to locate residences near the right-of-way.

When asked, the applicant's representative stated they had not yet decided on a use for the property. He admitted they had discussed commercial and or apartments as a possible use. A developer owns about 35 acres on the north side of Deer Springs, in the RNP District, and plans to build estate homes on ½ acre lots. The proposed use would not be compatible with homes of this type.

I urge you to deny this application.

Sincerely,

Kathleen Bruce

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: [redacted]

April 14, 2007

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

Re: GPA-20465
Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan From: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.
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We urge you to deny this application.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

GPA-20466 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda – Abeyance request for Items 31-34 by JMA Architecture Studios

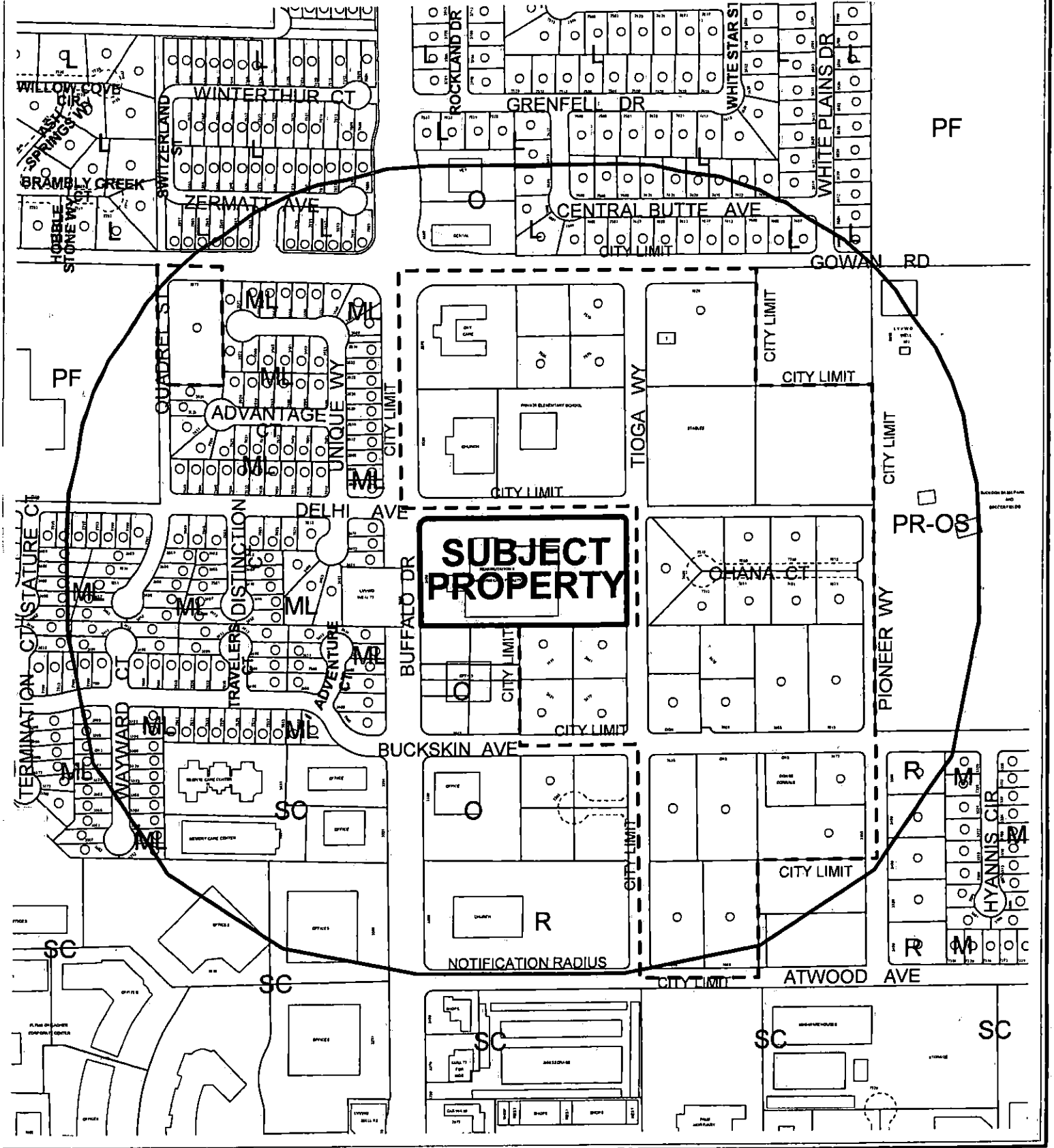
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Items 31-34 were requested by the applicant to be held in abeyance to May 10, 2007 so they could be heard with a related Variance.

(6:02-6:08)



CASE: **GPA-20466**

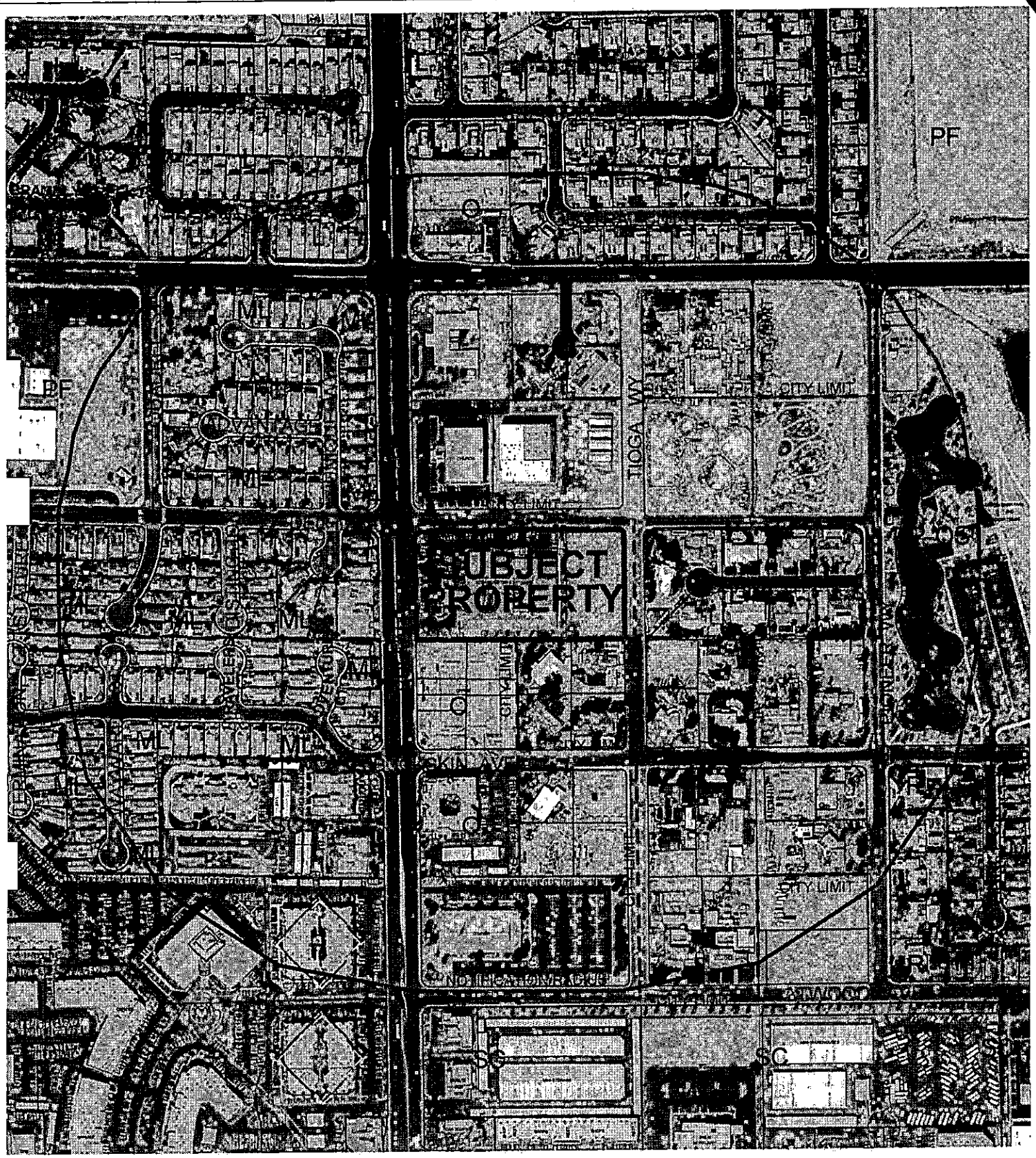
RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)



0 500 Feet

CASE: **GPA-20466**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA- 20466 - APPLICANT/OWNER: AHP NEVADA, INC.

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

JA

jma

April 10, 2007

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Silver Hills Health Care Center
JMA No. 2006219
Held Item
Application Number:
#GPA-20466
#SDR-20468
#ZON-20470
#SUP-20471
#VAR-21139

Apn: 138-10-301-018

Dear Sir or Madam:

We respectfully request the above listed applications be held in abeyance until Thursday, May 10, 2007 Planning Commission meeting, (Wednesday, June 20, 2007 City Council meeting), to allow the corresponding applications be heard along with the variance application at one time.

If you should have any questions regarding this request, please do not hesitate to call our office.
Thank you.

Sincerely,

Cherie L. Guzman
Senior Designer/Entitlements Director

G:\2006\2006219\00 Project Information\Planning And Zoning\Abeyance Letter 04-10-07.doc

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20466** APN: 138-10-301-018

Name of Property Owner: AHP Nevada Inc

Name of Applicant: JMA

Name of Representative: N/A

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Brian J. Maas

Print Name: Brian J. Maas
Senior Vice President

Subscribed and sworn before me

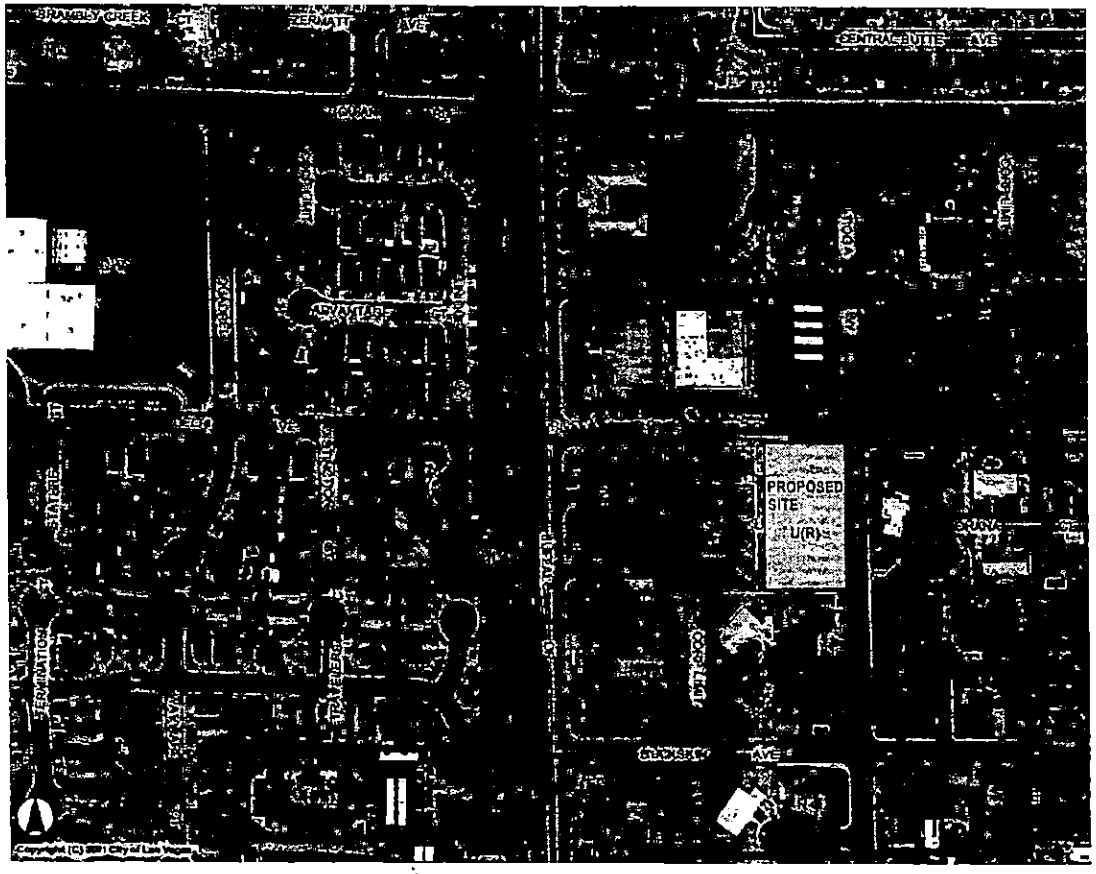
This 9th day of March, 2007

Sandra Burg

Notary Public in and for said County and State

SANDRA BURG
Commission # 1446534
Notary Public - California
Orange County
My Comm. Expires Oct 21, 2007

RECEIVED
MAR 13 2007



LOCATION / VICINITY MAP

Graphic Scale:

0 100' 200'

NORTH

NEVADA CALIFORNIA

Corporate Office
101 W Charleston Blvd
Drive
Las Vegas, Nevada 33144
702 231-3033 T
702 231-3035 F

jma
elevated architecture

Silver Hills Health
Care Center Expansion
Las Vegas, NV 89129
2006219

Location / Vicinity Map
03-07-2007
NOT FOR CONSTRUCTION

Issued For ?
Date ?

Project Number 2006219
LOCATION / VICINITY MAP

A1

MAR 13 2007

GPA-20466
04/26/07 PC

jma

March 13, 2007

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

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2006219

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
We are respectfully requesting the following applications:

1. General Plan Amendment (from R to M)
2. Re-Zone (from U(R) to R-3)
3. Special Use Permit (for use)
4. Site Development Plan Review
   -Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
   -Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).

A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.

B. The property is currently zoned U-R, undeveloped / rural. We respectfully request to amend the zoning to R-3. The adjacent properties are U (O), R-E and U (ML). All height restrictions have been considered and accounted for with respect to the adjacent residential uses. All building, sign and landscape setbacks have been accounted for.

C. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.

D. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.

E. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.

F. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

G. The Owner will conduct a Neighborhood meeting with the surrounding residences and businesses to inform them of the proposed project on the above mentioned property.

Please contact me if you have any questions.
Sincerely,

Darryll Brandwine, JMA

3.12.07
Date

GPA-20466
04/26/07 PC

RECEIVED
MAR 13 2007

G:\2006\2006219\00 Project Information\Planning And Zoning\Justification Letter 3-13-07.doc

10150 Covington Cross Drive Las Vegas NV 89144 702.731.2033 t 702.731.2039 f www.jmaarch.com

AHP OF NEVADA, INC.

INCUMBENCY CERTIFICATE

The undersigned duly elected, qualified and acting Corporate Secretary of AHP of Nevada, Inc., a Nevada corporation (the "Corporation"), hereby certifies as of the date hereof that Brian J. Maas is the duly elected, qualified and appointed Senior Vice President & Associate General Counsel of the Corporation.

Date: March 9, 2007

By: _____
Edward J. Henning
Executive Vice President, General Counsel
and Corporate Secretary

RECEIVED
MAR 13 2007

jma

April 10, 2007

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Silver Hills Health Care Center
JMA No. 2006219
Held Item
Application Number:
#GPA-20466
#SDR-20468
#ZON-20470
#SUP-20471
#VAR-21139

Apn: 138-10-301-018

Dear Sir or Madam:

We respectfully request the above listed applications be held in abeyance until Thursday, May 10, 2007 Planning Commission meeting, (Wednesday, June 20, 2007 City Council meeting), to allow the corresponding applications be heard along with the variance application at one time.

If you should have any questions regarding this request, please do not hesitate to call our office.
Thank you.

Sincerely,

Cherie L. Guzman
Senior Designer/Entitlements Director

G:\20D6\2006219\00 Project Information\Planning And Zoning\Abeyance Letter 04-10-07.doc

Submitted after final agenda

Date 4/26/2007 Item # 31-34

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
ZON-20470 - REZONING RELATED TO GPA-20466 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).

C.C.: 05/16/07

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

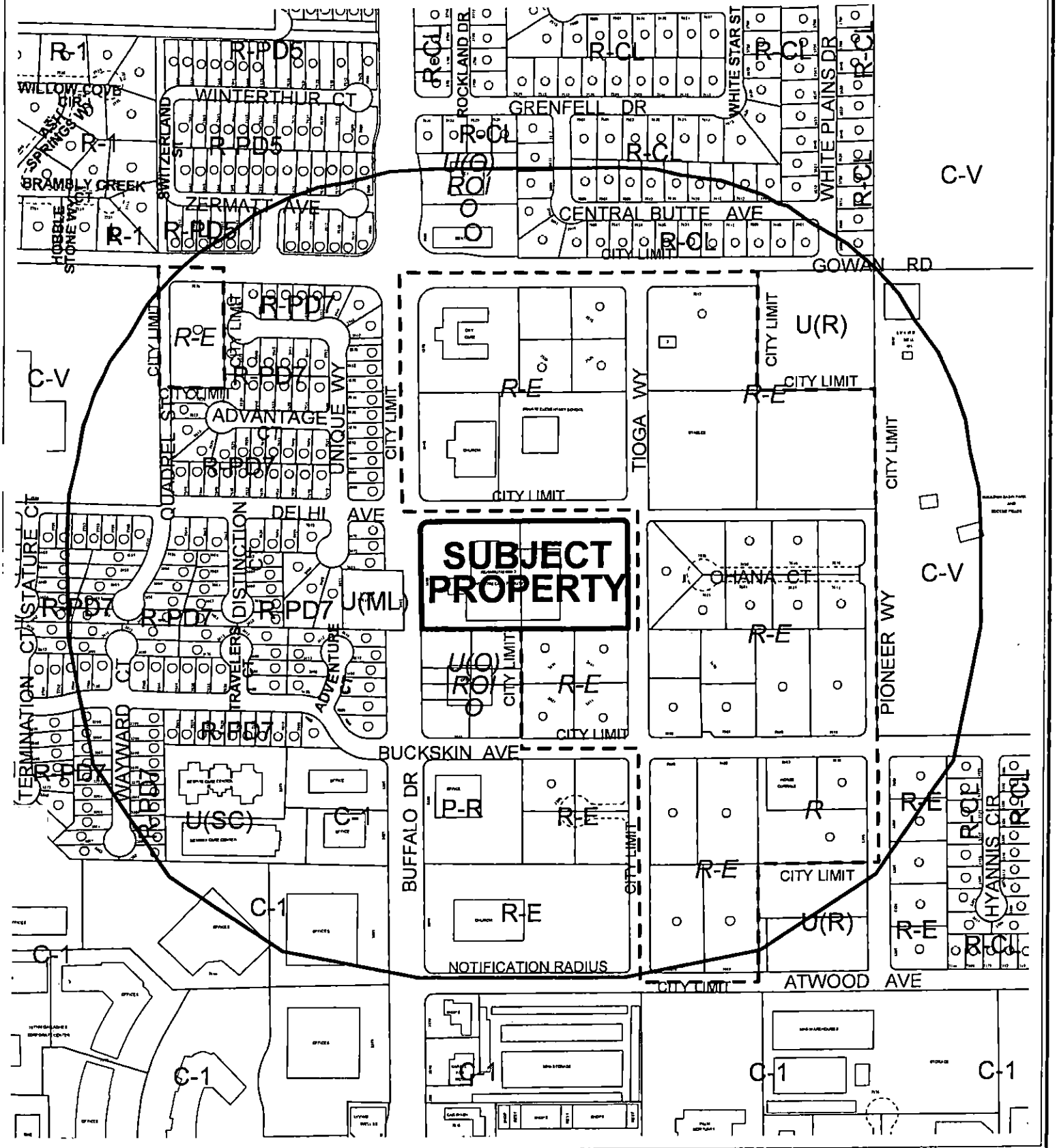
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Items 31-34 were requested by the applicant to be held in abeyance to May 10, 2007 so they could be heard with a related Variance.

(6:02 – 6:08)



0 500 Feet

CASE: **ZON-20470**

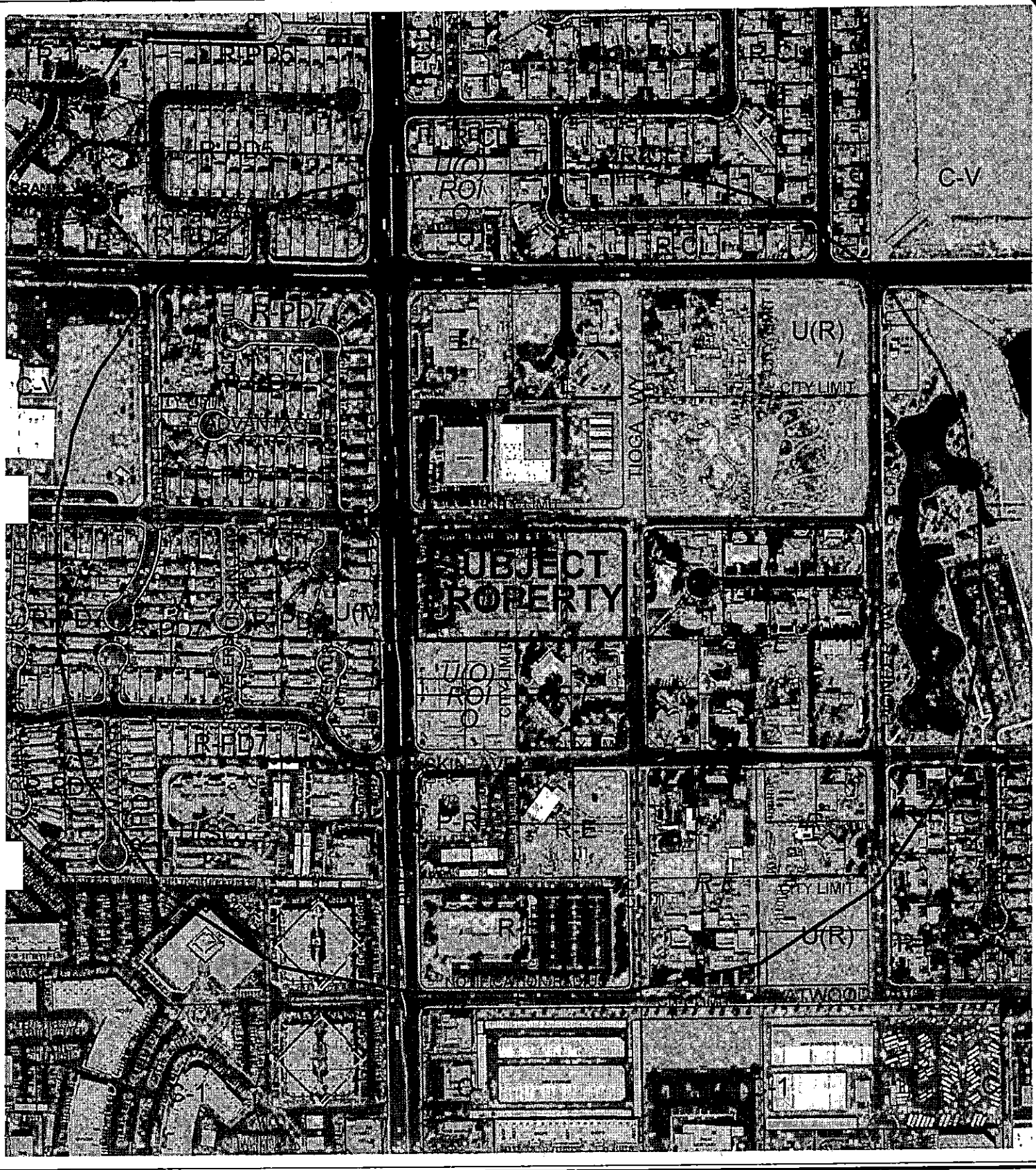
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)



CASE: **ZON-20470**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20470 - APPLICANT/OWNER: AHP NEVADA, INC.

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

JA

jma

April 10, 2007

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Silver Hills Health Care Center
JMA No. 2006219
Held Item
Application Number:
#GPA-20466
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#ZON-20470
#SUP-20471
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Apn: 138-10-301-018

Dear Sir or Madam:

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Thank you.

Sincerely,

Cherie L. Guzman
Senior Designer/Entitlements Director

G:\2006\2006219\00 Project Information\Planning And Zoning\Abeyance Letter 04-10-07.doc

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20470** APN: 138-10-301-018

Name of Property Owner: AMB Nevada Inc

Name of Applicant: JMA

Name of Representative: N/A

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Brian J. Maas

Print Name: Brian J. Maas
Senior Vice President

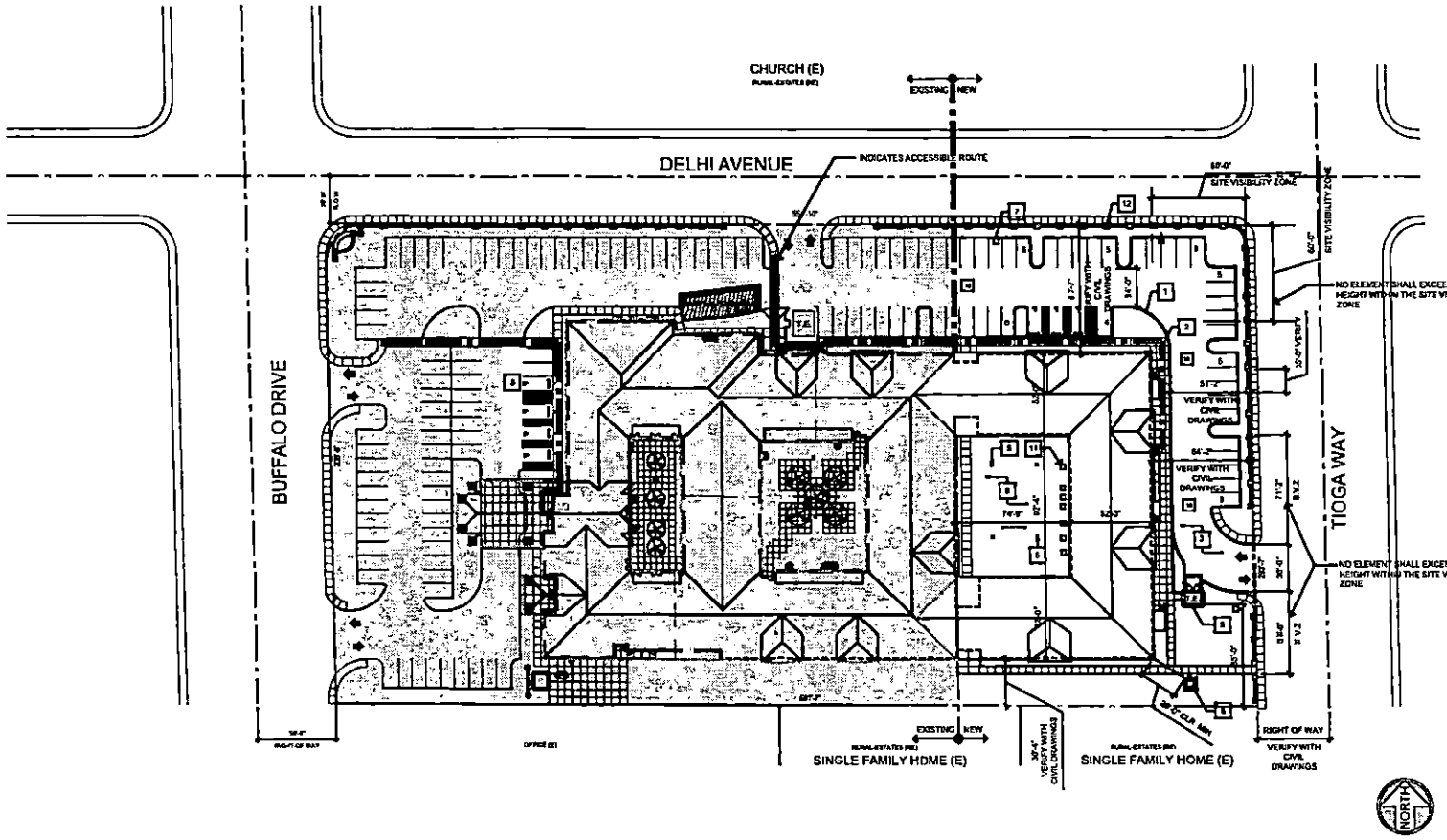
Subscribed and sworn before me

This 9th day of March, 2007

Sandra Burg

Notary Public in and for said County and State

SANDRA BURG
Commission # 1446534
Notary Public - California
Orange County
My Comm. Expires Oct 21, 2007



11 A1.02 NEW SITE PLAN (APN 138-10-301-018)

1"=30'-0"

EXISTING SITE ANALYSIS:

APN:	138-10-301-018
LAND:	3.98 AC TOTAL SITE
DEVELOPED PORTION:	3.98 ACRES / 173,377 SF
BLDG:	39,843 S.F. (1 STORY)
LAND BLDG RATIO:	2.33 / 1.00
COVERAGE:	23%

PARKING ANALYSIS:

PARKING REQUIRED:

1 SPACE FOR EVERY 5 PATIENT BEDS	48 =	10
1 SPACE FOR VISITING DOCTORS		4
1 SPACE FOR EVERY 2 EMPLOYEES (40) =		20
TOTAL REQ'D		34
TOTAL PROVIDED		106
HC STALL PROVIDED		4 INCL 1 VAN

ADDITIONAL SITE ANALYSIS:

APN:	138-10-301-018
LAND:	3.98 AC TOTAL SITE
PROPOSED PORTION:	3.1 ACRES / 135,154 SF
BLDG:	17,466 SF (38 BEDS)
LAND BLDG RATIO:	7.89 / 1000
COVERAGE:	13%
Zoning:	M

ADDITIONAL PARKING ANALYSIS FOR NEW BLDG ADDITION & SITE IMPROVEMENTS:

PARKING REQUIRED:

1 SPACE FOR EVERY 5 PATIENT BEDS	38/5 =	8
1 SPACE FOR VISITING DOCTORS		1
1 SPACE FOR EVERY 2 EMPLOYEES (20) =		10
TOTAL REQ'D		19
TOTAL PROVIDED		20
HC STALL PROVIDED		2 INCL 1 VAN

ADDITIONAL PARKING ANALYSIS FOR MAIN CAMPUS AREA:

PARKING REQUIRED:

1 SPACE FOR EVERY 5 PATIENT BEDS	106 / 5 =	21
1 SPACE FOR VISITING DOCTORS		4
1 SPACE FOR EVERY 2 EMPLOYEES (80) =		40
TOTAL REQ'D		65
TOTAL PROVIDED		86
HC STALL PROVIDED		3 INCL 1 VAN

TOTAL SITE ANALYSIS:

APN:	138-10-301-018
LAND:	3.98 AC TOTAL SITE / 173,374 SF
BLDG:	57,309 S.F. (134 BEDS)
LAND BLDG RATIO:	3.02 / 1000
COVERAGE:	32%

TOTAL PARKING ANALYSIS:

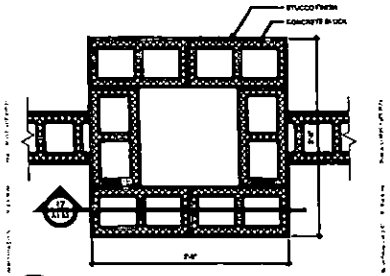
PARKING REQUIRED:

1 SPACE FOR EVERY 5 PATIENT BEDS	134/5 =	26
1 SPACE FOR VISITING DOCTORS		5
1 SPACE FOR EVERY 2 EMPLOYEES (80) =		37
TOTAL REQ'D		68
TOTAL PROVIDED:		110
HC STALL PROVIDED:		7 INCL 2 VAN

SITE NOTES:

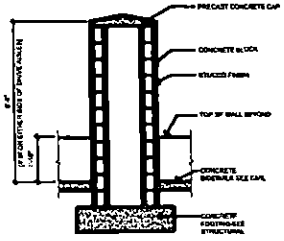
1. 8" CONCRETE BLDG. WALL PER CIVIL DRAWINGS
2. CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS
3. A/C PAVING - REFER TO CIVIL DRAWINGS
4. NEW TRASH ENCLOSURE W/ 6' DETAILS ON SHEET A1.01
5. AREA DRAINS TYPICAL OF FOUR (4). REFER TO CIVIL DRAWINGS
6. NEW 100KW DIESEL GENERATOR AND CONCRETE PAD PER ELECTRICAL DRAWINGS FOR CONNECTIONS. REFER TO CIVIL DRAWINGS FOR EXACT PAD LOCATION. 7 GAUGE WIRE MESH SCREENING ELEMENT TO BE PROVIDED AROUND THE PERIMETER OF THE GENERATOR PAD
7. NEW SITE LIGHTING - VERIFY LOCATIONS WITH ELECTRICAL PLANS
8. NEW CONFIGURATION OF ACCESSIBLE PARKING STRIPING TO MEET C.B.C. STANDARDS. SEE SHEET A1.01 FOR EXISTING CONDITION. REFER TO CIVIL DRAWINGS FOR NEW ZONE CURB LOCATIONS.
9. REFER TO LANDSCAPE DRAWINGS FOR LAYOUT AT COURTYARD. COORDINATE DRAIN LOCATIONS AND DRAINAGE SLOPES WITH CIVIL DWGS.
10. NEW A/C PAVING - REFER TO CIVIL DRAWINGS FOR NEW DEPARTMENT ACCESS. SEE DEMO SITE PLAN FOR LIMITS OF CONSTRUCTION.
11. NEW MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
12. NEW CMU PERIMETER FENCE. SEE SECTION EXISTING SIDE ELEVATION 1 & 3 ON A1.03

INDICATES ACCESSIBLE ROUTE



16 A1.02 PILASTER DETAIL

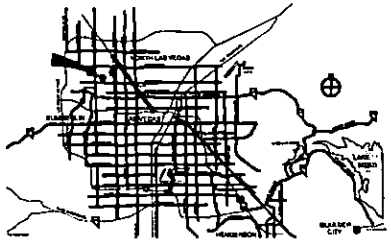
1/2"=1'-0"



17 A1.02 PILASTER SECTION

1/2"=1'-0"

VICINITY MAP



ZON-20470
04/26/07 PC

NEVADA
CALIFORNIA
Corporate Office
10120 Eastern Court
Suite 100
Las Vegas, Nevada 89144
702 233 3020 T
702 233 3030 F
www.jmarch.com

jma
elevated architecture

Covenant Care
Silver Hills Expansion
Las Vegas, NV 89129
2006219

Design Development
1-31-07
NOT FOR CONSTRUCTION

Issued For
Date

Project Number: 2006219
New Site Plan

A1.02

jma

March 13, 2007

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

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2006219

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
We are respectfully requesting the following applications:

1. General Plan Amendment (from R to M)
2. Re-Zone (from U(R) to R-3)
3. Special Use Permit (for use)
4. Site Development Plan Review
   -Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
   -Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).

A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.

B. The property is currently zoned U-R, undeveloped / rural. We respectfully request to amend the zoning to R-3. The adjacent properties are U (O), R-E and U (ML). All height restrictions have been considered and accounted for with respect to the adjacent residential uses. All building, sign and landscape setbacks have been accounted for.

C. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.

D. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.

E. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.

F. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

G. The Owner will conduct a Neighborhood meeting with the surrounding residences and businesses to inform them of the proposed project on the above mentioned property.

Please contact me if you have any questions.
Sincerely,

Darryll Branswine, JMA

3.12.07
Date

ZON-20470
04/26/07 PC

RECEIVED
MAR 13 2007

G:\2006\2006219\00 Project Information\Planning And Zoning\Justification Letter 3-13-07.doc

10150 Covington Cross Drive Las Vegas NV 89144 702.731.2033 T 702.731.2039 F www.jmaarch.com

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
SUP-20471 - SPECIAL USE PERMIT RELATED TO GPA-20466 AND ZON-20470 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).

C.C.: 05/16/07

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

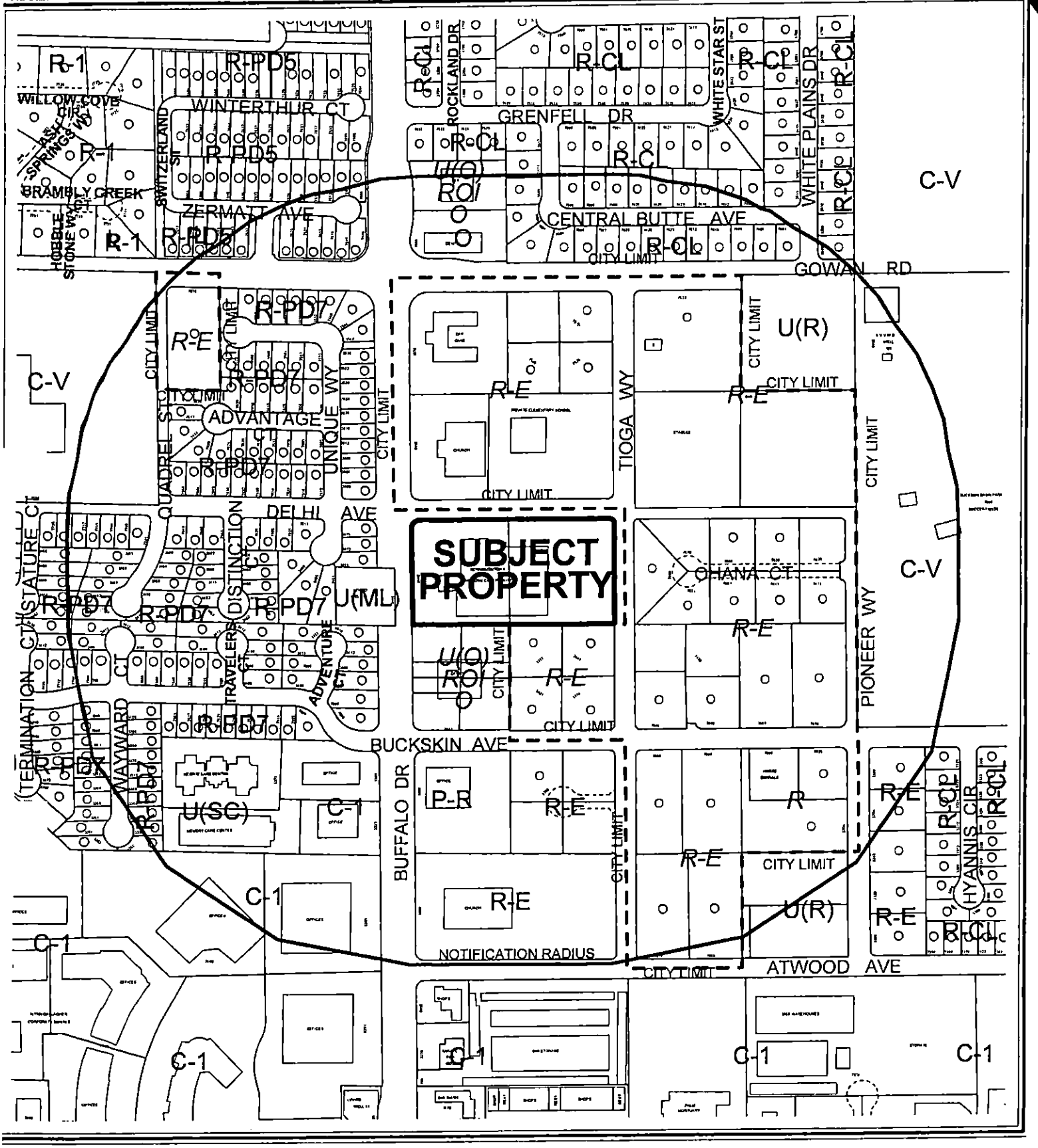
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Items 31-34 were requested by the applicant to be held in abeyance to May 10, 2007 so they could be heard with a related Variance.

(6:02 – 6:08)



0 500 Feet

CASE: **SUP-20471**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20471 - APPLICANT/OWNER: AHP NEVADA, INC.

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

JA

jma

April 10, 2007

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Silver Hills Health Care Center
JMA No. 2006219
Held Item
Application Number:
#GPA-20466
#SDR-20468
#ZON-20470
#SUP-20471
#VAR-21139

Apn: 138-10-301-018

Dear Sir or Madam:

We respectfully request the above listed applications be held in abeyance until Thursday, May 10, 2007 Planning Commission meeting, (Wednesday, June 20, 2007 City Council meeting), to allow the corresponding applications be heard along with the variance application at one time.

If you should have any questions regarding this request, please do not hesitate to call our office.
Thank you.

Sincerely,

Cherie L. Guzman
Senior Designer/Entitlements Director

G:\2006\2006219\00 Project Information\Planning And Zoning\Abeyance Letter 04-10-07.doc

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20471** APN: 138-10-301-018

Name of Property Owner: AHP Nevada Inc.

Name of Applicant: JMA

Name of Representative: N/A

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Brian J Maas

Print Name: Brian J. Maas, SVP

Subscribed and sworn before me

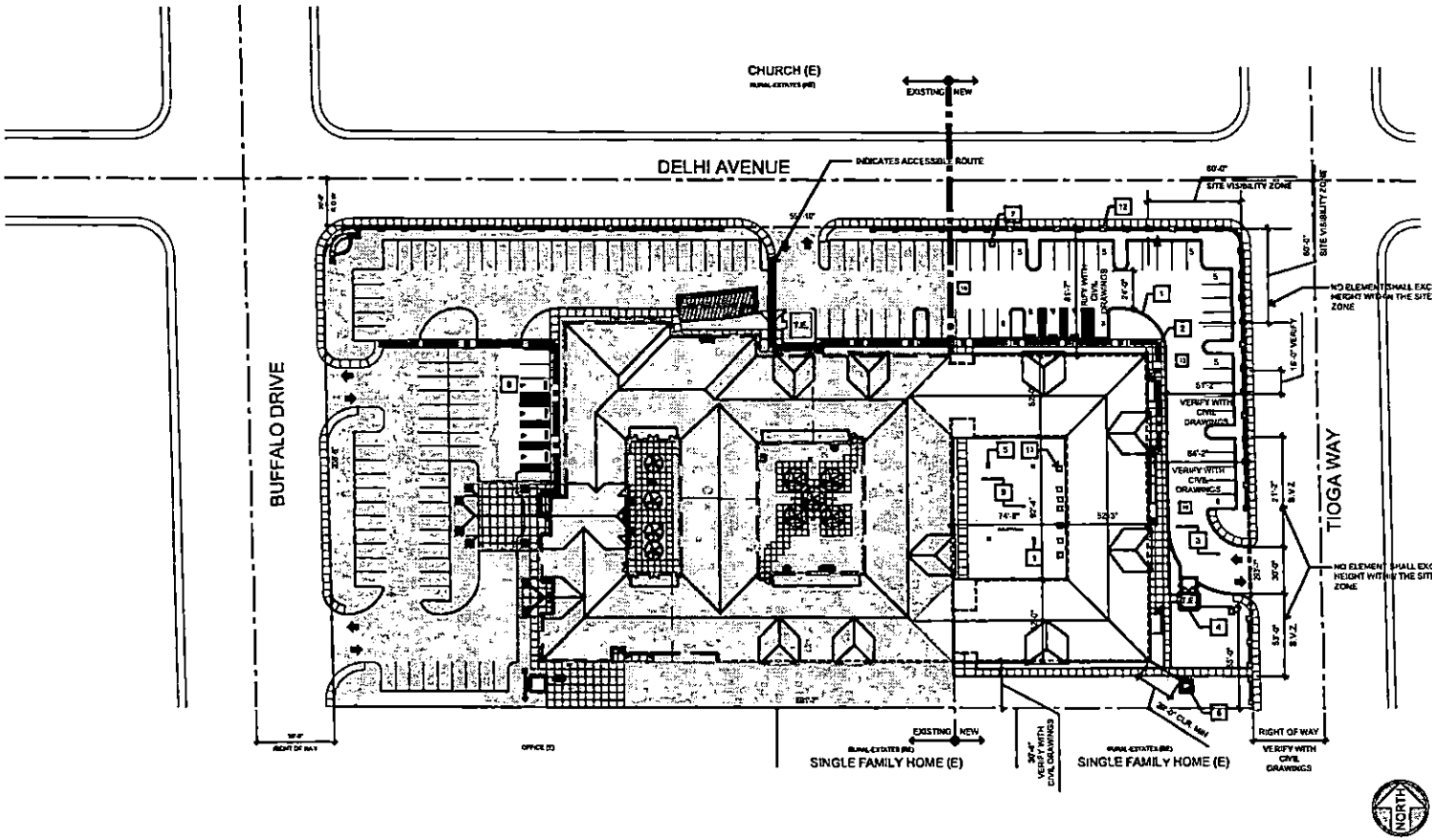
This 5th day of March, 2007

Sandra Burg

Notary Public in and for said County and State

SANDRA BURG
Commission # 1446534
Notary Public - California
Orange County
My Comm. Expires Oct 21, 2007

RECEIVED
MAR 09 2007



11 A1.02 NEW SITE PLAN (APN 138-10-301-018)

EXISTING SITE ANALYSIS:

APN:	138-10-301-018
LAND:	5.66 AC TOTAL SITE
DEVELOPED PORTION:	3.68 ACRES / 160,277 SF
BLDG:	38,849 S.F. (1st 38,000)
LAND BLDG RATIO	3.36 / 1000
COVERAGE	39%

EXISTING PARKING ANALYSIS:

PARKING REQUIRED
1 SPACE FOR EVERY 5 PATIENT BLDG 264 = 53 @ = 26
1 SPACE FOR VISITING DOCTORS 4
1 SPACE PER EVERY 2 EMPLOYEES (NO) = 34
TOTAL REQ'D 83
TOTAL PROVIDED 108
HC STALL PROVIDED 4 INCL 1 VAN

ADDITIONAL SITE ANALYSIS:

APN:	138-10-301-003
LAND:	2.38 AC TOTAL SITE
PROPOSED PORTION:	71,429 SF (1.64 AC)
BLDG:	37,000 S.F. (1st RETAIL)
LAND BLDG RATIO	2.38 / 1000
COVERAGE	44%
Zoning	R3

ADDITIONAL PARKING ANALYSIS FOR NEW MEDICAL OFFICE BUILDING

PARKING REQUIRED
1 SPACE FOR EVERY 5 PATIENT BLDG 264 = 53 53
1 SPACE FOR VISITING DOCTORS 4
1 SPACE FOR EVERY 2 EMPLOYEES (60) = 30
TOTAL REQ'D 87
TOTAL PROVIDED 88
HC STALL PROVIDED 3 INCL 1 VAN

ADDITIONAL PARKING ANALYSIS FOR MAIN FACILITY

PARKING REQUIRED
1 SPACE FOR EVERY 5 PATIENT BLDG 264 = 53 53
1 SPACE FOR VISITING DOCTORS 4
1 SPACE FOR EVERY 2 EMPLOYEES (60) = 30
TOTAL REQ'D 87
TOTAL PROVIDED 88
HC STALL PROVIDED 3 INCL 1 VAN

TOTAL SITE ANALYSIS:

APN:	138-10-301-003
LAND:	3.36 AC TOTAL SITE / 173,809 SF
BLDG:	85,106 S.F. (1st 38,000)
LAND BLDG RATIO	2.54 / 1000
COVERAGE	27%

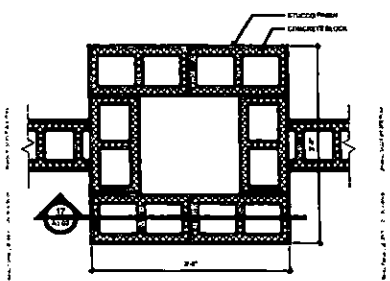
TOTAL PARKING ANALYSIS:

PARKING REQUIRED
1 SPACE FOR EVERY 5 PATIENT BLDG 1320 = 264 264
1 SPACE FOR VISITING DOCTORS 8
1 SPACE FOR EVERY 2 EMPLOYEES (84) = 42
TOTAL REQ'D 314
TOTAL PROVIDED 108
HC STALL PROVIDED 7 INCL 2 VAN

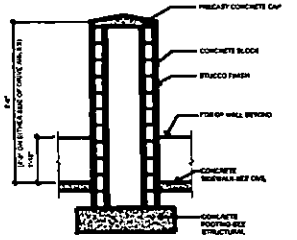
SITE NOTES:

1. 6" CONCRETE CURB - REFER TO CIVIL DRAWINGS
2. CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
3. A/C PAVING - REFER TO CIVIL DRAWINGS
4. NEW TRASH ENCLOSURE - SEE DETAILS ON SHEET A1.03
5. AREA GRADED - TYPICAL OF FOUR (4) - REFER TO CIVIL DRAWINGS
6. NEW 150% GENERATOR AND CONCRETE PAD - REFER TO ELECTRICAL DRAWINGS FOR CONNECTIONS - REFER TO CIVIL DRAWINGS FOR EXACT PAD LOCATION / 24x36 SCREENING ENCLOSURE TO BE PROVIDED AROUND THE PERIMETER OF THE GENERATOR PAD
7. NEW SITE LIGHTING - VERIFY LOCATIONS WITH ELECTRICAL PLANS
8. NEW CONFIGURATION OF ACCESSIBLE PARKING AS STRIPED TO MEET C.L.V. STANDARDS - SEE SHEET A1.01 FOR EXISTING CONDITION. REFER TO CIVIL DRAWINGS FOR NEW CURB LOCATIONS
9. REF TO LANDSCAPE DRAWINGS FOR LAYOUT AT COURTYARD - COORDINATE DRAIN LOCATIONS AND DRAINAGE SLOPES WITH CIVIL ENGR.
10. NEW A/C PAVING - REFER TO CIVIL DRAWINGS FOR RISE SEPARATION - ACCESS I.E. REFER DETAIL SITE PLAN FOR 5 MTH OF CONSTRUCTION
11. NEW MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
12. NEW CMU PERIMETER FENCE TO MATCH EXISTING SEE DETAIL #6 & 7 OF A1.10

INDICATES ACCESSIBLE ROUTE

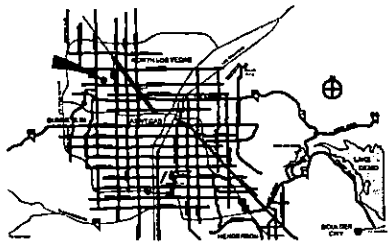


16 A1.02 PILASTER DETAIL



17 A1.02 PILASTER SECTION

VICINITY MAP



SUP-20471
04/26/07 PC

NEVADA CALIFORNIA
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12161 Carmel Creek Drive
Las Vegas, Nevada 89144
702.233.2233 T
702.233.2231 F
www.jmarch.com

jma
elevated architecture

Covenant Care
Silver Hills Expansion
Las Vegas, NV 89129
2006219

Design Development
1-31-07
NOT FOR CONSTRUCTION

Issued For:
Date:

© 2007 JMA Architecture
Unauthorized use of these drawings or designs is prohibited by law.

Project Number: 2006219
Name: Site Plan

A1.02

jma

March 13, 2007

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

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2006219

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
We are respectfully requesting the following applications:

1. General Plan Amendment (from R to M)
2. Re-Zone (from U(R) to R-3)
3. Special Use Permit (for use)
4. Site Development Plan Review
   -Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
   -Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).

A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.

B. The property is currently zoned U-R, undeveloped / rural. We respectfully request to amend the zoning to R-3. The adjacent properties are U (O), R-E and U (ML). All height restrictions have been considered and accounted for with respect to the adjacent residential uses. All building, sign and landscape setbacks have been accounted for.

C. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.

D. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.

E. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.

F. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

G. The Owner will conduct a Neighborhood meeting with the surrounding residences and businesses to inform them of the proposed project on the above mentioned property.

Please contact me if you have any questions.
Sincerely,

Darryll Brandwine, JMA

3.12.07
Date

SUP-20471
04/26/07 PC

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RECEIVED
MAR 13 2007

10150 Covington Cross Drive Las Vegas NV 89144 702 731.2033 T 702 731.2039 F www.jmaarch.com

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SDR-20468 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20466, ZON-20470 AND SUP-20471 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT EXPANSION OF AN EXISTING CONVALESENT CARE CENTER WITH THE ADDITION OF 36 BEDS (FOR A TOTAL OF 154 BEDS) AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN 8-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND A 7.5-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R(Rural Density Residential) General Plan Designation] [PROPOSED:R-3 (Medium Density Residential)], Ward 4 (Brown).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

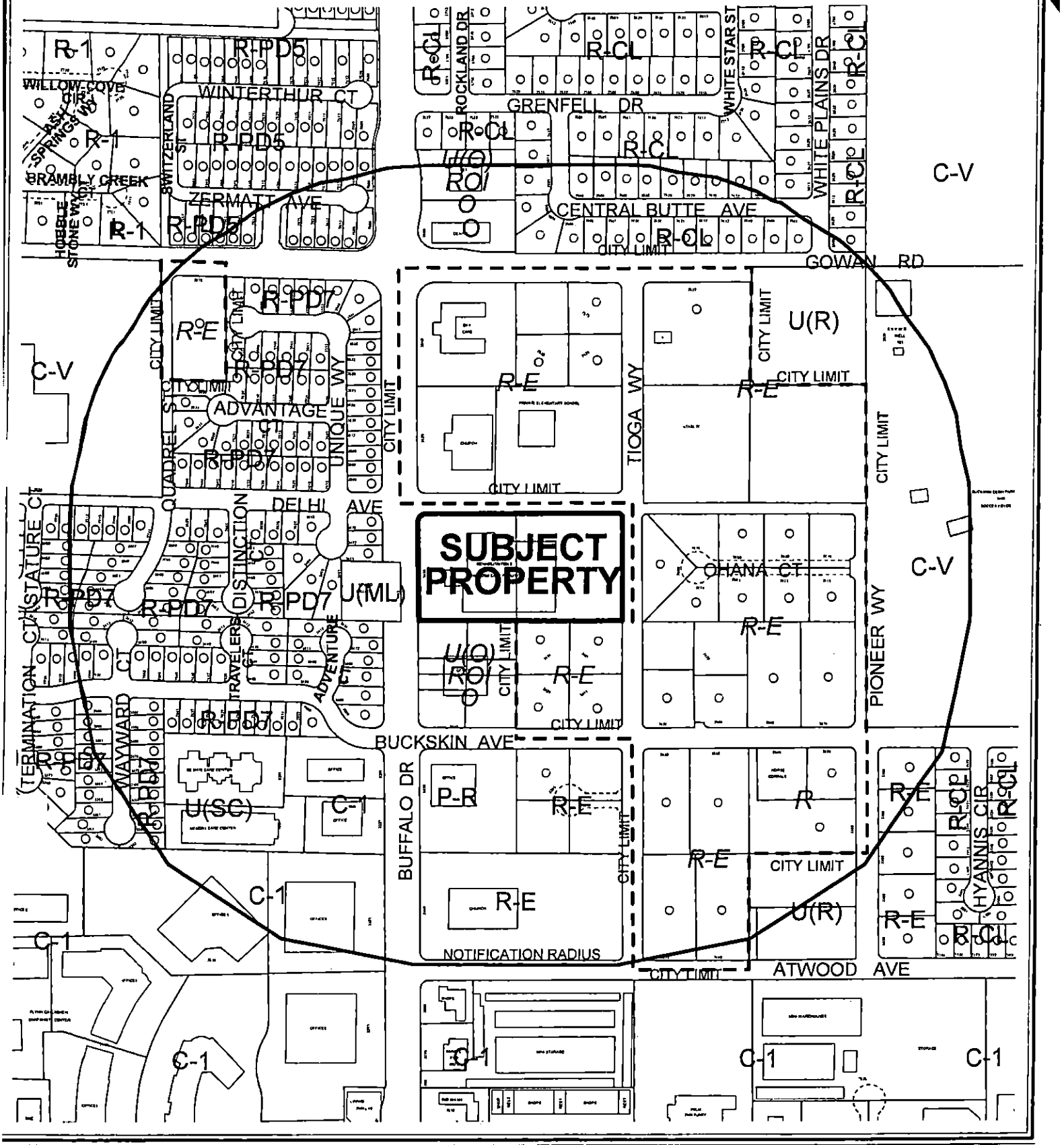
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Items 31-34 were requested by the applicant to be held in abeyance to May 10, 2007 so they could be heard with a related Variance.

(6:02 – 6:08)



0 500 Feet

CASE: **SDR-20468**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20468 - APPLICANT/OWNER: AHP NEVADA, INC.

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

JA

jma

April 10, 2007

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Silver Hills Health Care Center
JMA No. 2006219
Held Item
Application Number:
#GPA-20466
#SDR-20468
#ZON-20470
#SUP-20471
#VAR-21139

Apn: 138-10-301-018

Dear Sir or Madam:

We respectfully request the above listed applications be held in abeyance until Thursday, May 10, 2007 Planning Commission meeting, (Wednesday, June 20, 2007 City Council meeting), to allow the corresponding applications be heard along with the variance application at one time.

If you should have any questions regarding this request, please do not hesitate to call our office.
Thank you.

Sincerely,

Cherie L. Guzman
Senior Designer/Entitlements Director

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20468** APN: 138-10-301-0

Name of Property Owner: AHP Nevada Inc

Name of Applicant: Im A

Name of Representative: N/A

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Brian J Maas

Print Name: Brian J. Maas
Senior Vice President

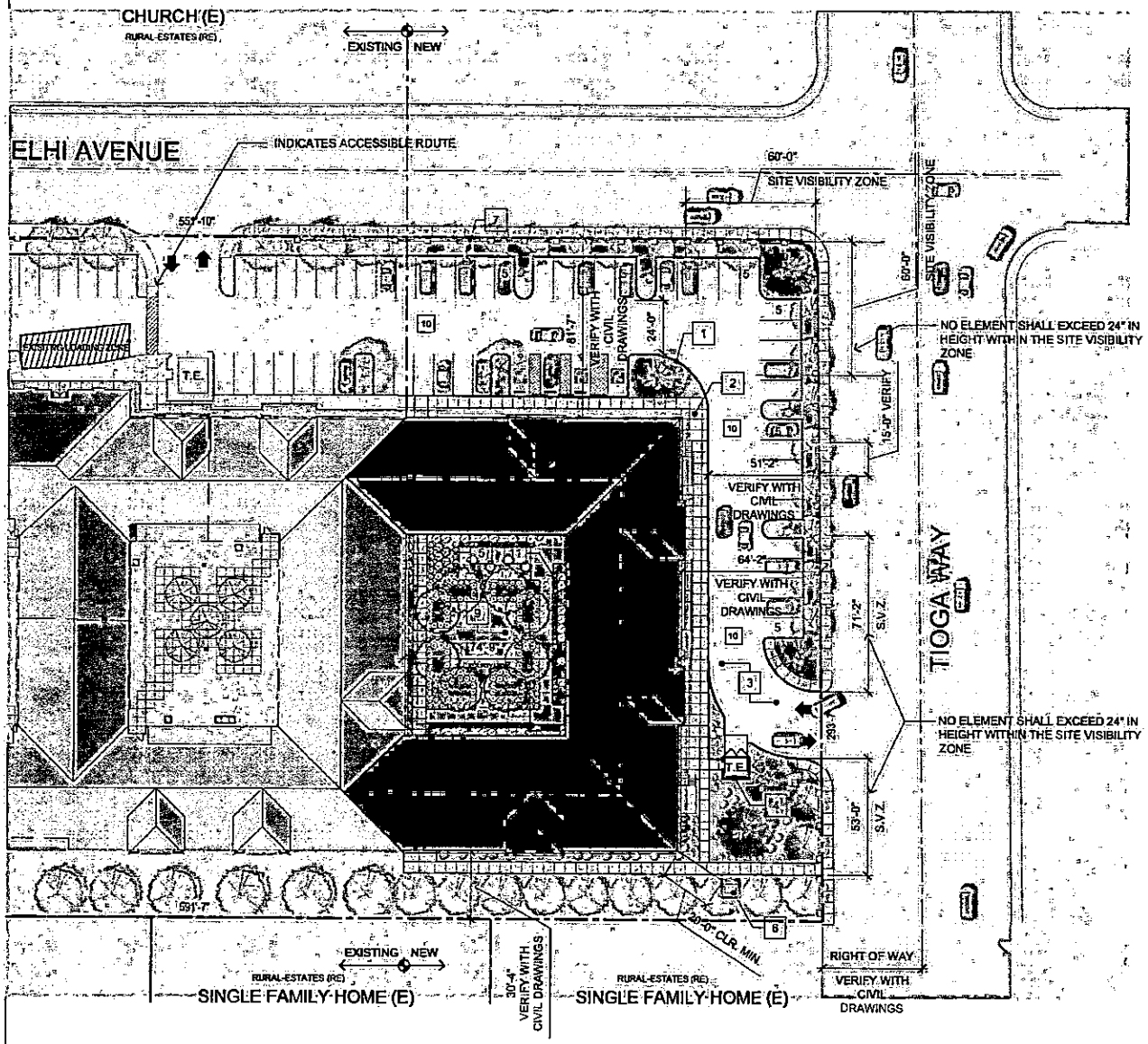
Subscribed and sworn before me

This 9th day of March, 2007

Sandra Burg
Notary Public in and for said County and State

SANDRA BURG
Commission # 1446534
Notary Public - California
Orange County
My Comm. Expires Oct 21, 2007

RECEIVED
MAR 13 2007



EXISTING SITE ANALYSIS:

APN:	138-16-301-018
LAND:	3.69 AC TOTAL SITE
DEVELOPED PORTION:	3.69 ACRES / 134,277 SF
BLDG:	39,845 S.F. (116 BEDS)
LAND BLDG RATIO:	3.36 / 1000
COVERAGE:	29%

EXISTING PARKING ANALYSIS:

PARKING REQUIRED:	
1 SPACE FOR EVERY 3 PATIENT BEDS: 116 =	23.6 = 24
1 SPACE FOR VISITING DOCTORS:	4
1 SPACE FOR EVERY 2 EMPLOYEES: (48) =	24
TOTAL REQ'D:	52
TOTAL PROVIDED:	106
HC STALL PROVIDED:	4 INCL 1 VAN

ADDITIONAL SITE ANALYSIS:

APN:	138-16-301-018
LAND:	3.69 AC TOTAL SITE
PROPOSED PORTION:	.81 ACRES / 35,639 SF
BLDG:	17,466 S.F. (36 BEDS)
LAND BLDG RATIO:	2.29 / 1000
COVERAGE:	44%
Zoning	RS

ADDITIONAL PARKING ANALYSIS (PER CLV TITLE 19 PARKING STD.)

PARKING REQUIRED:	
1 SPACE FOR EVERY 3 PATIENT BEDS: 36/3 =	9
1 SPACE FOR VISITING DOCTORS:	1
1 SPACE FOR EVERY 2 EMPLOYEES: (5) =	3
TOTAL REQ'D:	13
TOTAL PROVIDED:	38
HC STALL PROVIDED:	3 INCL 1 VAN

ADDITIONAL PARKING ANALYSIS (PER AIA GUIDELINES)

PARKING REQUIRED:	
1 SPACE FOR EVERY 4 PATIENT BEDS: 36/4 =	9
1 SPACE FOR VISITING DOCTORS:	1
1 SPACE FOR EVERY 2 EMPLOYEES: (5) =	3
TOTAL REQ'D:	13
TOTAL PROVIDED:	38
HC STALL PROVIDED:	3 INCL 1 VAN

TOTAL SITE ANALYSIS:

APN:	138-16-301-018
LAND:	3.69 AC TOTAL SITE / 172,904 SF
BLDG:	57,166 S.F. (154 BEDS)
LAND BLDG RATIO:	3.04 / 1000
COVERAGE:	32%

TOTAL PARKING ANALYSIS:

PARKING REQUIRED:	
1 SPACE FOR EVERY 4 PATIENT BEDS: 154/4 =	39
1 SPACE FOR VISITING DOCTORS:	6
1 SPACE FOR EVERY 2 EMPLOYEES: (54) =	27
TOTAL REQ'D:	66
TOTAL PROVIDED:	148
HC STALL PROVIDED:	5 INCL 2 VAN

SITE NOTES:

1. 6" CONCRETE CURB. REFER TO CIVIL DRAWINGS.
2. CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS.
3. A/C PAVING. REFER TO CIVIL DRAWINGS.
4. NEW TRASH ENCLOSURE. SEE DETAILS ON SHEET A1.05
5. AREA DRAIN-TYPICAL OF FOUR (4). REFER TO CIVIL DRAWINGS.
6. NEW 180K GENERATOR AND CONCRETE PAD-REFER TO ELECTRICAL DRAWINGS FOR CONNECTIONS. REFER TO CIVIL DRAWINGS FOR EXACT PAD LOCATION. PENCE (EXISTING) ELEMENT TO BE PROVIDED AROUND THE PERIMETER OF THE GENERATOR PAD.
7. NEW SITE LIGHTING - VERIFY LOCATIONS WITH ELECTRICAL PLANS
8. KEEP CONFIGURATION OF ACCESSIBLE PARKING-RESTRIPED TO MEET C.L.V. STANDARDS-SEE SHEET A1.01 FOR EXISTING CONDITION. REFER TO CIVIL DRAWINGS FOR NEW ZERO CURB LOCATIONS.
9. REFER TO LANDSCAPE DRAWINGS FOR LAYOUT AT COUNTY/ACCOMODATE DRAIN LOCATIONS AND DRAINAGE SWALES WITH CIVIL DWGS.
10. NEW AC PAVING - REFER TO CIVIL DRAWINGS FOR FIRE DEPARTMENT ACCESS -SEE ZONING SITE PLAN FOR LIMITS OF CONSTRUCTION
11. NEW MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
12. NEW CMU PERIMETER FENCE TO MATCH EXISTING-SEE DETAIL 10 @ 1T A1.02

INDICATES ACCESSIBLE ROUTE

VICINITY MAP

jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219
LAS VEGAS NV,89129

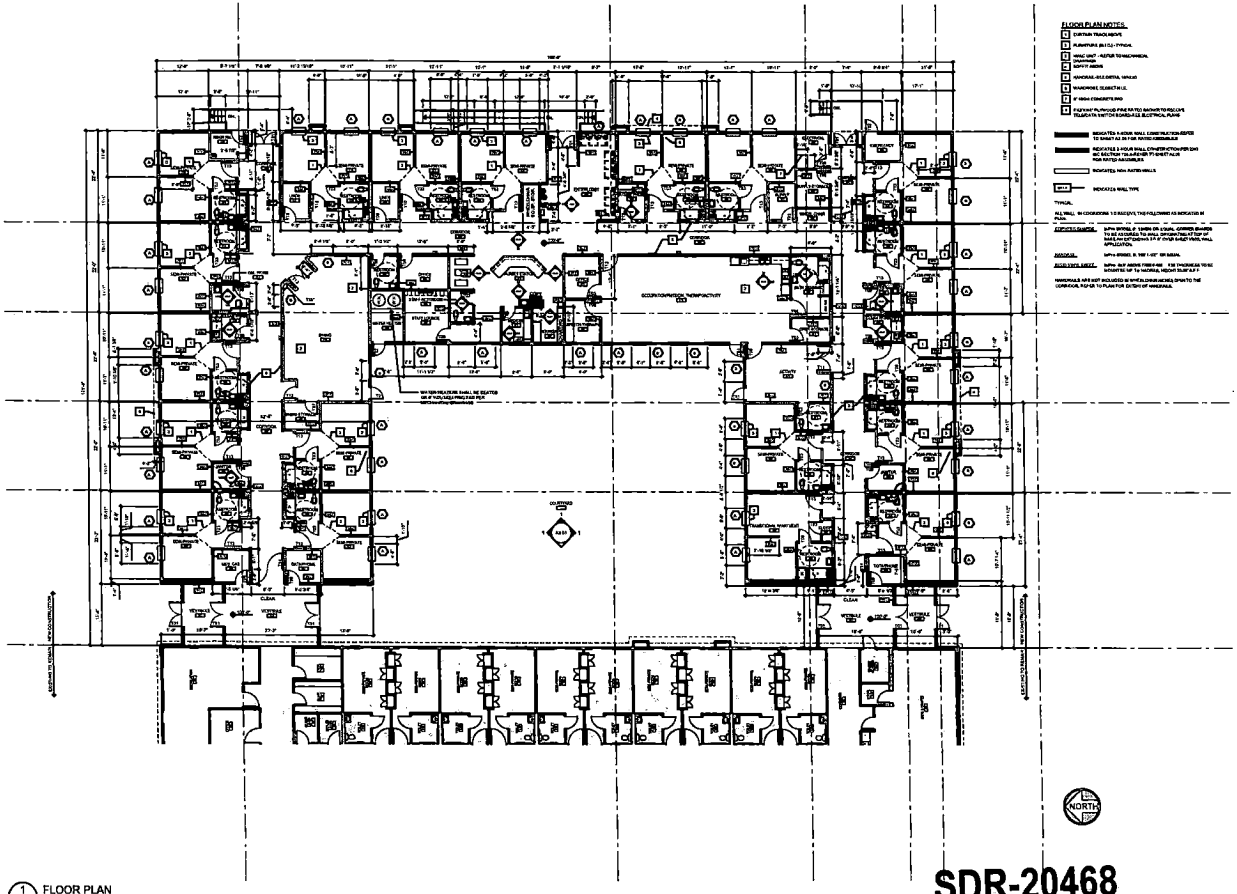
SDR-20468

04/26/07 PC

SITE PLAN

RECEIVED
MAR 13 2007

NORTH
SCALE: 1"=20'-0"



1 A2.02 FLOOR PLAN

SDR-20468
04/26/07 PC

NEVADA CALIFORNIA
Corporate Office
Dallas
Las Vegas, Nevada 89144
702.233.2037
702.233.2037

jma
elevated architecture

Covenant Care
Silver Hills Expansion
Las Vegas, NV 89129
2006219

Design Development
1-31-07
NOT FOR CONSTRUCTION

Issued For: ?
Date: ?

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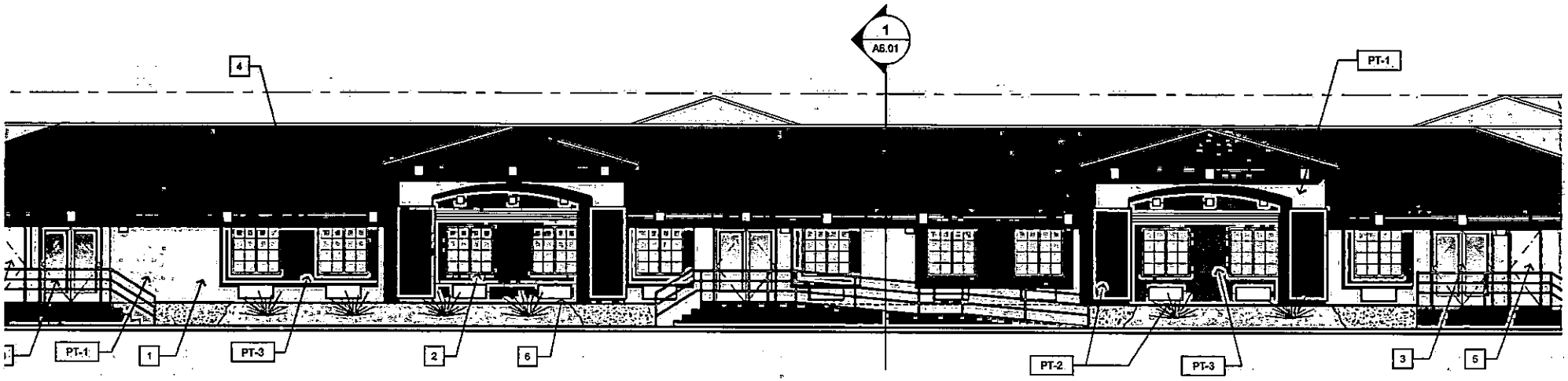
Project Number: 2 NE219
New Floor Plan

A2.02



FRAZEE PT-1
#8752W STONE-
HENGE SHADOW

FRAZEE PT-2
#8375D RUBY
RIVE

FRAZEE PT-3
#8465O INDIGO
VIOLET

SDR-20468
04/26/07 PC

jma

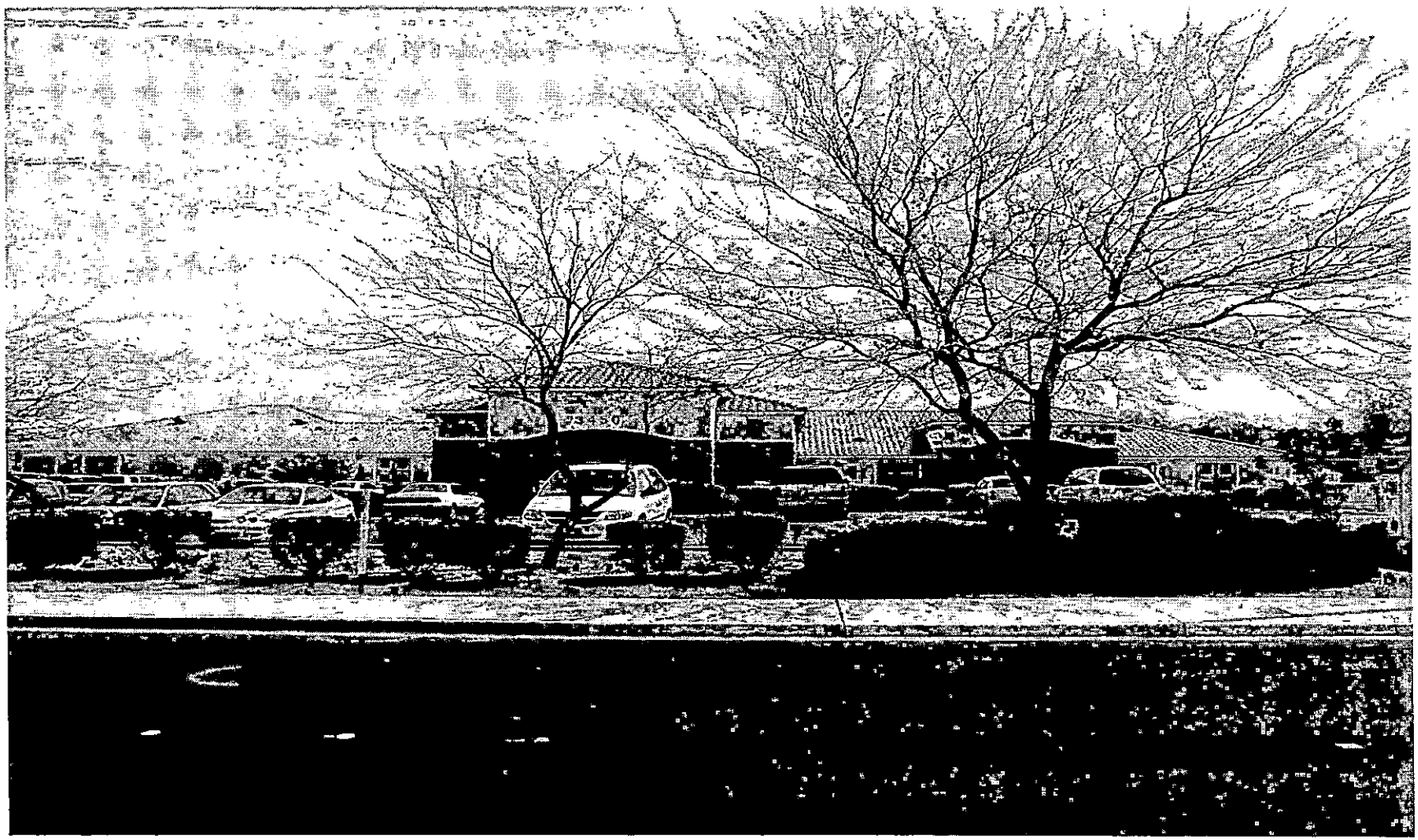
Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219
LAS VEGAS NV.89129

COLOR BOARD

N.T.S.

RECEIVED
MAR 13 2007



GPA-20466, ZON-20470, SUP-20471 & SDR-20468 - APPLICANT/OWNER: AHP NEVADA, INC.
3450 NORTH BUFFALO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

GPA-20466, ZON-20470, SUP-20471 & SDR-20468 - APPLICANT/OWNER: AHP NEVADA, INC.
3450 NORTH BUFFALO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

GPA-20466, ZON-20470, SUP-20471 & SDR-20468 - APPLICANT/OWNER: AHP NEVADA, INC.
3450 NORTH BUFFALO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

GPA-20466, ZON-20470, SUP-20471 & SDR-20468 - APPLICANT/OWNER: AHP NEVADA, INC.
3450 NORTH BUFFALO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

jma

March 13, 2007

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

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2006219

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
We are respectfully requesting the following applications:

1. General Plan Amendment (from R to M)
2. Re-Zone (from U(R) to R-3)
3. Special Use Permit (for use)
4. Site Development Plan Review
   -Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
   -Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).

A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.

B. The property is currently zoned U-R, undeveloped / rural. We respectfully request to amend the zoning to R-3. The adjacent properties are U (O), R-E and U (ML). All height restrictions have been considered and accounted for with respect to the adjacent residential uses. All building, sign and landscape setbacks have been accounted for.

C. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.

D. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.

E. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.

F. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

G. The Owner will conduct a Neighborhood meeting with the surrounding residences and businesses to inform them of the proposed project on the above mentioned property.

SDR-20468
04/26/07 PC

Please contact me if you have any questions.
Sincerely,

Darryll Branswine, JMA

3.12.07
Date

RECEIVED
MAR 13 2007

10150 Covington Cross Drive Las Vegas NV 89144 702 731.2033 T 702 731.2039 F www.jmaarch.com

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ CONSENT ☐ DISCUSSION

SUBJECT:
GPA-20469 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) AND SC (SERVICE COMMERCIAL) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road (APNs 125-06-002-005, 006, and 007), Ward 6 (Ross).

C.C.: 05/16/07

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

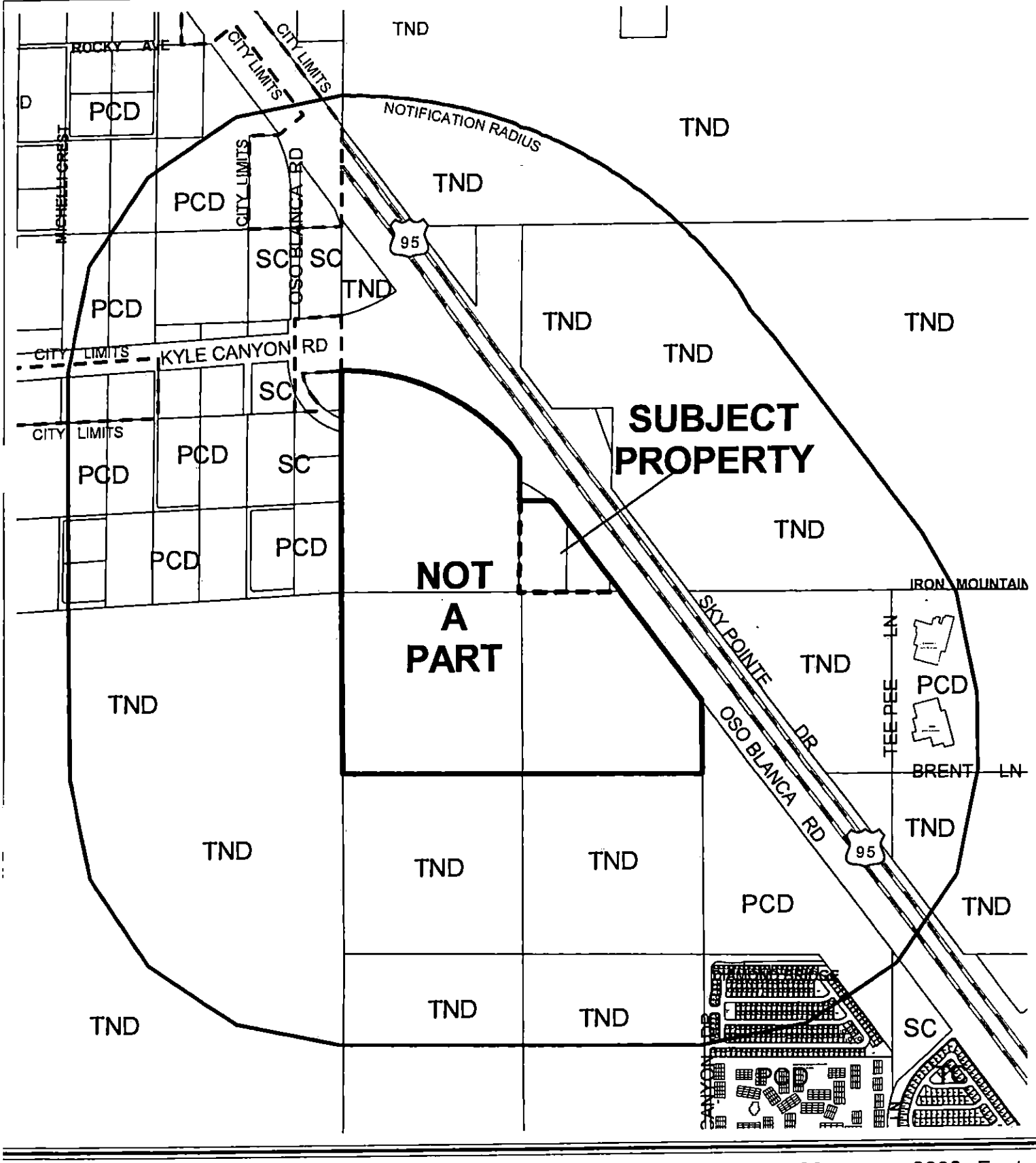
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 24, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Quadrant Planning

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Items 19-21, 35, 83 and 84 were requested by the applicant to be held in abeyance to May 24, 2007.

(6:02 – 6:08)



0 1000 2000 Feet

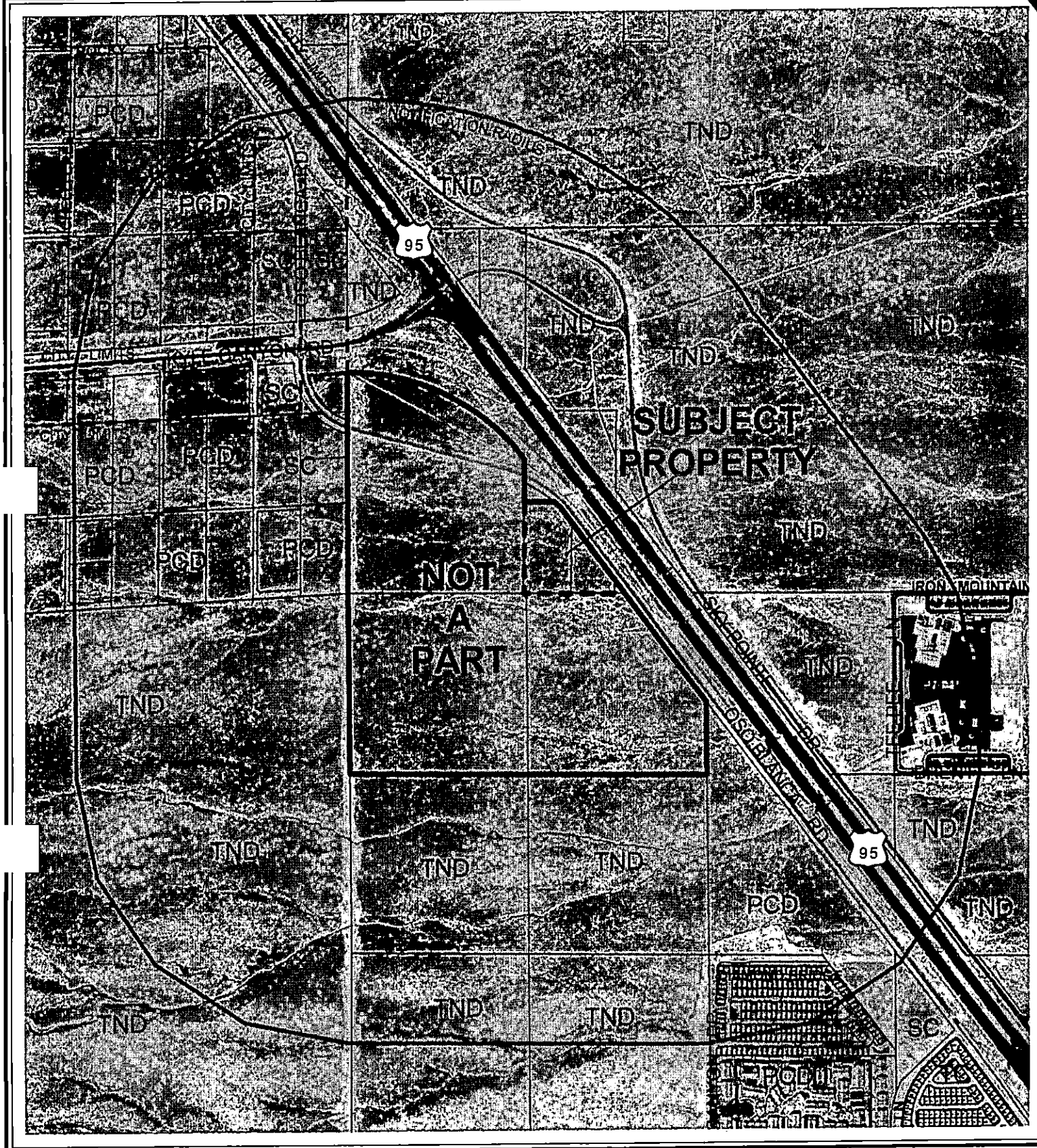
CASE: **GPA-20469**

RADIUS: 2000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

N



0 1000 2000 Feet

CASE: **GPA-20469**

RADIUS: 2000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20469 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL

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

RTS

QUADRANT PLANNING

April 9, 2007

Mr. Doug Rankin
Planning Manager
City of Las Vegas Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

SUBJECT: REQUEST TO HOLD GPA-20469 FROM THE APRIL 26, 2007 PLANNING COMMISSION MEETING TO THE MAY 24, 2007 PLANNING COMMISSION MEETING.

Dear Doug:

My office represents the applicant on the above referenced items. I am hereby requesting that this item be held for 30 days from the April 26, 2007 to the May 24, 2007 Planning Commission Meeting.

We are requesting additional time in order to hold a neighborhood meeting and to work with staff on developing the Kyle Canyon Development Guidelines and Development Standards.

Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Tom Perrigo

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P 702 395 3154
F 702 242 0414
E info@quadplan.com
www.quadplan.com

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-20469 APN: 125-06-002-006

Name of Property Owner: KYLE CANYON GATEWAY CENTER, LLC

Name of Applicant: KYLE ACQUISITION GROUP, LLC

Name of Representative: QUADRANT PLANNING

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOSEPH BONIFATTO

Subscribed and sworn before me

This 27 day of Feb, 2007

_____
Notary Public in and for said County and State

STATE OF NEVADA
County of Clark
DAWN GIORDANO
No: 00-65244-1
My Appointment Expires

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20469** APN: 125-06-002-005

Name of Property Owner: RANCHO WAY, LLC

Name of Applicant: KYLE ACQUISITION GROUP, LLC

Name of Representative: QUADRANT PLANNING

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: NIMA TAGHAVI

Subscribed and sworn before me

This 28th day of February, 2007

_____

Notary Public in and for said County and State

Lynda Louise Broderick

County of Orange)

State of California)

LYNDA LOUISE BRODERICK
Commission # 1615397
Notary Public - California
Los Angeles County
My Comm. Expires Oct 22, 2009

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20469** APN: 125-06-002-007

Name of Property Owner: KYLE ACQUISITION GROUP, LLC

Name of Applicant: KYLE ACQUISITION GROUP, LLC

Name of Representative: QUADRANT PLANNING

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: JOHN A. RITTER

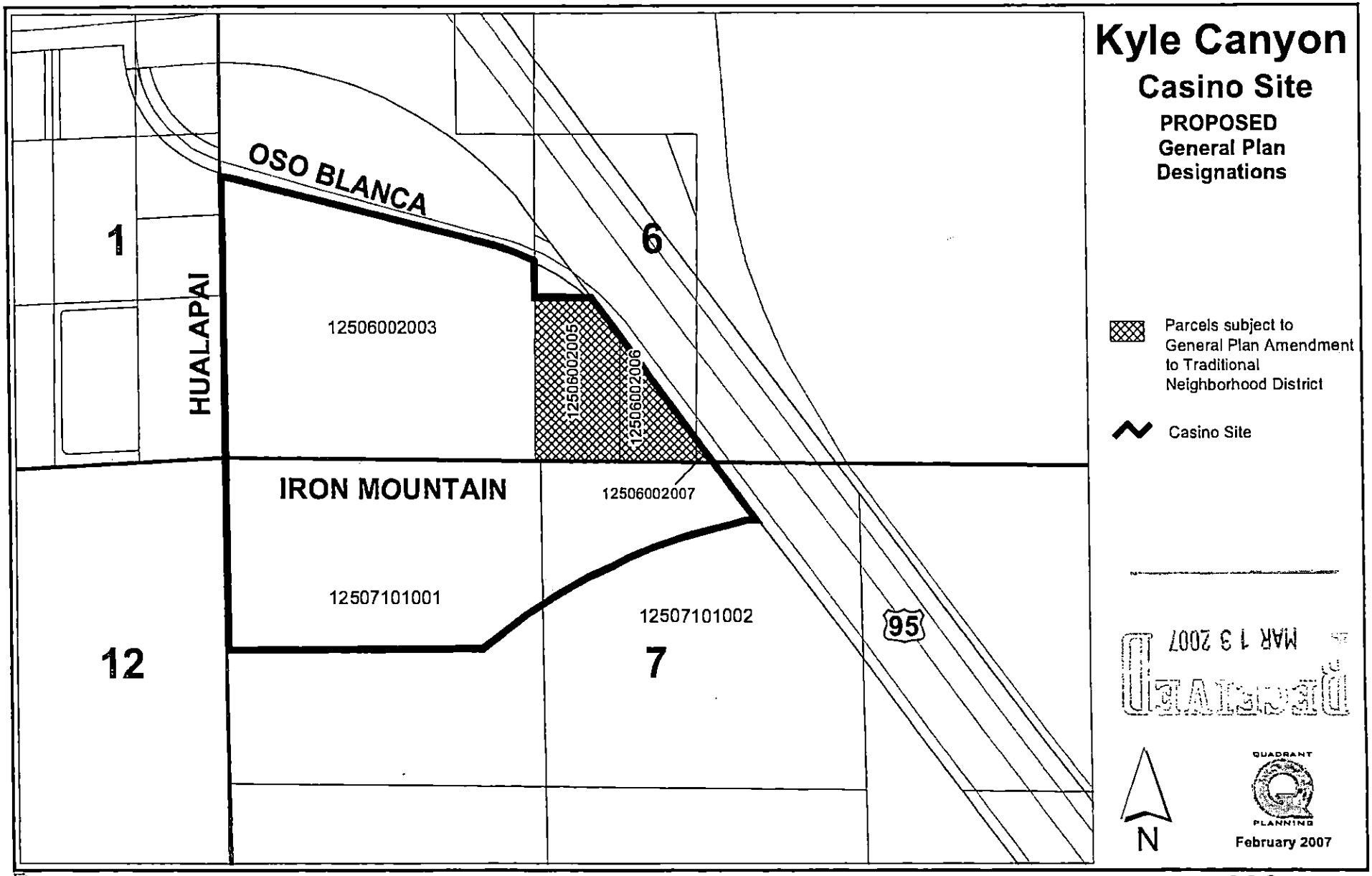
Subscribed and sworn before me

This 13 day of March, 20 07

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011



Kyle Canyon
Casino Site
PROPOSED General Plan Designations

Parcels subject to General Plan Amendment to Traditional Neighborhood District

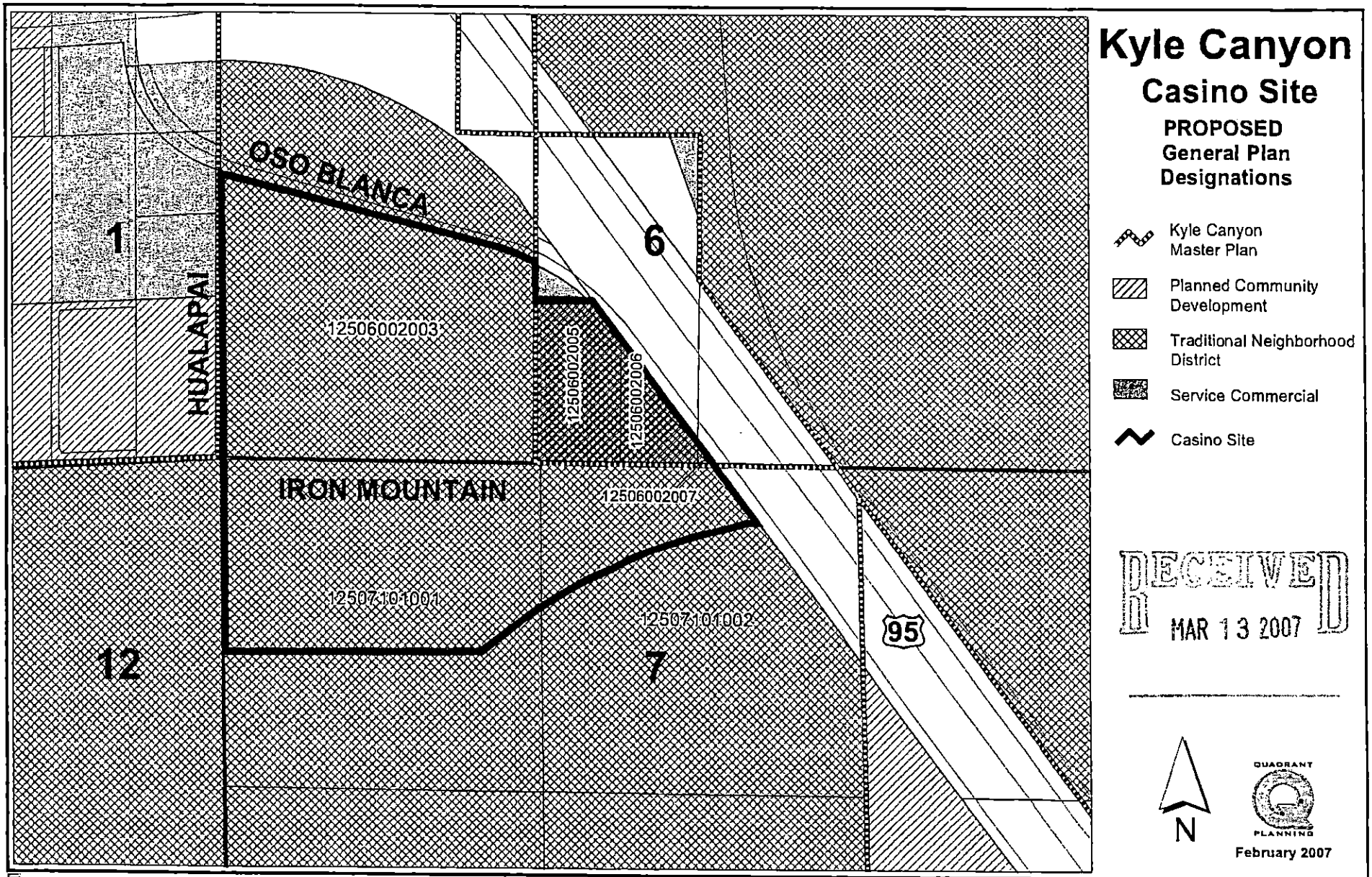
Casino Site

RECEIVED
MAR 13 2007

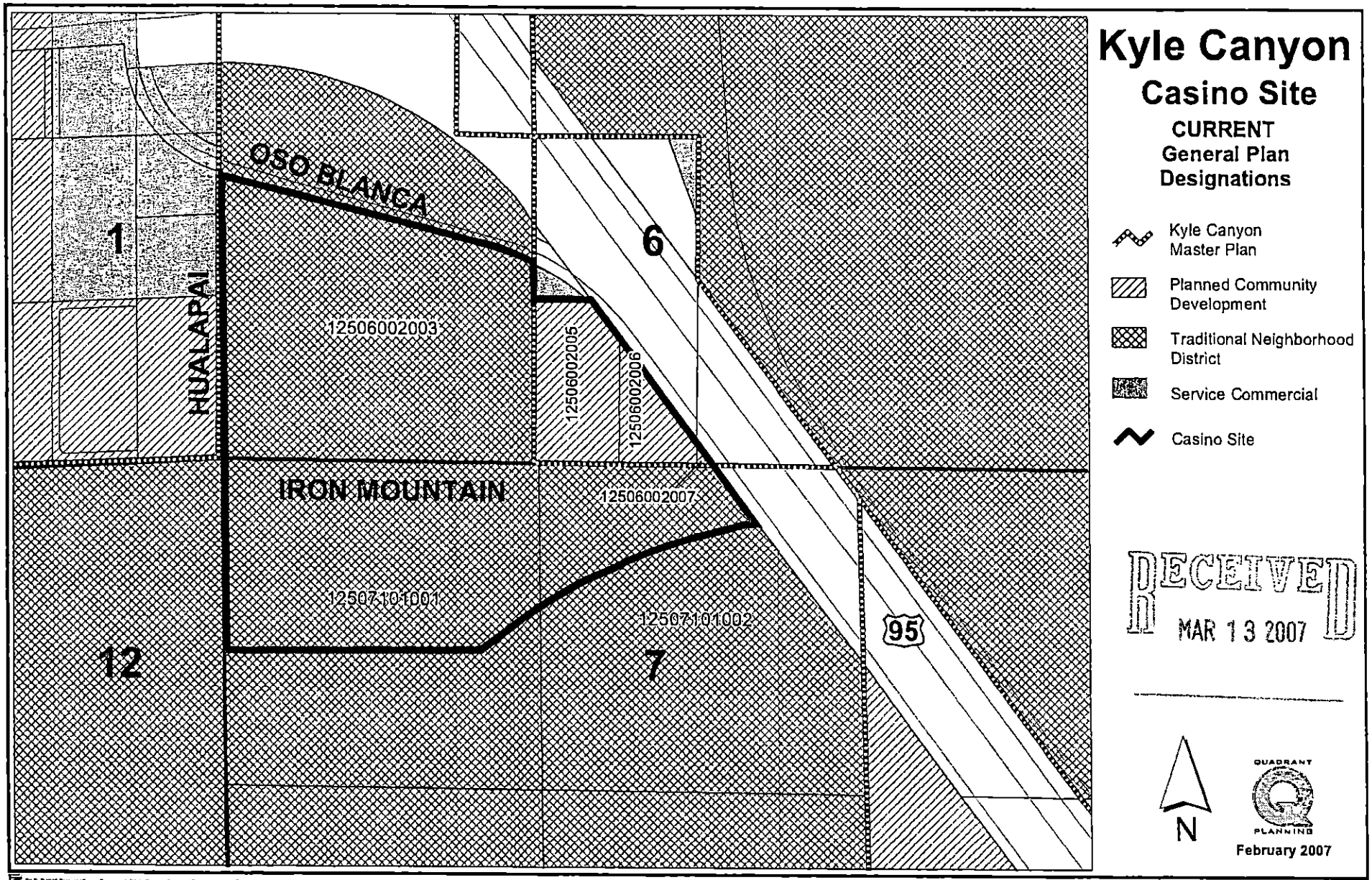
QUADRANT PLANNING

February 2007

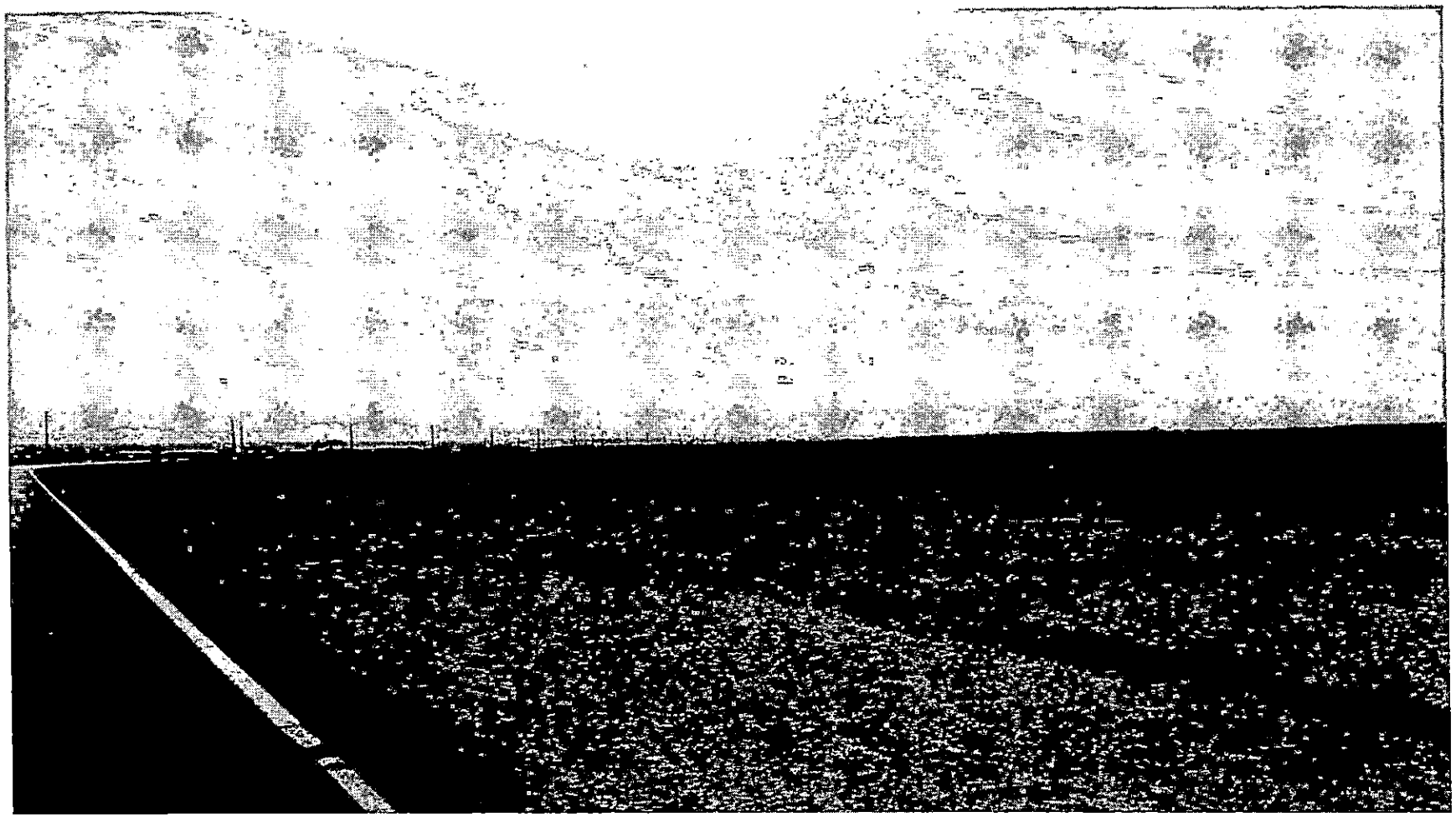
GPA-20469
04/26/07 PC



GPA-20469
04/26/07 PC

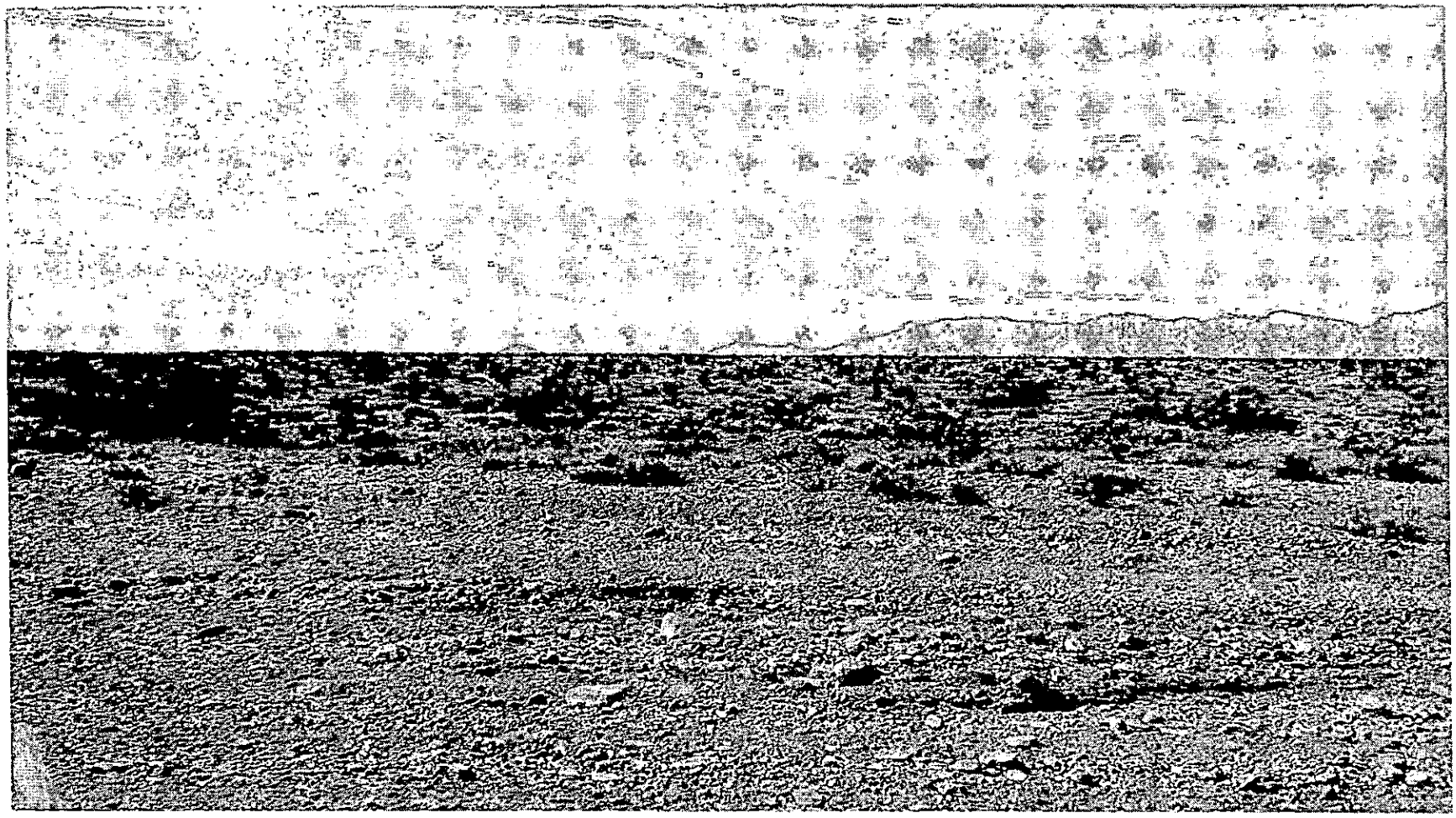


GPA-20469
04/26/07 PC



GPA-20469 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL
WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 2,190 FEET SOUTH OF KYLE CANYON ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



GPA-20469 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL
WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 2,190 FEET SOUTH OF KYLE CANYON ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

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

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

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

February 28, 2007

Ms. Margo Wheeler, AICP
City of Las Vegas
Planning and Development Department
731 South Fourth
Las Vegas, Nevada 89101

Re: Kyle Canyon Hotel and Casino
Justification Letter
Request for a General Plan Amendment, Zone Change, Special Use Permit and Site Development Plan Review to allow for a Resort Hotel

Dear Ms. Wheeler:

This office represents the applications set forth above. The applications being submitted request the approval of a proposed resort hotel generally located near the northeast corner of Iron Mountain Road and Hualapai Way in the northwest part of the Las Vegas valley.

The resort hotel consists of 464 rooms with a casino floor space of approximately 155,000 square feet. The resort hotel will contain many amenities that will benefit the surrounding area, such as, restaurants, retail shops, a spa, movie theaters and a convention center. In conjunction with the resort hotel, 104 condo units are proposed for the site, as well as office and retail space. The site also provides adequate parking with approximately 15% more parking spaces than the 5,060 parking spaces required by code.

The proposed use is harmonious with the land uses set forth in the Centennial Hills plan for the surrounding property and the site is suitable for such development. The proposed site is bordered by major streets and there will be multiple access points to and from the major streets to handle the traffic created by the project and effectively circulate traffic. The proposed location for a resort hotel is neither detrimental to the public health, safety and welfare of the

GPA-20469
04/26/07 PC

KUMMER
KAEMPFER

citizens of the City of Las Vegas, nor it is inconsistent with the overall objectives of the City's General Plan. The applicant respectfully requests your consideration and approval of these applications.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Elizabeth M. Sorokac

Elizabeth M. Sorokac

EMS/anc

GPA-20469
04/26/07 PC

QUADRANT PLANNING

April 9, 2007

Mr. Doug Rankin
Planning Manager
City of Las Vegas Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

SUBJECT: REQUEST TO HOLD GPA-20469 FROM THE APRIL 26, 2007 PLANNING COMMISSION MEETING TO THE MAY 24, 2007 PLANNING COMMISSION MEETING.

Dear Doug:

My office represents the applicant on the above referenced items. I am hereby requesting that this item be held for 30 days from the April 26, 2007 to the May 24, 2007 Planning Commission Meeting.

We are requesting additional time in order to hold a neighborhood meeting and to work with staff on developing the Kyle Canyon Development Guidelines and Development Standards.

Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Tom Perrigo

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
F 702 395 3154
T 702 242 0414
E info@quadplan.com
www.quadplan.com

Submitted after final agenda

Date 4/26/07 Item #35

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
GPA-20474 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC. - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMERCIAL DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) on 15.54 acres on the south side of Centennial Parkway approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

C.C.: 05/16/07

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

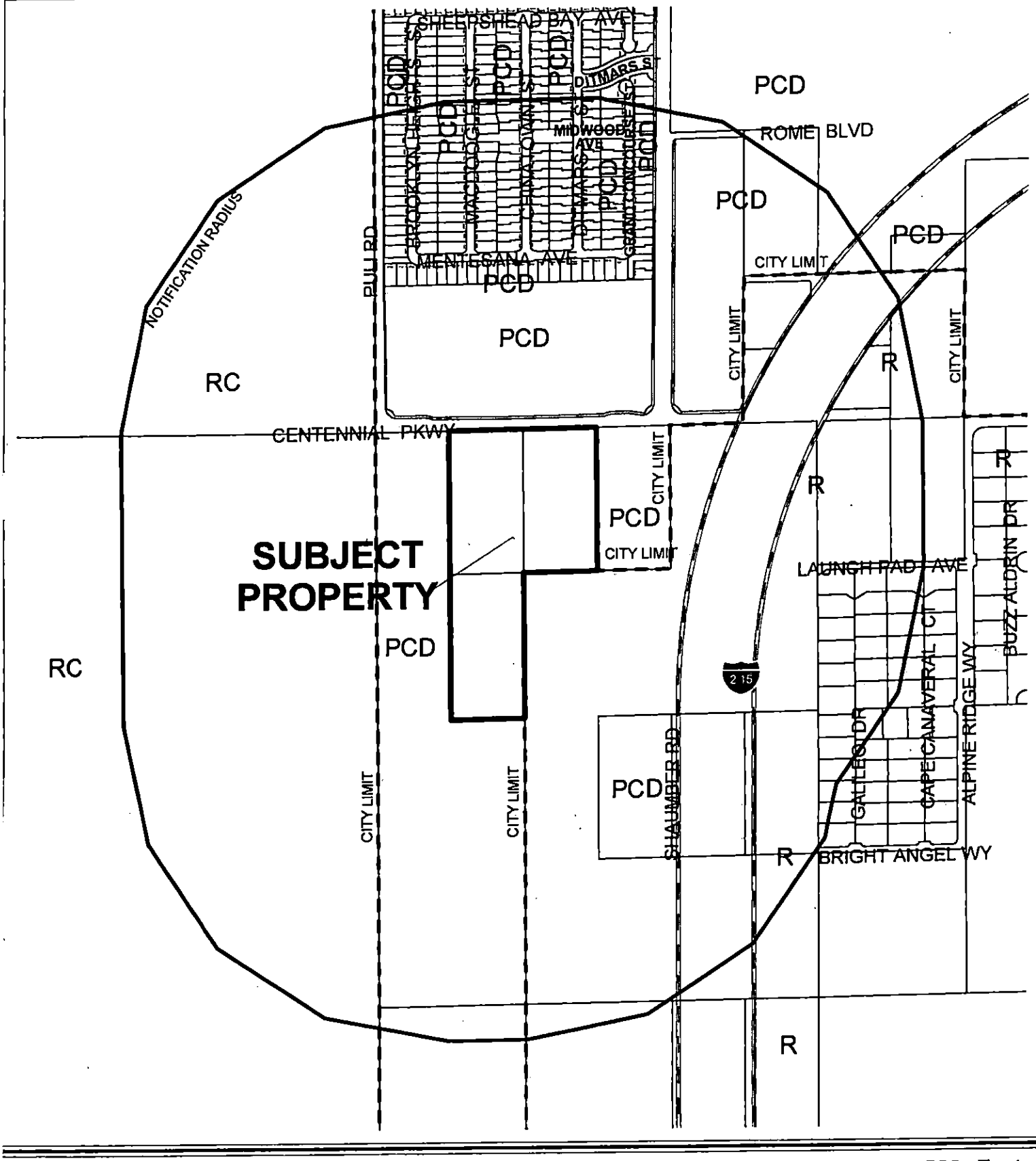
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda – Abeyance request for Items 36-39 by Kummer Kaempfer Bonner Renshaw & Ferrario

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Item 36-39 were requested by the applicant to be held in abeyance to May 10, 2007; however, the Planning Department requested the matters be held until May 24, 2007 as newly revised plans were submitted.

(6:02 – 6:08)



CASE: **GPA-20474**

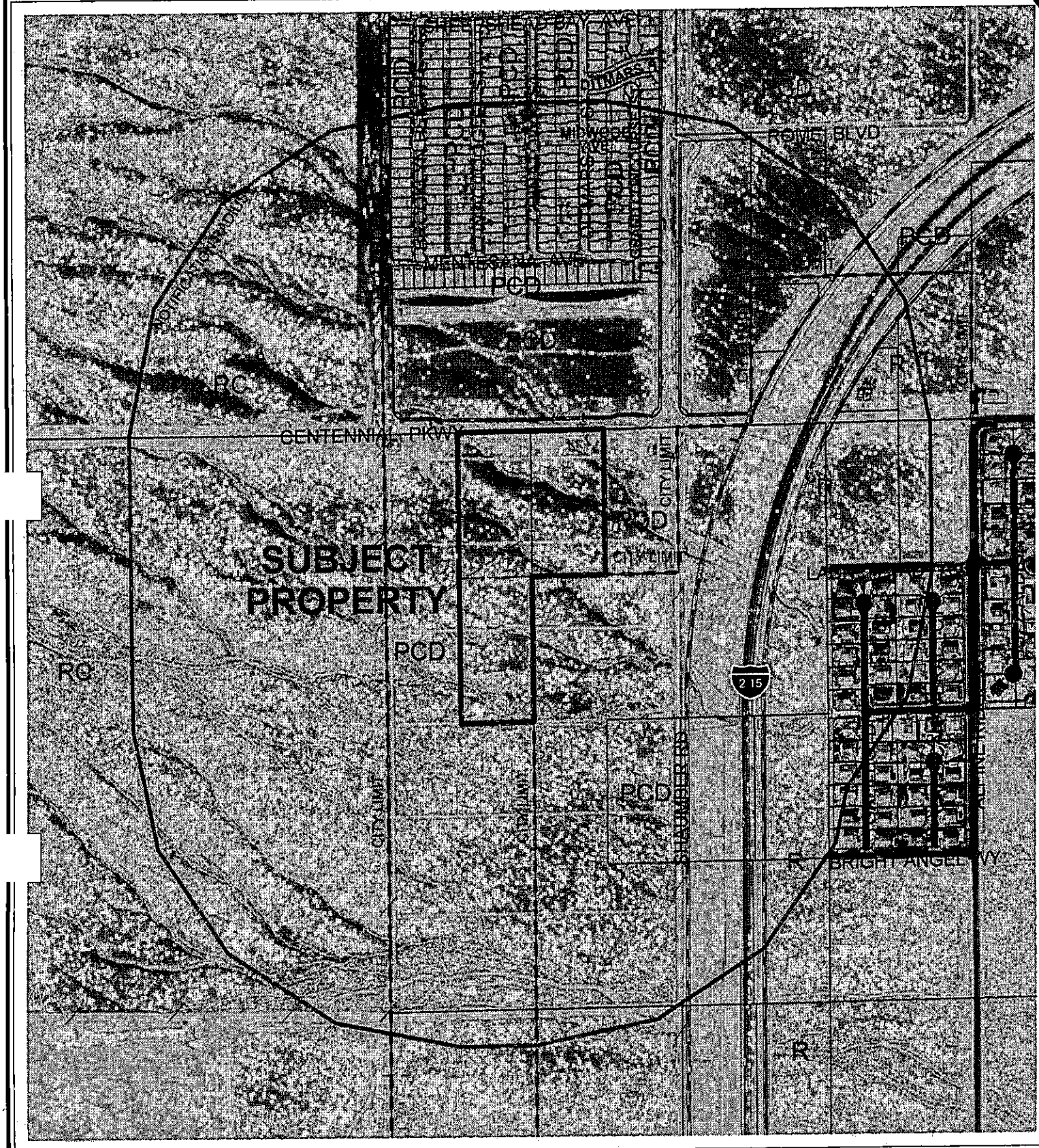
RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMERCIAL DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **GPA-20474**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMERCIAL DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20474 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.

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

RTS

KUMMER KAEMPFER
KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
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Las Vegas, NV 89169
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FAX 702.796.7181

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

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9425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702 363.4360
Fax: 702 956.6457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel 775.882.1311
Fax 775.882 0257

ATTORNEYS AT LAW
LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbrf.com
702.792.7054

April 20, 2007

VIA FACSIMILE – 382-4803

2007 APR 20 A 11:39

RECEIVED
CITY CLERK

City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: City of Las Vegas Planning Commission Hearing
Thursday, April 26, 2007
GPA-20474, ZON-20479, VAR-20472, SDR-20480

To Whom It May Concern:

This office represents the owner/applicant with regard to the above-referenced applications.

We respectfully request that the above items be held until the City Planning Commission hearing of May 10, 2007, so that we can get a revised plan to staff which we have modified pursuant to our neighborhood discussions.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Christopher L. Kaempfer

CLK/lsj

222497

11357 47

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20474** APN: 126-25-101-001, 002 & 005

Name of Property Owner: PN II, Inc.

Name of Applicant: Fairfield Residential, LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MANNY PATTNI

Subscribed and sworn before me

This 6TH day of March, 2007

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ARIETTE M. WATKINS
Appt. No 03-80701-1
My Appt. Expires March 19, 2007

Revised 12-03-04

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MAR 13 2007

11357.47

296546v1

RECEIVED
MAR 1 3 2007

GPA-20474
04/26/07 PC

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

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Fax: 702.796.7181

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Fax: 775.852.3982

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Fax: 702.839.8457

CARSON CITY OFFICE
510 W Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

March 21, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Revised Justification Letter – Fairfield Residential
Site Development Plan Review; Variance; Zone Change; General Plan Amendment
APN: 126-25-101-001, 002, & 005

To Whom It May Concern:

This office represents Fairfield Residential (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed general plan amendment, zone change, site development plan review, and variance for property generally located south of Centennial Parkway and west of the I-215, more particularly known as APN: 126-25-101-001, 002, & 005 (collectively referred as the "Site") consisting of approximately 15.5 acres.

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) and four (4) story buildings with a height up to approximately fifty (50) feet. The Applicant is proposing a total of 440 units on the Site, which equates to approximately 28.3 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing four story buildings with a height of approximately fifty (50) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 28.3 dwelling units per acre. As a result, the

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

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MAR 21 2007

Applicant is seeking a zone change from PD to High Density Residential ("R-4"), which allows for density greater than 25 dwelling units per acre.

General Plan Amendment

In conjunction with the zone change, the Applicant is also seeking a general plan amendment. The Site's current general plan designation is Planned Community Development ("PCD"). A PCD general plan designation allows for zoning of up to 8.0 units per acre. Because the Applicant is seeking to develop multi-family dwellings, the Applicant is requesting an amendment to the general plan from PCD to High ("H"). A general plan designation of H allows R-4 zoning, which provides for a density of greater than 25 dwelling units per acre.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

Anthony J. Celeste

AJC/dmf

RECEIVED
MAR 21 2007

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

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3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109
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Fax: 702.796.7181

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Fax: 775.852.3982

SUMMERLIN OFFICE
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Suite 180
Las Vegas, NV 89129
Tel: 702.952.4360
Fax: 702.956.6457

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510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1911
Fax: 775.882.0257

ATTORNEYS AT LAW
LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbrf.com
702.792.7054

April 20, 2007

VIA FACSIMILE – 382-4803

2007 APR 20 A 11:39

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To Whom It May Concern:

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We respectfully request that the above items be held until the City Planning Commission hearing of May 10, 2007, so that we can get a revised plan to staff which we have modified pursuant to our neighborhood discussions.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Christopher L. Kaempfer

CLK/lsj

322497

Submitted after final agenda
Date 4/26/07 Item #36-39
11357 47

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
ZON-20479 - REZONING RELATED TO GPA-20474 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC. - Request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

C.C.: 05/16/07

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

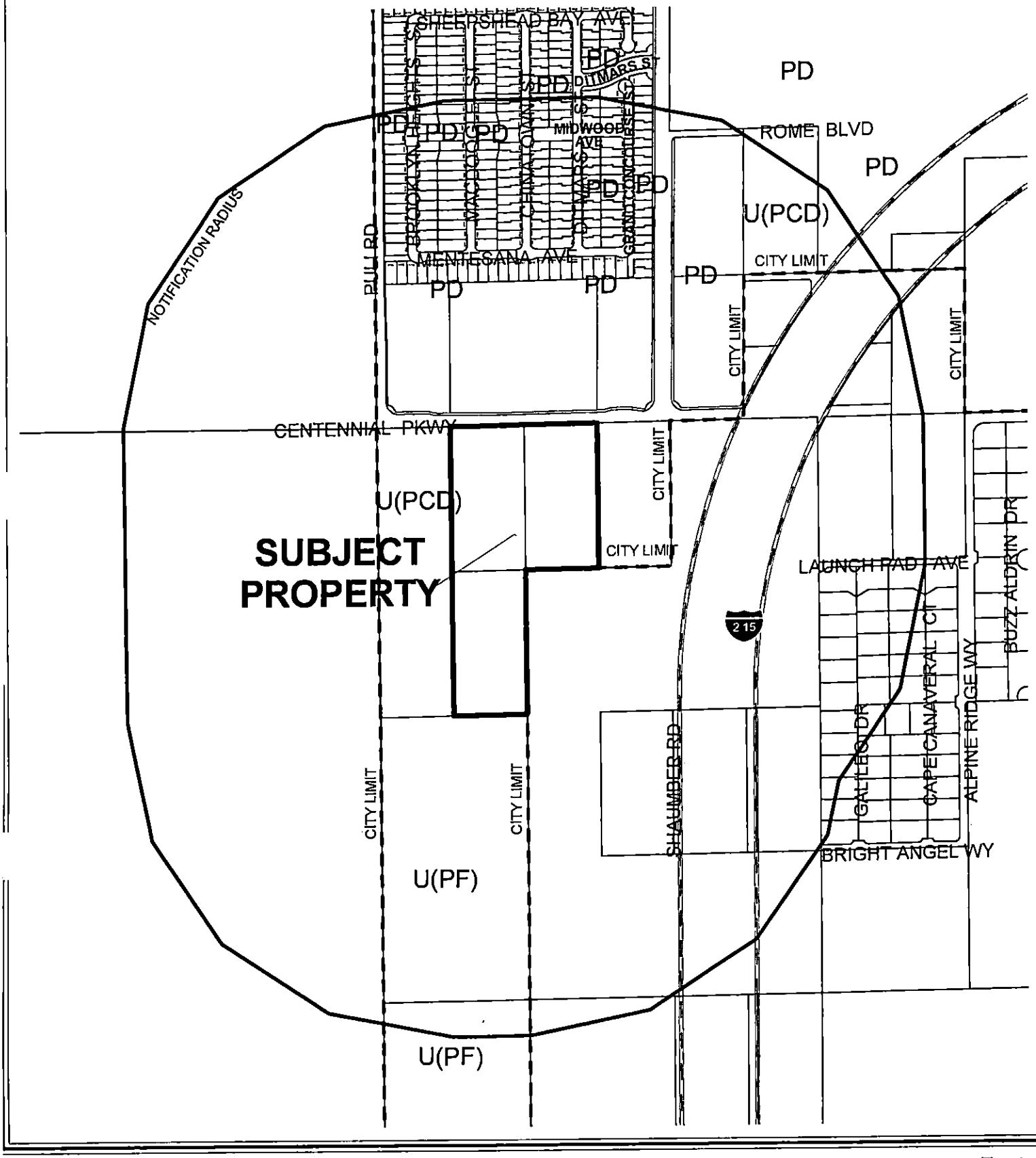
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

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

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Item 36-39 were requested by the applicant to be held in abeyance to May 10, 2007; however, the Planning Department requested the matters be held until May 24, 2007 as newly revised plans were submitted.

(6:02 – 6:08)

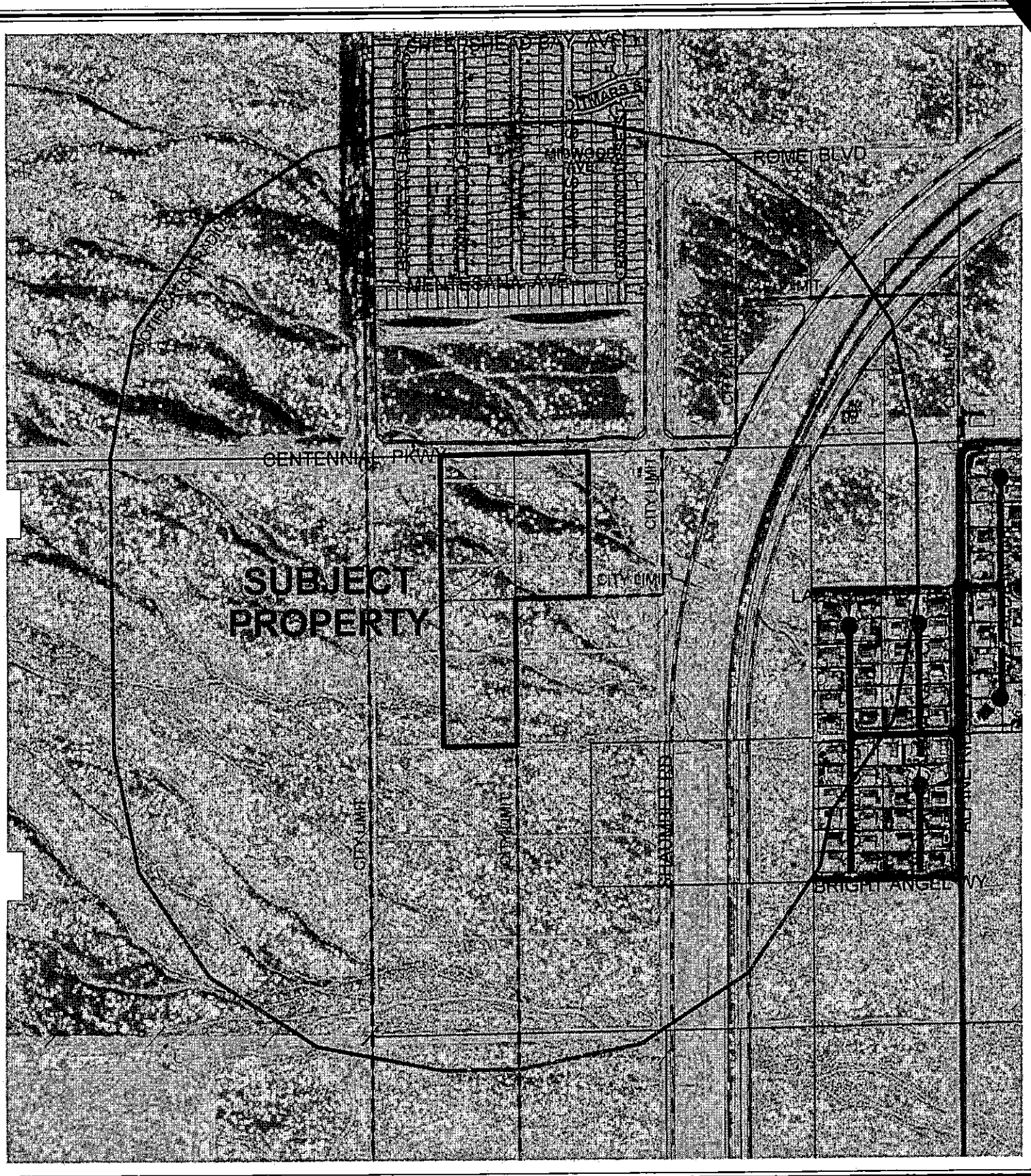


CASE: **ZON-20479**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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



0 500 Feet

CASE: **ZON-20479**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20479 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.

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

RTS

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbrf.com
702.792.7054

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3800 Howard Hughes Parkway
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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

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_____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: MANNY PATTNI

Subscribed and sworn before me

This 6TH day of March, 2007

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNETTE M. WATKINS
Appt. No. 03-80701-1
My Appt. Expires March 19, 2007

Revised 12-03-04

286546v1

11357.47

FAIRFIELD AT CENTENNIAL PARKWAY

Las Vegas, Nevada

PROJECT TEAM

DEVELOPER:

FAIRFIELD BAM DIEGO
6310 NANCHOLSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
(858) 558-6500

ATTN: BRIAN FINCH

ARCHITECT:

ARCHITECTS ORANGE
145 NORTH ORANGE STREET
ORANGE, CA 92867
(714) 639-9220

ATTN: BRANDON MARANAN

LANDSCAPE:

SWA + DESIGN
2200 MICHELSON DRIVE, SUITE 250
IRVINE, CA 92612
(949) 250-6220

ATTN: JIM KEEGAN

BUILDING DATA

Centennial Apartments
Bldg / Unit Mix

Revised: 3/9/07
12:00 PM

Building Mix: 440 Units – Gross SF: 483,857
60% One Bedrooms / 40% Two Bedrooms

Building Type	Occupancy	Units																		Total Units	Project Total
		Applicant 1 Bed/1 Ba	Applicant 1 Bed/1 Ba	Applicant 1 Bed/1 Ba	Applicant 1 Bed/1 Ba	Q 1 Bed/1 Ba	Q 1 Bed/1 Ba	Q 1 Bed/1 Ba	Q 1 Bed/1 Ba	Applicant 2 Bed/2 Ba	Applicant 2 Bed/2 Ba	Applicant 2 Bed/2 Ba	Applicant 2 Bed/2 Ba	Applicant 2 Bed/2 Ba	Q 2 Bed/2 Ba	Q 2 Bed/2 Ba	Q 2 Bed/2 Ba	Q 2 Bed/2 Ba	Q 2 Bed/2 Ba		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
		A1	A2	A3	A4	A1	A2	A3	A4	B1	B2	B3	B4	B5	B1	B2	B3	B4	B5		
		753	778	771	811	753	778	849	839	1,091	1,213	1,239	1,466	1,569	1,091	1,213	1,239	1,466	1,569		
Auto-Type I	1	16	0	16	16					0	8	8	8	8						80	80
Auto-Type III	3	16	4	16	34					4	4	8	8	0						84	189
G-Type I	5					3	3	3	7						3	2	2	3	0	21	105
G-Type VI	3					0	0	7	3						3	0	7	5	2	29	87
Totals	11	54	5	48	64	13	33	49	24	8	16	24	16	8	8	10	18	30	9		440
		12%	2%	11%	15%	3%	8%	10%	5%	2%	4%	5%	4%	2%	2%	2%	4%	7%	2%		
		86.34%								53.64%											

Building Type	Open/Story	GA	Std. Car	Bldg. Ht.	Garages
Auto-Type I	1	0	34	46'-10"	34
Auto-Type III	2	0	34	46'-10"	80
G-Type I	5	0	0	43'-0"	40
G-Type VI	2	0	16	43'-0"	30
Total Spaces					184

Bedroom #	Bedrooms #	Type	FF Type	Unit SF	Qty.	%	Subtotal
Applicant	1 Bed/1 Ba	1	A1	753	54	12%	40,662
Applicant	1 Bed/1 Ba	3	A3	778	8	2%	6,168
Applicant	1 Bed/1 Ba	3	A3	771	45	11%	37,866
Applicant	1 Bed/1 Ba	4	A4	811	64	15%	56,744
Q	1 Bed/1 Ba	5	A1	762	15	3%	11,439
Q	1 Bed/1 Ba	6	A2	749	33	8%	25,344
Q	1 Bed/1 Ba	7	A3	882	69	16%	38,648
Q	1 Bed/1 Ba	8	A4	839	22	5%	18,858
Applicant	2Bed/2 Ba	9	B1	1,091	0	2%	8,648
Applicant	2Bed/2 Ba	10	B2	1,727	16	4%	19,860
Applicant	2Bed/2 Ba	11	B3	1,239	34	5%	29,736
Applicant	2Bed/2 Ba	12	B4	1,169	18	4%	21,967
Applicant	2Bed/2 Ba	13	B5	1,369	8	2%	9,852
Q	2Bed/2 Ba	14	B1	914	9	2%	8,336
Q	2Bed/2 Ba	14	B2	1,017	10	2%	10,170
Q	2Bed/2 Ba	14	B3	1,191	18	4%	27,894
Q	2Bed/2 Ba	17	B4	1,548	30	7%	34,470
Q	2Bed/2 Ba	17	B5	1,363	9	2%	11,547
					440	100%	483,857

Average Unit SF: 217.65 SF

Average Unit SF incl. Auxiliary Bldgs: 330.57 SF

Proposed Auxiliary Buildings

Clubhouse / Leasing +/-	7,132	sf
Cabana - sf	333	sf
Maintenance - sf	769	sf
Total Building Total	8,244	sf

Required Parking

		Spaces	Spaces/Unit
One Bedroom	1.35 Spaces / Unit	216	264
Two Bedrooms	1.75 Spaces / Unit	140	294
Sub-Total		440	638
Guest	1 Space / 5 Units	73.33333333	73
Total			642

Parking

	Spaces	Spaces/Unit
Garage (attached)	172	0.39
Carports (Detached)	80	0.18
Carports (Accessible)	6	1.00
Open (Standard)	248	0.56
Open (Accessible)	7	0.02
Total Provided	497	0.99

PROJECT SUMMARY

PROJECT SUMMARY

Proposed Total Number of Dwelling Units			440
Gross Site Area	19.94	Acres	
Building Area	4.89	Acres	19%
Paved Area	9.98	Acres	50%
Landscaped Area	5.06	Acres	31%
Total			100%

	Total Site (Gross)	Square Feet	Acres
LOT AREA		873,746.00	19.14

CENTENNIAL PARKWAY

Building Type	Stories/Bldg	Garages/Building	Garages Total	Residential	Residential Total (SF)	Acres
Auto-Type I	1	34	34	37,421.00	37,421.00	
Auto-Type III	3	32	96	37,168.00	84,336.00	
G-Type I	5	8	40	8,448.00	42,148.48	
G-Type VI	3	10	30	13,162.00	39,486.00	
Sub-total	14	-	474		203,391.48	3.79
Clubhouse	1	0	0	7,132.00	7,132.00	
Cabanas	1	0	0	333.00	333.00	
Maintenance	1	0	0	769.00	769.00	
Sub-total	3		0		8,234.00	0.19
Total					211,625.48	3.98

SHEET INDEX

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SHEET TITLES	SHEET #
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UNIT B2 & B5 FLOOR PLANS	A-37
UNIT B3 FLOOR PLANS	A-38
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CARPORTS	A-42

A-0

07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

COVER SHEET

FF DEVELOPMENT L.P.
6310 NANCHOLSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 453-1125 FAX (858) 453-1141

ARCHITECTS ORANGE
145 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866 (714) 639-9220

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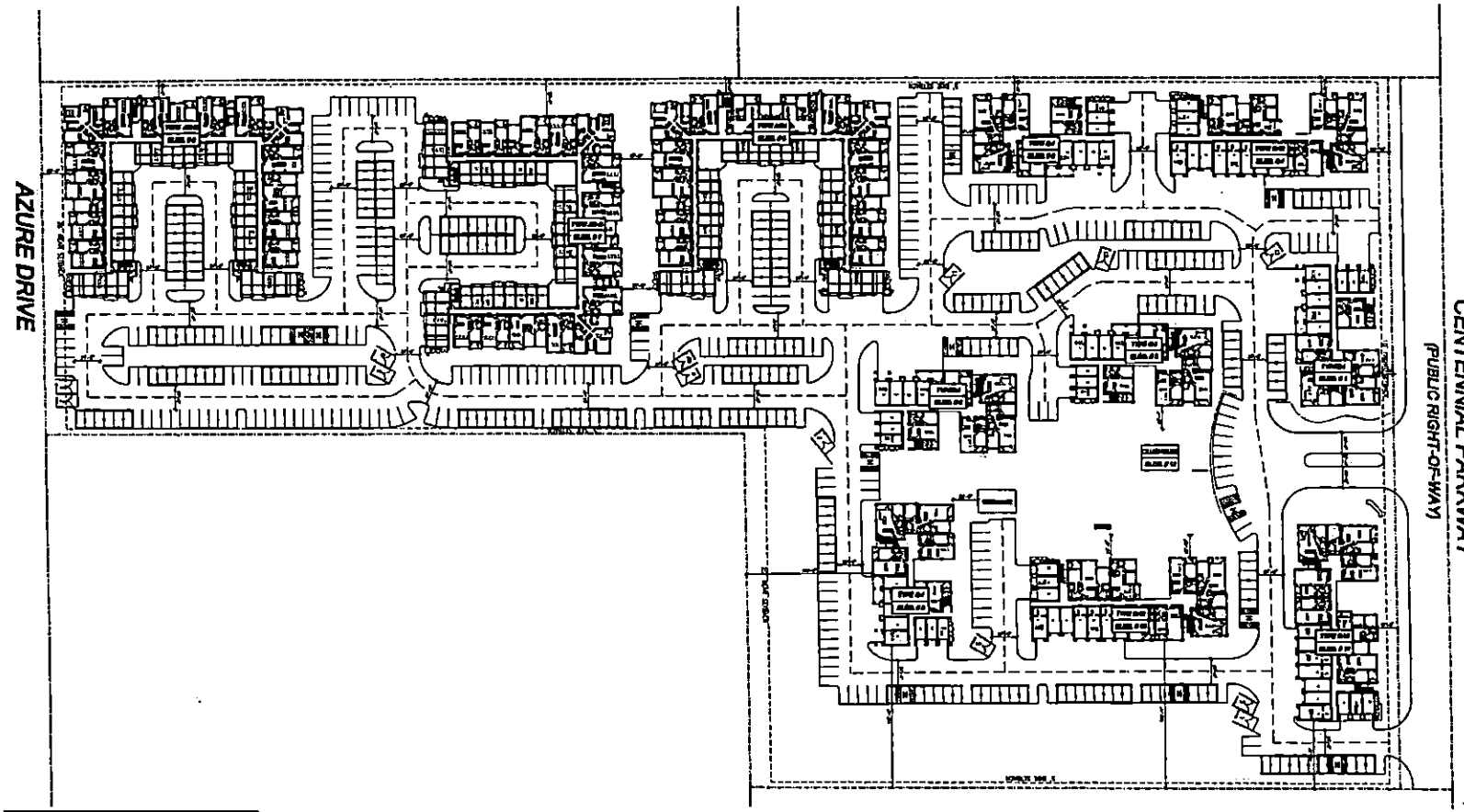

SITE PLAN LEGEND

TYPE I	INDICATES BUILDING TYPE
BLDG. #1	INDICATES BUILDING NUMBER
	SINGLE-BIN TRASH ENCLOSURE W/ RECYCLE CENTER
	CARPORT
	PROPERTY LINE
	SETBACK LINE

SITE PLAN SUMMARY

DWELLING UNITS	449	
SITE AREA - GROSS:	14.04 ACRES	
BUILDING AREA:	3.89 ACRES	28 %
PAVED AREA:	5.0 ACRES	36 %
LANDSCAPED AREA:	5.75 ACRES	37 %

N

SCALE: 1"= 50'

0 25' 50' 100'

A-1

07-026 MARCH 7, 2007

ARCHITECTURAL SITE PLAN

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.
5810 MOREHOUSE DRIVE, SUITE 300, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92868 (714) 633-8888

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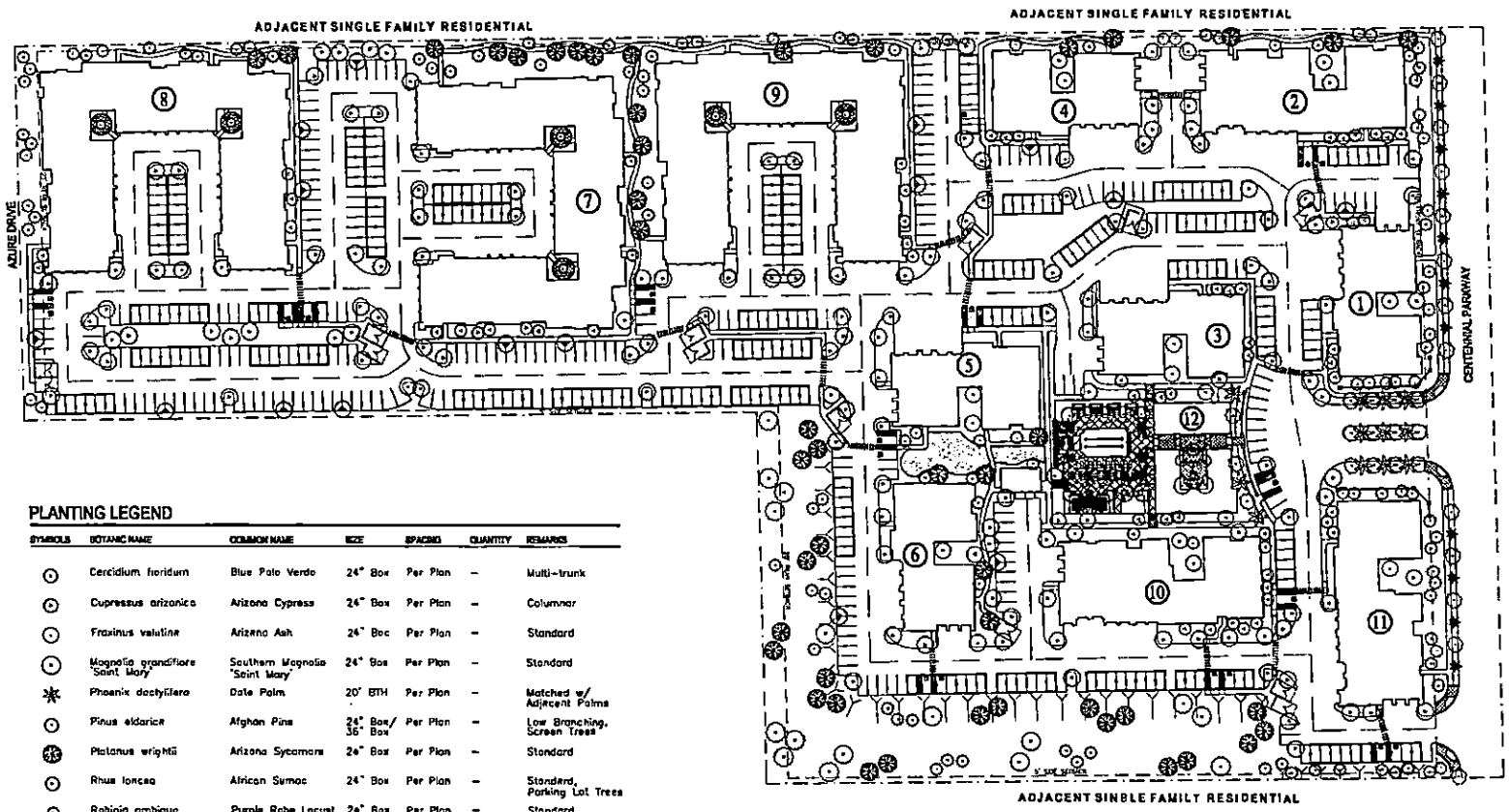
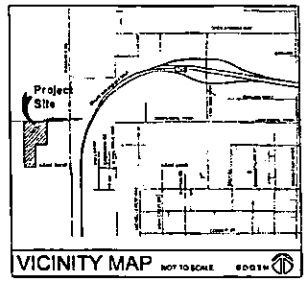


PLANTING LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
⊙	Cercidium floridum	Blue Palo Verde	24" Box	Per Plan	–	Multi-trunk
⊙	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	–	Columnar
⊙	Fraxinus velutina	Arizona Ash	24" Box	Per Plan	–	Standard
⊙	Magnolia grandiflora 'Saint Mary'	Southern Magnolia 'Saint Mary'	24" Box	Per Plan	–	Standard
✳	Phoenix dactylifera	Date Palm	20' BTH	Per Plan	–	Matched w/ Adjacent Palms
⊙	Pinus eldarica	Afghan Pine	24" Box/ 36" Box	Per Plan	–	Low Branching, Screen Trees
⊛	Platanus wrightii	Arizona Sycamore	24" Box	Per Plan	–	Standard
⊙	Rhus lancea	African Sumac	24" Box	Per Plan	–	Standard, Parking Lot Trees
⊙	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24" Box	Per Plan	–	Standard
✱	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	–	Standard

Turf



OVERALL SITE LANDSCAPE PLAN

L-1

FAIRFIELD DEVELOPMENT LP
6510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2129
CONTACT: SHON FINCH

ARCHITECTS ORANGE

imd design
2500 michelson dr
suite 125
irvine ca 92612
949.250.0023
949.250.0033 f

CENTENNIAL PARKWAY

Las Vegas, Nevada

NORTH

SCALE: 1" = 50'-0"

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

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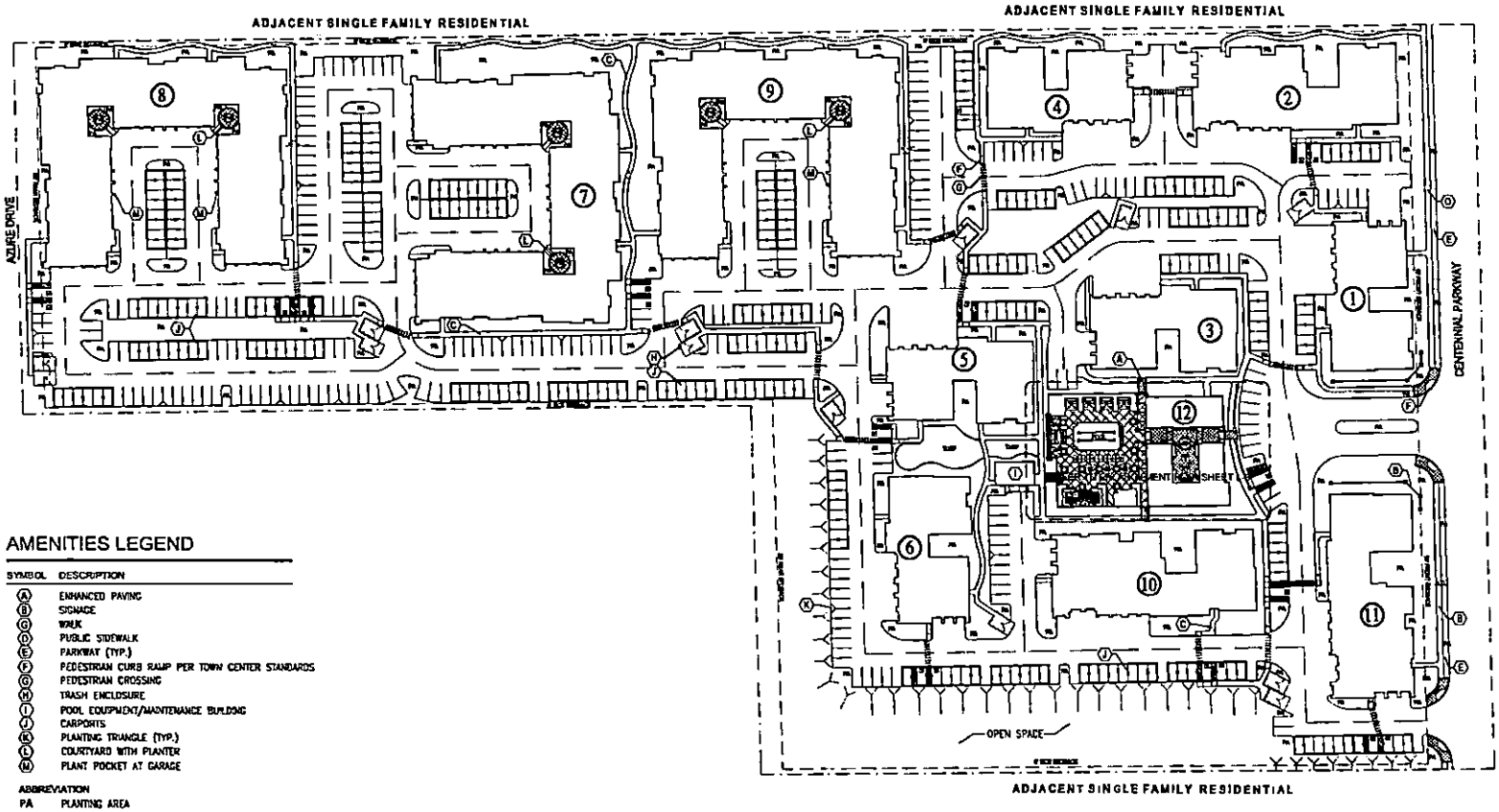
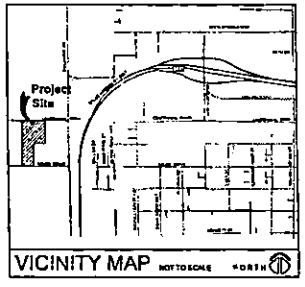


AMENITIES LEGEND

SYMBOL	DESCRIPTION
(A)	ENHANCED PAVING
(B)	SIGNAGE
(C)	WALK
(D)	PUBLIC SIDEWALK
(E)	PARKWAY (TYP.)
(F)	PEDESTRIAN CURB RAMP PER TOWN CENTER STANDARDS
(G)	PEDESTRIAN CROSSING
(H)	TRASH ENCLOSURE
(J)	POOL EQUIPMENT/MAINTENANCE BUILDING
(K)	CARPORTS
(L)	PLANTING TRIANGLE (TYP.)
(M)	COURTYARD WITH PLANTER
	PLANT POCKET AT GARAGE

ABBREVIATION

PA PLANTING AREA



OVERALL SITE HARDSCAPE PLAN

L-2

FAIRFIELD DEVELOPMENT LP
6510 MORENOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

CENTENNIAL PARKWAY

Las Vegas, Nevada

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03.09.2007

SCALE 1"=60'-0"

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ima design
2530 michelson dr
suite 125
irvine ca 92612
949 250 0033
949 250 0033

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

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Tel: 775.882.1311
Fax: 775.882.0257

March 21, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Revised Justification Letter – Fairfield Residential
Site Development Plan Review; Variance; Zone Change; General Plan Amendment
APN: 126-25-101-001, 002, & 005

To Whom It May Concern:

This office represents Fairfield Residential (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed general plan amendment, zone change, site development plan review, and variance for property generally located south of Centennial Parkway and west of the I-215, more particularly known as APN: 126-25-101-001, 002, & 005 (collectively referred as the "Site") consisting of approximately 15.5 acres.

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) and four (4) story buildings with a height up to approximately fifty (50) feet. The Applicant is proposing a total of 440 units on the Site, which equates to approximately 28.3 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing four story buildings with a height of approximately fifty (50) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 28.3 dwelling units per acre. As a result, the

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Applicant is seeking a zone change from PD to High Density Residential ("R-4"), which allows for density greater than 25 dwelling units per acre.

General Plan Amendment

In conjunction with the zone change, the Applicant is also seeking a general plan amendment. The Site's current general plan designation is Planned Community Development ("PCD"). A PCD general plan designation allows for zoning of up to 8.0 units per acre. Because the Applicant is seeking to develop multi-family dwellings, the Applicant is requesting an amendment to the general plan from PCD to High ("H"). A general plan designation of H allows R-4 zoning, which provides for a density of greater than 25 dwelling units per acre.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

Anthony J. Celeste

AJC/dmf

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MAR 21 2007

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

VAR-20472 - VARIANCE RELATED TO GPA-20474 AND ZON-20479 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC. - Request for a Variance TO ALLOW BUILDING HEIGHTS OF FOUR STORIES AND 50 FEET WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road [PROPOSED: R-4 (High Density Residential)] (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

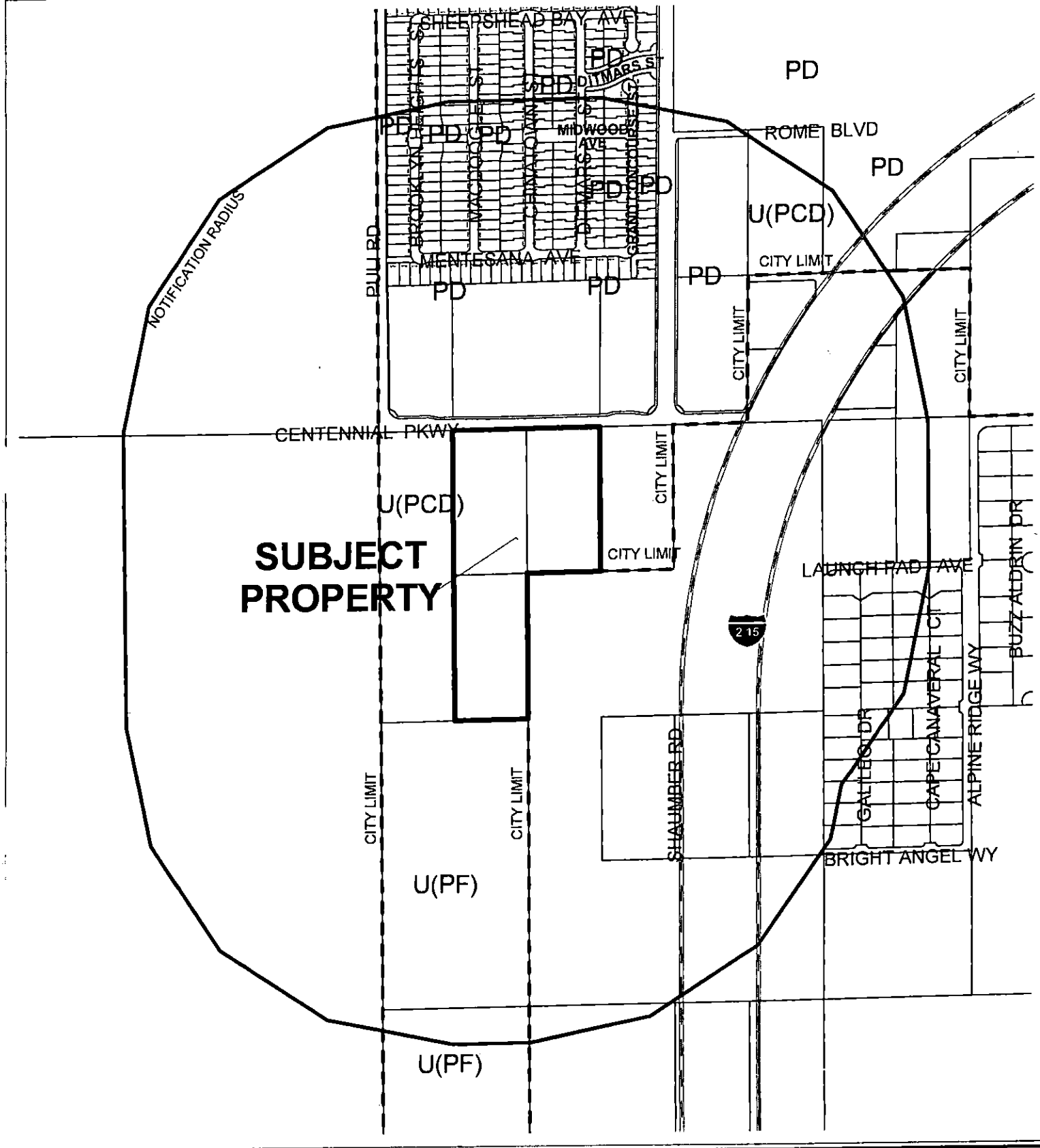
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Item 36-39 were requested by the applicant to be held in abeyance to May 10, 2007; however, the Planning Department requested the matters be held until May 24, 2007 as newly revised plans were submitted.

(6:02 – 6:08)



0 500 Feet

CASE: **VAR-20472**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-20472 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.

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

RTS

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Fax 775.882 0257

ATTORNEYS AT LAW
LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbrf.com
702.792.7054

April 20, 2007

VIA FACSIMILE – 382-4803

2007 APR 20 A 11:39

RECEIVED
CITY CLERK

City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: City of Las Vegas Planning Commission Hearing
Thursday, April 26, 2007
GPA-20474, ZON-20479, VAR-20472, SDR-20480

To Whom It May Concern:

This office represents the owner/applicant with regard to the above-referenced applications.

We respectfully request that the above items be held until the City Planning Commission hearing of May 10, 2007, so that we can get a revised plan to staff which we have modified pursuant to our neighborhood discussions.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Christopher L. Kaempfer

CLK/lsj

322497

11357 47

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-20472 APN: 126-25-101-001, 002 & 005

Name of Property Owner: PN II, Inc.

Name of Applicant: Fairfield Residential, LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MANNY PATTNI

Subscribed and sworn before me

This 6TH day of March, 2007

Annette M Watkins

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNETTE M. WATKINS
Appt. No. 03-80701-1
My Appt. Expires March 19, 2007

Revised 12-03-04

MAR 13 2007

296546v1

11357.47

FAIRFIELD AT CENTENNIAL PARKWAY

Las Vegas, Nevada

PROJECT TEAM

DEVELOPER:

FAIRFIELD RESIDENTIAL
ATTN: BRIAN FRICH

ARCHITECT:

ARCHITECTS ORANGE
ATTN: BENJAMIN BRANHAM

LANDSCAPE:

ATTN: JIM HERMAN

BUILDING DATA

Centennial Apartments
Building / Unit Mix

Revised:

Building Mix 440 Units – Gross SF 463,557
66% One Bedroom / 34% Two Bedrooms

Building Type	Quantities	Units																			Total Units	Project Total
		Actinic 1 Bed/1 Ba	Actinic 1 Bed/1 Ba	Actinic 1 Bed/1 Ba	Actinic 1 Bed/1 Ba	O 1 Bed/1 Ba	O 1 Bed/1 Ba	O 1 Bed/1 Ba	O 1 Bed/1 Ba	Actinic 2 Bed/2 Ba	Actinic 2 Bed/2 Ba	Actinic 2 Bed/2 Ba	Actinic 2 Bed/2 Ba	Actinic 2 Bed/2 Ba	O 2 Bed/2 Ba	O 2 Bed/2 Ba	O 2 Bed/2 Ba	O 2 Bed/2 Ba	O 2 Bed/2 Ba		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
		A1	A2	A3	A4	A1	A2	A3	A4	B1	B2	B3	B4	B5	B1	B2	B3	B4	B5			
		783	776	771	871	783	782	881	886	1,094	1,273	1,239	1,166	1,346	914	1,017	1,101	1,149	1,353			
Actin-Type I	1	16	0	16	16					0	8	8	8	8						80	80	
Actin-Type III	2	16	4	16	24					4	4	8	8	8						84	168	
O-Type I	5					2	3	5	5						0	3	3	3	0	21	105	
O-Type VI	3					0	8	7	5						3	0	2	5	3	29	87	
2 story	11	64	4	48	64	15	33	48	24	8	16	24	16	8	0	10	14	30	6		440	
		32%	2%	11%	35%	3%	8%	10%	5%	2%	4%	5%	5%	2%	2%	2%	4%	7%	2%			
		88.36%								23.64%												

Building Type	Quantities	GA	2nd Gar.	Bldg. Ht.	Garages
Actin-Type I	1	0	34	46'-10"	34
Actin-Type III	2	0	34	46'-10"	68
O-Type I	5	0	5	43'-0"	40
O-Type VI	3	0	30	43'-0"	30
Total Spaces					172

Bedroom #	Bathroom #	Type	FF Type	Unit SF	Qty.	%	Extension
Actinic	1 Bed/1 Ba	1	A1	783	54	12%	46,887
Actinic	1 Bed/1 Ba	5	A2	776	5	3%	5,180
Actinic	1 Bed/1 Ba	2	A3	771	10	11%	57,888
Actinic	1 Bed/1 Ba	4	A4	871	64	15%	66,744
O	1 Bed/1 Ba	3	A1	783	15	3%	11,636
O	1 Bed/1 Ba	6	A2	769	32	8%	25,344
O	1 Bed/1 Ba	7	A3	881	40	10%	36,000
O	1 Bed/1 Ba	8	A4	836	24	7%	19,888
Actinic	2Bed/1 Ba	9	B1	1,091	6	3%	6,546
Actinic	2Bed/2 Ba	10	B2	1,272	16	4%	16,352
Actinic	2Bed/2 Ba	11	B3	1,239	24	5%	23,536
Actinic	2Bed/2 Ba	12	B4	1,166	16	4%	21,942
Actinic	2Bed/2 Ba	13	B5	1,346	6	3%	6,882
O	2Bed/1 Ba	14	B1	914	8	2%	8,336
O	2Bed/2 Ba	15	B2	1,017	10	2%	10,170
O	2Bed/2 Ba	16	B3	1,101	16	4%	17,616
O	2Bed/2 Ba	17	B4	1,149	30	7%	34,470
O	2Bed/2 Ba	17	B5	1,353	8	3%	11,347
					440	100%	463,397

Average Unit SF	817.46	SF
Average Unit SF Incl. Auxiliary Bldgs	958.13	SF

Proposed Auxiliary Buildings		
Clubhouse / Leasing +/-	7,132	sf
Cabana - sf	332	sf
Maintenance - sf	700	sf
Total Building Area	8,164	sf

Required Parking		Spaces	Spaces/Unit
One Bedroom	1.39 Spaces / Unit	292	366
Two Bedroom	1.75 Spaces / Unit	140	200
Sub-Total		440	634
Guest	1 Space / 5 Units	73.33333333	73
Total			687

Parking	Spaces	Spaces/Unit
Garage (Attached)	372	0.79
Carports (Detached)	288	0.65
Carports (Attached)	4	0.01
Open (Standard)	348	0.79
Open (Accessible)	7	0.02
Total Provided	368	1.68

PROJECT SUMMARY

PROJECT SUMMARY

Gross Site Area	94.56	Acres	
Building Area	1.49	Acres	36%
Paved Area	0.94	Acres	23%
Landscaped Area	1.79	Acres	43%
Total			100%

1 MF AREA	Total Site (GSF)	Square Feet 873,750.00	Acres 19.34

CENTENNIAL PARKWAY

Building Type	Quantities	Garages/Building	Garages Total	Footprint	Footprint Total (SF)	Acres
Actin-Type I	1	34	34	27,431.00	27,431.00	
Actin-Type III	1	68	68	27,368.00	54,736.00	
O-Type I	1	8	40	6,488.00	40,244.00	
O-Type VI	1	10	30	13,143.00	37,849.00	
Total Units	30		472		464,134.00	3.79
Clubhouse	1	0	0	7,132.00	7,132.00	
Cabana	1	0	0	332.00	332.00	
Maintenance	1	0	0	700.00	700.00	
Carports	1	4	4			
Open Lot	1		0		8,164.00	0.19
Total					80,464.00	1.84

SHEET INDEX

SHEET TITLE	SHEET #
COVER SHEET	A-0
SITE PLAN	A-1
FIRST FLOOR PLAN	A-2
SECOND FLOOR PLAN	A-3
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1 BED A1 & A2 FLOOR PLANS	A-5
1 BED A3 & A4 FLOOR PLANS	A-6
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2 BED B3 & B4 FLOOR PLANS	A-8
2 BED B5 FLOOR PLANS	A-9
BUILDING TYPE I (1+1) - EXTERIOR ELEVATIONS - NEWPORT/CLUB	A-10
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CLUBHOUSE - FLOOR PLAN	A-21
CARPORTS	A-22

A-0

07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

COVER SHEET

FF DEVELOPMENT L.P.

ARCHITECTS ORANGE

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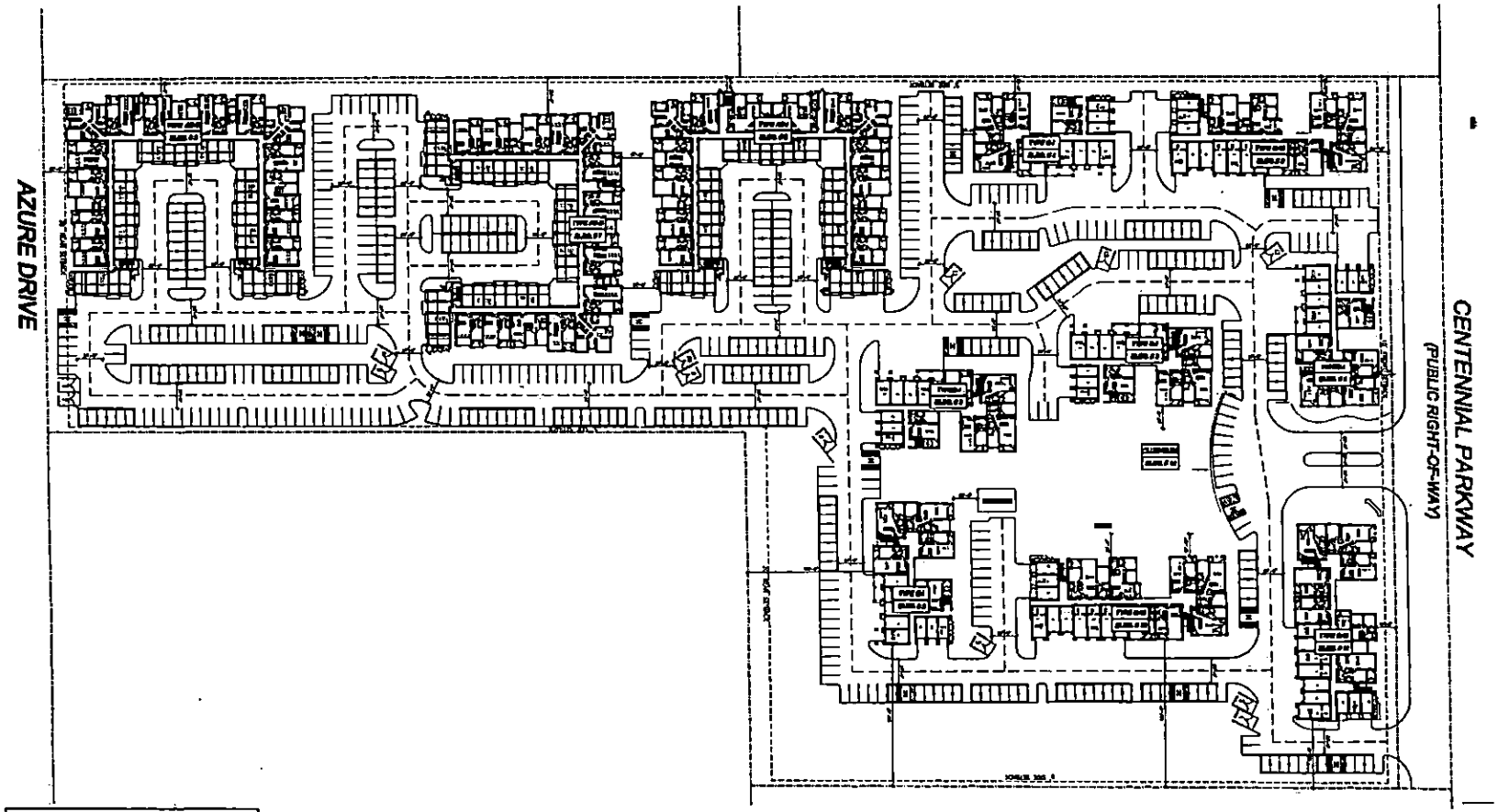

SITE PLAN LEGEND

TYPE I	INDICATES BUILDING TYPE
BLDG. #1	INDICATES BUILDING NUMBER
	SINGLE-BIN TRASH ENCLOSURE W/ RECYCLE CENTER
	CARPORT
	PROPERTY LINE
	SETBACK LINE

SITE PLAN SUMMARY

DWELLING UNITS	440	
SITE AREA - GROSS:	[illegible] ACRES	
BUILDING AREA:	[illegible] ACRES	[illegible] %
PAVED AREA:	[illegible] ACRES	[illegible] %
LANDSCAPED AREA:	[illegible] ACRES	[illegible] %

N

SCALE: 1"= 50'

0 25' 50' 100'

A-1

07-036 MARCH 7, 2007

ARCHITECTURAL SITE PLAN

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.
5810 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA [illegible]

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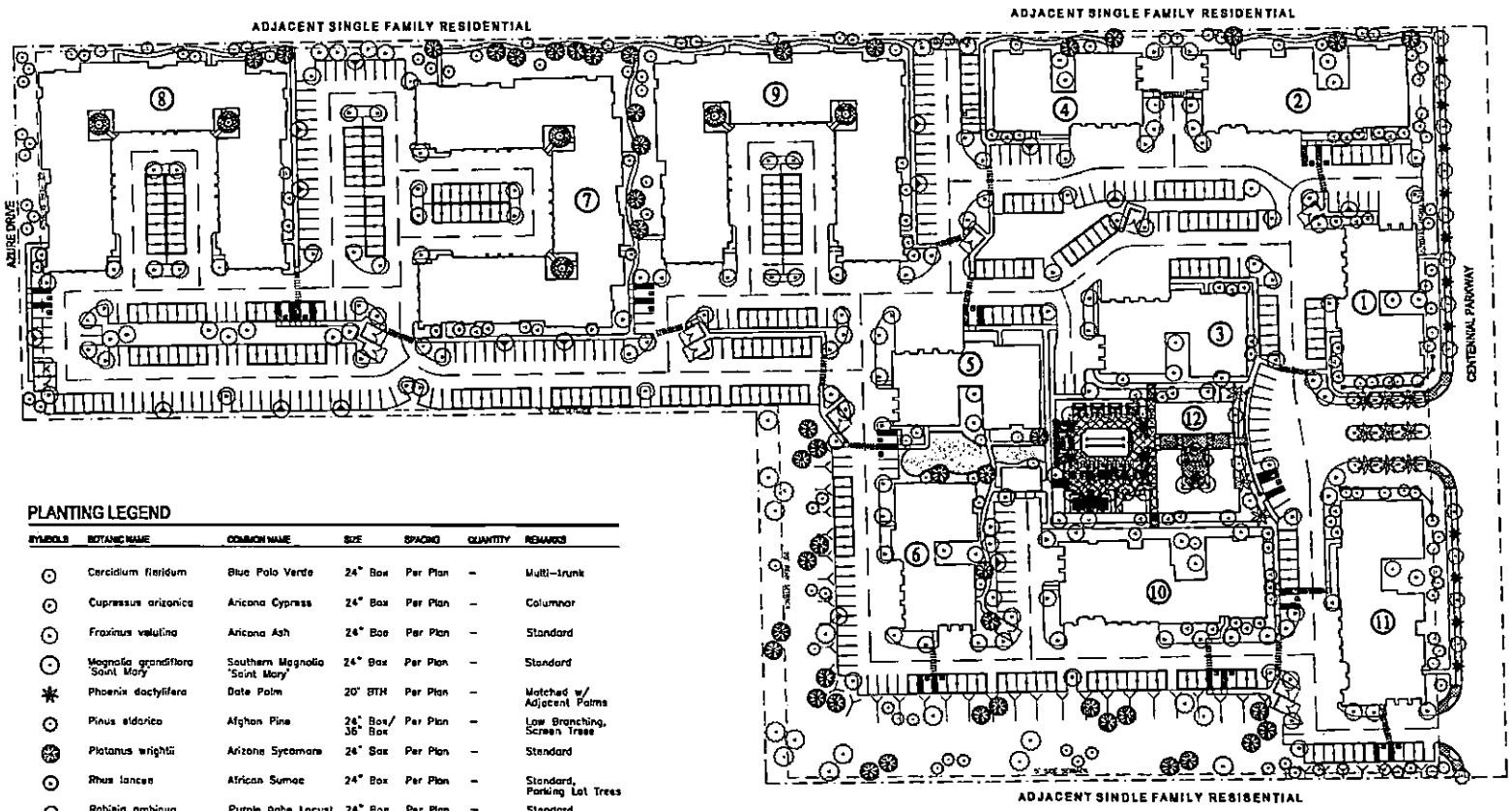

PLANTING LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
⊙	Cercidium floridum	Blue Palo Verde	24" Box	Per Plan	–	Multi-trunk
⊙	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	–	Columnar
⊙	Fraxinus velutina	Arizona Ash	24" Box	Per Plan	–	Standard
⊙	Magnolia grandiflora 'Saint Mary'	Southern Magnolia 'Saint Mary'	24" Box	Per Plan	–	Standard
✱	Phoenix dactylifera	Date Palm	20' BTH	Per Plan	–	Matched w/ Adjacent Palms
⊙	Pinus eldarica	Afghan Pine	24" Box/ 36" Box	Per Plan	–	Low Branching, Screen Trees
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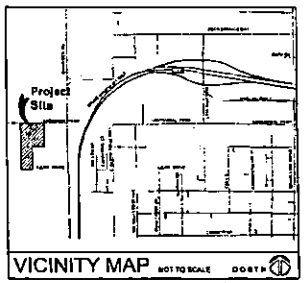
✱	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	–	Standard

Turf



OVERALL SITE LANDSCAPE PLAN

L-1

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CONTACT: SHON FINCH

ARCHITECTS ORANCE

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CENTENNIAL PARKWAY

Las Vegas, Nevada

NORTH

SCALE: 1" = 50'-0"

GPA-20474 ZON-20479
VAR-20472 SDR-20480
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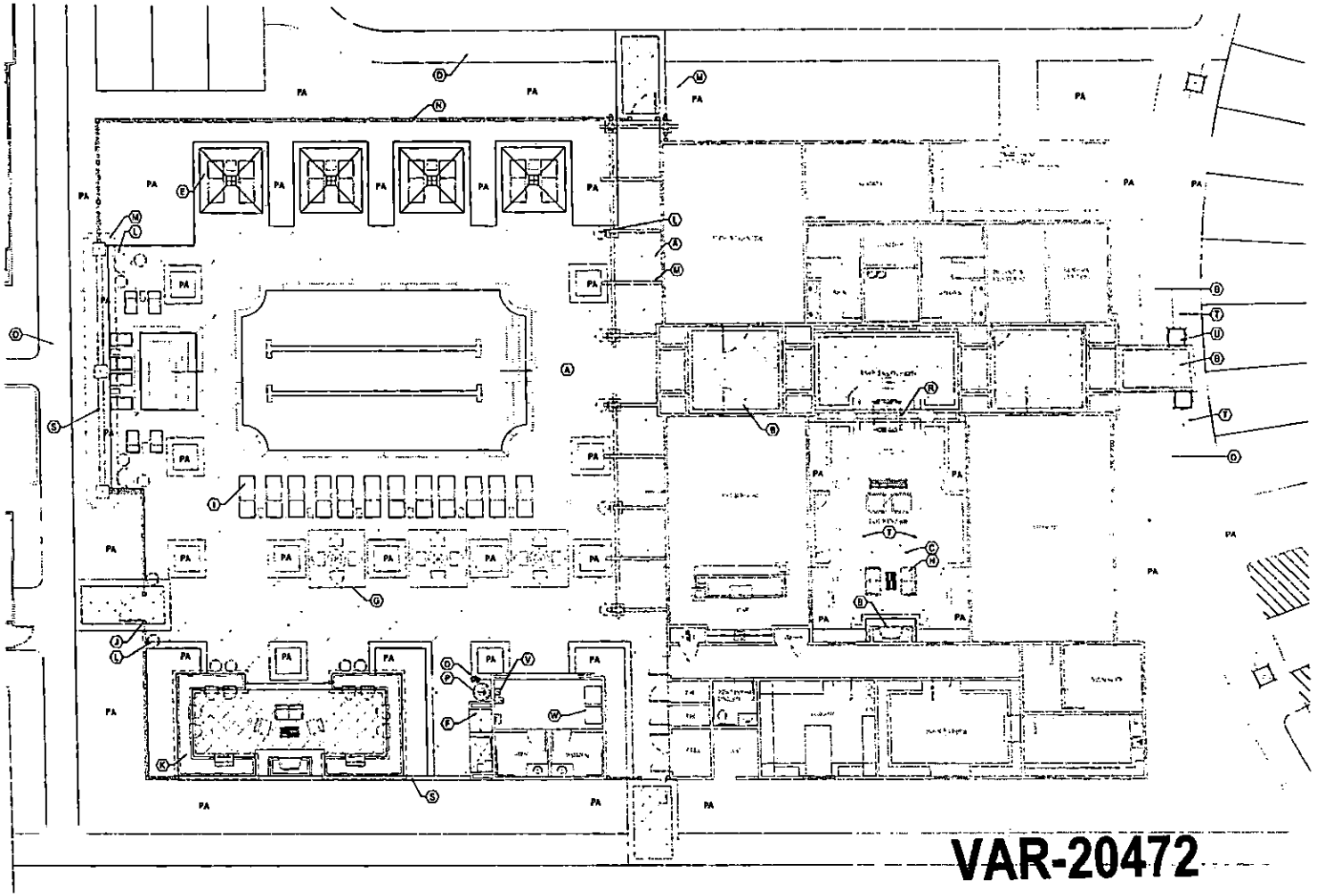
AMENITIES LEGEND

SYMBOL	DESCRIPTION
A	POOL/SPA DECK
B	ENHANCED PAVING
C	CHAIR
D	WALK - CONCRETE
E	CABANA WITH CHAISE LOUNGE
F	POOL/SPA SHOWER
G	UMBRELLA WITH TABLES & CHAIRS (TYP.)
H	SOFAS & TABLE
I	POOL CHAISE LOUNGE (TYP.)
J	POOL GATE
K	B.B.Q. AND COUNTER
L	PLANTER POTS (TYP.)
M	TRELLIS
N	POOL FENCE
O	ASH TRAY RECEPTACLE
P	TRASH RECEPTACLE
Q	FIREPLACE
R	WATER FEATURE
S	FREE STANDING WALL
T	LOW ENTRY WALL
U	WALL PILASTER WITH POT
V	DRINKING FOUNTAIN
W	VENDING MACHINES

ABBREVIATION

PA	PLANTING AREA



VAR-20472
04/26/07 PC

POOL AND RECREATION ENLARGEMENT PLAN

L-3

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2 125
CONTACT: SHON FINCH

CENTENNIAL PARKWAY

Las Vegas, Nevada

NORTH

PROJECT NO 07107.01

03.09.2007

SCALE: 1"=8'-0"

imd design
2509 michelson dr
suite 125
irvine ca 92612
949.250.0626
949.250.0431

GENERAL LANDSCAPE CONCEPT

FAIRFIELD'S CENTENNIAL PARKWAY APARTMENT HOME PROJECT IS LOCATED WITHIN A SUBURBAN CONTEXT, THE LANDSCAPE RESPONDS BY BLENDING WITH THE SURROUNDING COMMUNITY AND STREETSCAPE CHARACTER. FORMAL STREET TREES AND PARKWAY PROVIDES A CONSISTANT STREETSCAPE THEME. THE INTERIOR SPACES FOR EACH PARCEL ARE LINKED TO CENTRAL COMMONS AND RECREATIONAL FACILITIES WITH EASY CIRCULATION FROM ALL PARTS OF THE SITE.

WHILE THE PERIMETER LANDSCAPE IS INTENDED TO BLEND INTO THE SURROUNDING CONTEXT, A DISTINCTLY LANDSCAPED COMMONS AREA NEAR THE MAIN ENTRY PROVIDES THE RESIDENCE WITH ACTIVE USE OPPORTUNITIES, SUCH AS SWIMMING AND BARBEQUING, AND IS LOCATED ADJACENT TO INDOOR RECREATIONAL FACILITIES. THE LANDSCAPING ARRANGEMENT PROVIDES ACCENTS AROUND THE POOL AND PROJECT ENTRY, YET ALLOWS SOLAR ACCESS FOR SUNBATHING.

PREDOMINANTLY, EVERGREEN TREE ARE PROPOSED TO FRAME THE BUILDINGS WITH YEAR ROUND COLOR AND ACCENT TREES AT ENTRYWAYS AND OPEN SPACES TO ADD CHARACTER. EVERGREEN STREET TREES WILL CREATE A HIERARCHY AND RHYTHM THROUGH THE SITE. SHRUBS ARE PROPOSED ADJACENT TO THE APARTMENTS TO TRANSITION AND SCREEN BUILDING WALLS. A MAJORITY OF THE PLANTING SHALL BE LOW WATER USAGE.

THE LANDSCAPE PLANTING WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS AND TOWN CENTER GUIDELINES. TREES SHALL NORMALLY BE NOT LESS THEN 15-GALLON. ALL PLANTING AREAS, EXCEPT TURF AREAS, SHALL BE TOP DRESSED WITH ROCK MULCH.

GENERAL IRRIGATION CONCEPT

THE LANDSCAPE IRRIGATION WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS AND WATER ORDINANCES FOR ALL PLANTING AREAS.

THE IRRIGATION SYSTEM WILL BE UNDERGROUND AND FULLY AUTOMATED. IT WILL IRRIGATE ALL PLANTING AREAS. TYPICALLY, SHRUB, AND GROUND WILL BE IRRIGATED USING A DRIP-EMITTER SYSTEM. TURF WILL BE IRRIGATED USING A POP-UP SPRAY SPRINKLER SYSTEM. MANY TREES WILL BE DEEP WATERED ON A SEPARATE EMITTER CONTROL VALVE USING BUBBLERS.

POTABLE WATER WILL BE USED TO SUPPLY THE "IRRIGATION USE ONLY" WATER METERS. BACKFLOW PROTECTION IS PROVIDED WITH A REDUCED PRESSURE BACKFLOW PREVENTER AT THE METER. QUICK COUPLING VALVES WILL BE PROVIDED FOR INCIDENTAL WATERING AS NEEDED FOR THE LANDSCAPE AREA.

GENERAL LIGHTING CONCEPT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF LAS VEGAS. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

PUBLIC STREET LIGHTING: THE CITY STANDARD STREET POLE FIXTURE WILL BE PROPOSED AND WILL PROVIDE THE FRONTAGE ILLUMINATION. ACCENT AND SIGNAGE LIGHTING WILL BE PROPOSED FOR THE LEASING OFFICE FRONTAGE.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THIS WILL CONTINUE ALONG THE ROAD TO PROVIDE ADEQUATE LIGHTING FOR WALKWAYS AS WELL. THE APARTMENT GARAGE FRONTAGES AND BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS. LIGHTING ON THE EXTERIOR SHALL BE SHIELDED AND SHALL BE DOWNWARD-DIRECTED. ADDITIONAL LIGHTING WILL BE PROVIDED AT THE CARPORTS WHICH WILL HELP ILLUMINATE THE STREET IN COMBINATION WITH THE POLE LIGHTS.

INTERIOR OPEN SPACES: THE PROPOSED COURTYARD LIGHTING IS INTENDED TO BE LIT USING POLE LIGHTS FOR THE LARGER SPACES, SCONCE LIGHTS FOR BUILDING ENTRIES, AND BOLLARDS OR POLE FIXTURES FOR WALKS. ACCENT LIGHTS SUCH AS TREE UPLIGHTING AND TRELLIS DOWNLIGHTS ARE ALSO PROPOSED.

PARKING LOT LIGHTING: SHALL BE NO MORE THAN 30 FEET IN HEIGHT AND SHALL UTILIZE DOWNWARD-DIRECTED LIGHTS.

NON-RESIDENTIAL PROPERTY LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTY OR SCREENED, AND SHALL NOT CREATE FUGITIVE LIGHTING ON ADJACENT PROPERTIES.

FAIRFIELD SHALL SUBMIT A POINT BY POINT PHOTOMETRIC PLAN ON THE FINAL LIGHTING DESIGN TO THE CITY FOR APPROVAL PRIOR TO IMPLEMENTATION.

PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
	Buxus microphylla	Japanese Boxwood	5 GAL	------
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 GAL	------
	Calliandra eriophylla	Native Fairy Duster	5 GAL	------
	Cotoneaster glaucophyllus	Grey Leaf Cotoneaster	5 GAL	------
	Cowlania mexicana	Cliff Rose	5 GAL	------
	Dalea frutescens	Black Dalea	5 GAL	------
	Elaegnus ebbingei	Silverberry	5 GAL	------
	Euonymous hybrids	Euonymous	5 GAL	------
	Feijoa sellowiana	Pineapple Guava	5 GAL	------
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5 GAL	------
	Ligustrum sp.	Privet	5 GAL	------
	Photinia fraseri	Fraser's Photinia	5 GAL	------
	Raphiolepis indica	Indian Hawthorne	5 GAL	------
	Salvia greggii	Red Sage	5 GAL	------
	Xylosma congesta 'compacta'	Xylosma	5 GAL	------
ACCENTS				
	Agave americana	Century Plant	5 GAL	------
	Agave vilmoriniana	Octopus Agave	5 GAL	------
	Dasylirion wheeleri	Green Desert Spoon	5 GAL	------
	Dietes sp.	Iris	1 GAL	------
	Dodonea viscosa	Purple Hopseed Bush	5 GAL	------
	Hemerocallis	Day Lily	1 GAL	------
	Hesperaloe parviflora	Hesperaloe	1 GAL	------
	Muhlenbergia rigens	Autumn Glow Deer Grass	1 GAL	------
	Nandina domestica	Heavenly Bamboo	5 GAL	------
	Penstemon sp.	Penstemon	1 GAL	------
	Pennisetum 'Rubrum'	Purple Fountain Grass	1 GAL	Non-invasive variety
	Yucca baccata	Banana Yucca	5 GAL	------
GROUNDCOVER				
	Acacia redolens 'Desert Carpet'	Low Boy Desert Carpet	1 GAL	------
	Baccharis 'Centennial'	Centennial Baccharis	1 GAL	------
	Baileya multiradiata	Desert Marigold	1 GAL	------
	Cowlania mexicana	Cliff Rose	1 GAL	------
	Dalea capitata	Black Dalea	1 GAL	------
	Juniperus sabina 'Buffalo'	Buffalo Juniper	1 GAL	------
	Juniperus s. 'Tamariscifolia'	Tamaria Juniper	1 GAL	------
	Lantana camara 'New Gold'	New Gold Lantana	1 GAL	------
	Myrtus communis 'Compacta'	Compact Myrtle	1 GAL	------
	Oenothera berlandieri	Mexican Evening Primose	1 GAL	------
	Pyracantha sp.	Red Elf Pyracantha	1 GAL	------
	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	1 GAL	------
	Verbena goodingii	Gooding's Verbena	1 GAL	------

PLANTING LEGEND (cont.)

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
VINES				
	Cetsmoum sempervirens	Carolina Jasmine	5 GAL	------
	Pyracantha sp.	Pyracantha 'Wyethorn'	5 GAL	------
	Rosa banksiae	Lady Banks' Rose	5 GAL	------

PLANTING LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
	Cercidium floridum	Blue Palo Verde	24" Box	Per Plan	-	Multi-trunk
	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	-	Columnar
	Fraxinus velutina	Arizona Ash	24" Box	Per Plan	-	Standard
	Magnolia grandiflora 'Saint Mary'	Southern Magnolia 'Saint Mary'	36" Box	Per Plan	-	Standard
	Phoenix dactylifera	Date Palm	20' BTH	Per Plan	-	Matched w/ Adjacent Palms
	Pinus eldarica	Afghan Pine	24" Box	Per Plan	-	Low Branching, Screen Trees
	Platanus wrightii	Arizona Sycamore	24" Box/ 15 Gallon	Per Plan	-	Standard
	Rhus lancea	African Sumac	24" Box	Per Plan	-	Standard, Parking Lot Trees
	robinia ambigua 'Purple Robe'	Purple Robe Locust	24" Box	Per Plan	-	Standard
	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	-	Matched

Turf

CONCEPT STATEMENTS and PLANTING LEGENDS

FAIRFIELD DEVELOPMENT LP
5510 MORENOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

CENTENNIAL PARKWAY

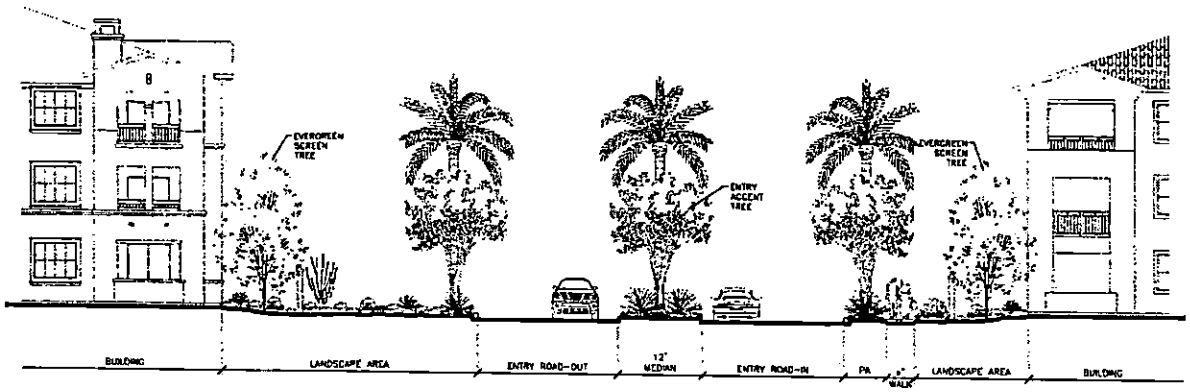
Las Vegas, Nevada

VAR-20472

04/26/07 PC

PROJECT NO. 04-07.01
03.09.2007

imd design
2500 michelson dr
suite 125
irvine ca 92612
949.250.0023
949.250.0031



SECTION A-A
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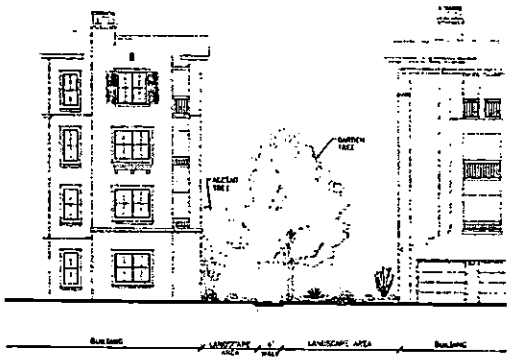
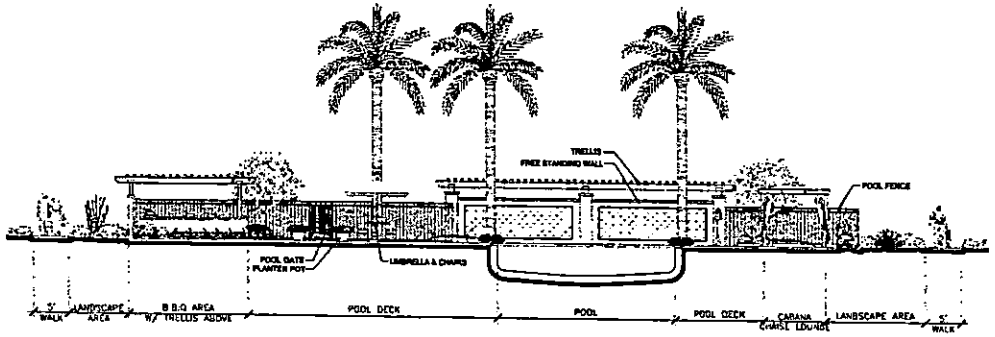
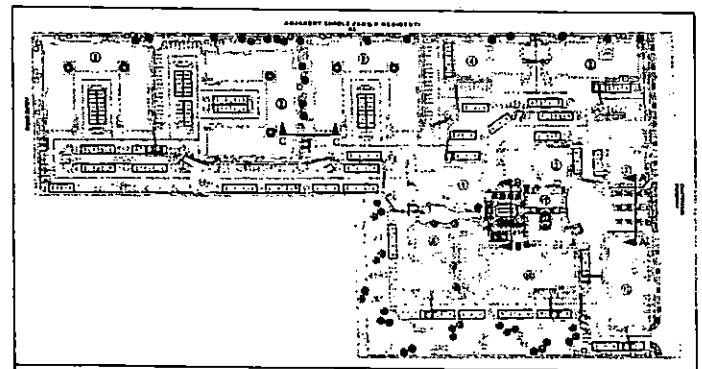


SECTION C-C
SCALE 1/8"=1'-0"



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



KEY MAP NOT TO SCALE

NORTH

LANDSCAPE SECTIONS

L-5

FAIRFIELD DEVELOPMENT LP
5518 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

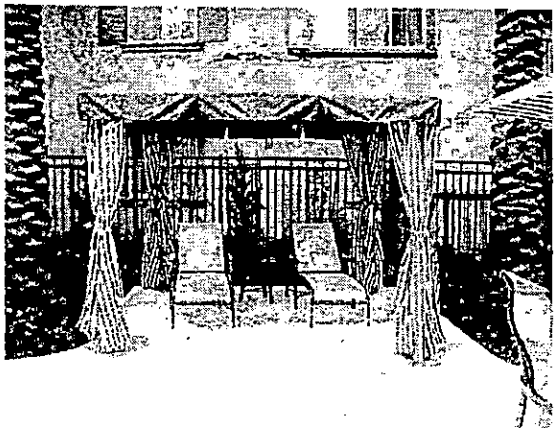
CENTENNIAL PARKWAY

Las Vegas, Nevada

VAR-20472
04/26/07 PC

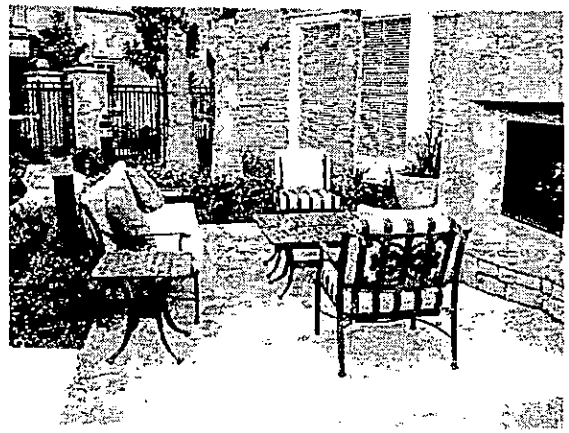
PROJECT NO. 07107.01
03.09.2007

imadesign
2500 michelson dr
suite 225

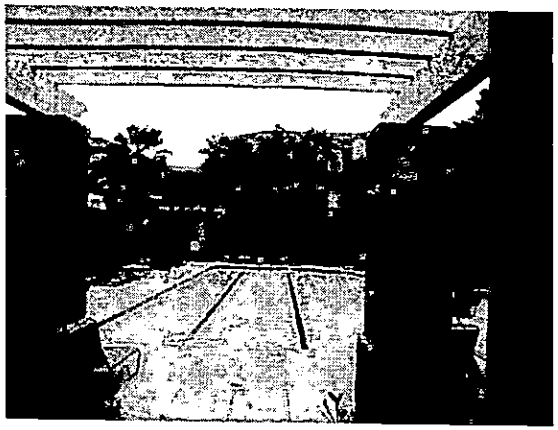


CABANA - AMENITY IMAGE
(SIMILAR)

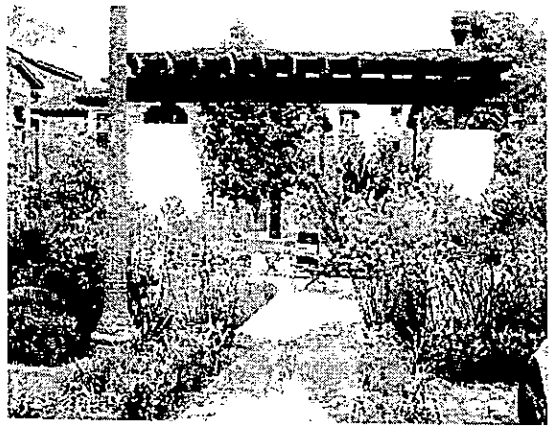
POOL FURNISHINGS - AMENITY IMAGE
(SIMILAR)



COURTYARD FURNISHINGS- AMENITY IMAGE
(SIMILAR)



POOL - AMENITY IMAGE
(SIMILAR)



WOOD TRELLIS/ARBOR - AMENITY IMAGE
(SIMILAR)

PLANT POCKET AT GARAGE - AMENITY IMAGE
(SIMILAR)

LANDSCAPE CONCEPT IMAGES

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

CENTENNIAL PARKWAY

Las Vegas, Nevada

VAR-20472
04/26/07 PC

03.09.2007

imadesign

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

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aceleste@kkbrf.com
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Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 88511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4280
Fax: 702.839.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

March 21, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Revised Justification Letter – Fairfield Residential
Site Development Plan Review; Variance; Zone Change; General Plan Amendment
APN: 126-25-101-001, 002, & 005

To Whom It May Concern:

This office represents Fairfield Residential (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed general plan amendment, zone change, site development plan review, and variance for property generally located south of Centennial Parkway and west of the I-215, more particularly known as APN: 126-25-101-001, 002, & 005 (collectively referred as the "Site") consisting of approximately 15.5 acres.

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) and four (4) story buildings with a height up to approximately fifty (50) feet. The Applicant is proposing a total of 440 units on the Site, which equates to approximately 28.3 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing four story buildings with a height of approximately fifty (50) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 28.3 dwelling units per acre. As a result, the

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

RECEIVED
MAR 21 2007

Applicant is seeking a zone change from PD to High Density Residential ("R-4"), which allows for density greater than 25 dwelling units per acre.

General Plan Amendment

In conjunction with the zone change, the Applicant is also seeking a general plan amendment. The Site's current general plan designation is Planned Community Development ("PCD"). A PCD general plan designation allows for zoning of up to 8.0 units per acre. Because the Applicant is seeking to develop multi-family dwellings, the Applicant is requesting an amendment to the general plan from PCD to High ("H"). A general plan designation of H allows R-4 zoning, which provides for a density of greater than 25 dwelling units per acre.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

Anthony J. Celeste

AJC/dmf

RECEIVED
MAR 21 2007

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SDR-20480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20474, ZON-20479 AND VAR-20472 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC. - Request for a Site Development Plan Review FOR A 464-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FIVE FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE A SIX FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

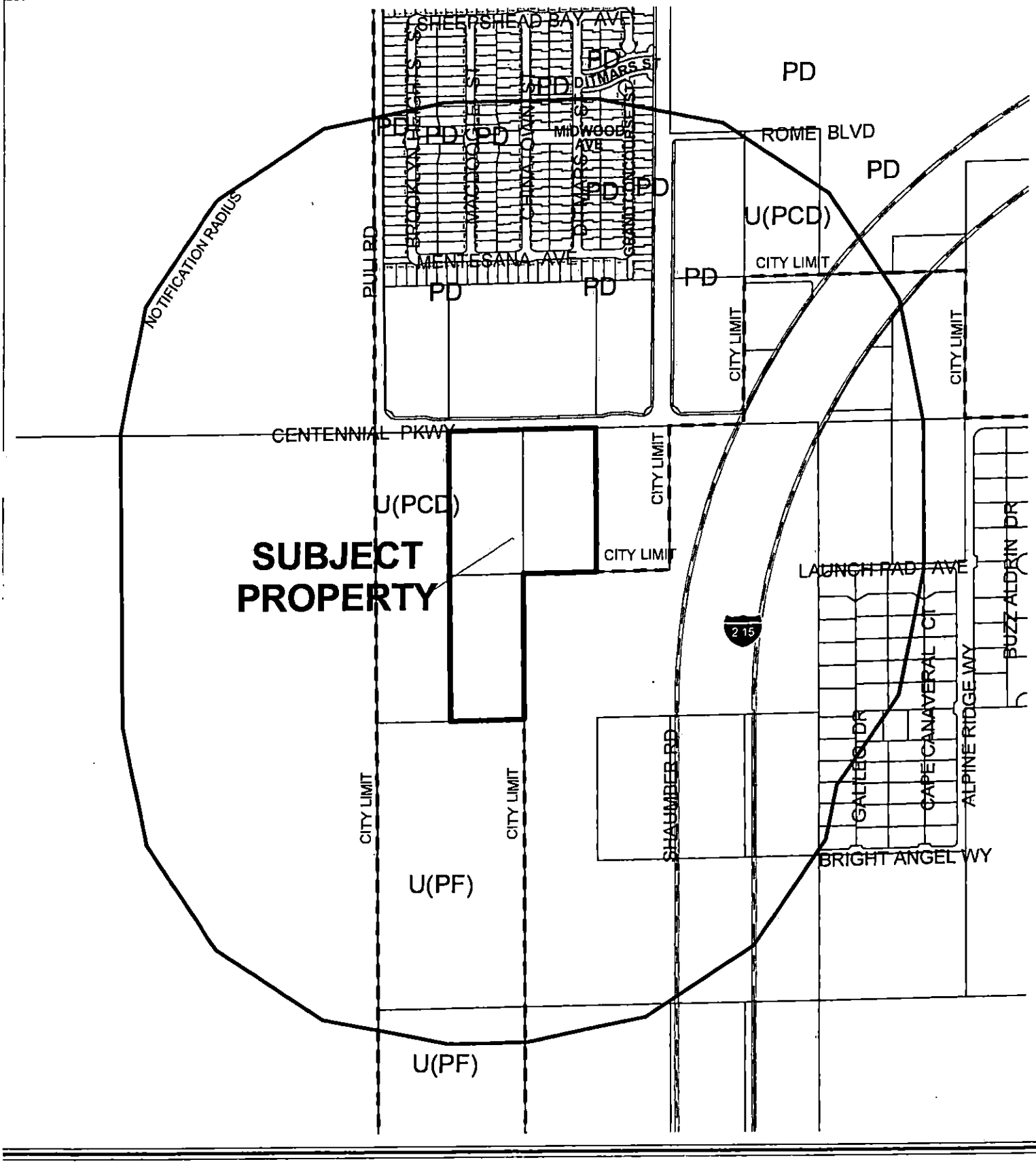
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Item 36-39 were requested by the applicant to be held in abeyance to May 10, 2007; however, the Planning Department requested the matters be held until May 24, 2007 as newly revised plans were submitted.

(6:02 – 6:08)



0 500 Feet

CASE: **SDR-20480**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20480 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.

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

RTS

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

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Fax 702 939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel 775.887.1311
Fax 775.882.0257

April 20, 2007

VIA FACSIMILE – 382-4803

2007 APR 20 A 11:39

RECEIVED
CITY CLERK

City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: City of Las Vegas Planning Commission Hearing
Thursday, April 26, 2007
GPA-20474, ZON-20479, VAR-20472, SDR-20480

To Whom It May Concern:

This office represents the owner/applicant with regard to the above-referenced applications.

We respectfully request that the above items be held until the City Planning Commission hearing of May 10, 2007, so that we can get a revised plan to staff which we have modified pursuant to our neighborhood discussions.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Christopher L. Kaempfer

CLK/lsj

222497

11357 47

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20480** APN: 126-25-101-001, 002 & 005

Name of Property Owner: PN II, Inc.

Name of Applicant: Fairfield Residential, LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MANNY PATTNI

Subscribed and sworn before me

This 6TH day of March, 2007

Annette M. Watkins

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNETTE M. WATKINS
Appt No. 03-80701-1
My Appt Expires March 19, 2007

Revised 12-03-04

FAIRFIELD AT CENTENNIAL PARKWAY

Las Vegas, Nevada

PROJECT TEAM

DEVELOPER:

FAIRFIELD RESIDENTIAL
8510 MORENGUER DRIVE, SUITE 200
SAN DIEGO, CA 92121
(858) 558-4500

ATTN: ERICH FINCH

ARCHITECT:

ARCHITECTS ORANGE
100 NORTH ORANGE STREET
ORANGE, CA 92868
(714) 538-4500

ATTN: [illegible]

LANDSCAPE:

SWA + DIEDEH
2200 MICHELSON DRIVE SUITE 100
IRVINE, CA 92612
(949) 250-4200

ATTN: [illegible]

BUILDING DATA

Centennial Apartments
Building / Unit Mix

Building Mix 440 Units – Gross SF 493,557
66% One Bedroom / 34% Two Bedrooms

Revised: [illegible]
12:46 PM

Building Type	Quantities	Units																		Total Units	Project Total
		Autocrt. 1 Bed/1 Ba	Autocrt. 1 Bed/1 Ba	Autocrt. 1 Bed/1 Ba	Autocrt. 1 Bed/1 Ba	Q 1 Bed/1 Ba	Q 1 Bed/1 Ba	Q 1 Bed/1 Ba	Q 1 Bed/1 Ba	Autocrt. 2Bed/2 Ba	Autocrt. 2Bed/2 Ba	Autocrt. 2Bed/2 Ba	Autocrt. 2Bed/2 Ba	Autocrt. 2Bed/2 Ba	Q 2Bed/2 Ba	Q 2Bed/2 Ba	Q 2Bed/2 Ba	Q 2Bed/2 Ba	Q 2Bed/2 Ba		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
		A1	A2	A3	A4	A1	A2	A3	A4	B1	B2	B3	B4	B5	B1	B2	B3	B4	B5		
		753	779	771	871	753	768	891	886	1,091	1,213	1,238	1,168	1,348	944	1,017	1,191	1,149	1,283		
Auto-Type I	1	10	1	10	10					8	8	6	6	8						80	80
Auto-Type III	2	16	4	16	70					4	4	6	6	8						84	168
G-Type I	5					5	5	5	2						9	2	5	5	8	21	105
G-Type VI	5					0	8	7	3						3	0	2	5	5	29	87
Totals	11	54	9	46	84	15	33	40	24	0	16	24	16	0	9	10	10	30	9		440
		12%	2%	11%	19%	3%	8%	10%	5%	2%	4%	5%	4%	2%	2%	2%	2%	7%	2%		
		66.34%								33.64%											

Building Type	Quantities	GA	Sub. Gar.	Bldg. Ht.	Carports
Auto-Type I	1	0	34	40'-10"	34
Auto-Type III	2	4	34	40'-10"	68
G-Type I	5	0	0	43'-0"	40
G-Type VI	3	0	34	43'-0"	30
Total Spaces					172

Bedroom A	Bathroom B	Type	FP Type	Unit SF	Qty	%	SF x Qty = Area
Autocrt.	1 Bed/1 Ba	1	A1	753	54	12%	40,662
Autocrt.	1 Bed/1 Ba	2	A2	779	9	2%	6,148
Autocrt.	1 Bed/1 Ba	3	A3	771	48	11%	37,008
Autocrt.	1 Bed/1 Ba	4	A4	871	84	19%	56,744
Q	1 Bed/1 Ba	4	A1	753	15	3%	11,436
Q	1 Bed/1 Ba	5	A2	768	33	8%	25,344
Q	1 Bed/1 Ba	7	A3	891	40	10%	36,000
Q	1 Bed/1 Ba	8	A4	886	24	5%	19,080
Autocrt.	2Bed/2 Ba	9	B1	1,091	8	2%	8,648
Autocrt.	2Bed/2 Ba	10	B2	1,222	19	4%	19,552
Autocrt.	2Bed/2 Ba	11	B3	1,238	24	5%	29,536
Autocrt.	2Bed/2 Ba	12	B4	1,168	16	4%	21,952
Autocrt.	2Bed/2 Ba	13	B5	1,348	8	2%	9,992
Q	2Bed/2 Ba	14	B1	944	8	2%	8,336
Q	2Bed/2 Ba	16	B2	1,017	10	2%	10,170
Q	2Bed/2 Ba	16	B3	1,191	15	4%	17,865
Q	2Bed/2 Ba	17	B4	1,149	30	7%	36,870
Q	2Bed/2 Ba	17	B5	1,283	0	2%	12,847
					440	100%	408,867

Average Unit SF		917.46 SF
Average Unit SF Incl. Auxiliary Bldgs		936.19 SF
Proposed Auxiliary Buildings		
Clubhouse / Leasing #1	2,122	SF
Cabana - #1	392	SF
Maintenance - #1	748	SF
Auxiliary Building Total	3,264	SF

Required Parking		Spaces	Spaces/Unit
One Bedroom	1.39 Spaces / Unit	292	345
Two Bedroom	1.75 Spaces / Unit	140	291
Sub Total		440	636
Guest	1 Space / 5 Units	73.33333333	73
Total			697

Parking	Spaces	Spaces/Unit
Garage (Attached)	172	0.39
Carports (Detached)	288	0.65
Carports (Accessible)	6	0.01
Units (Detached)	248	0.56
Open (Accessible)	7	0.02
Total Provided	697	1.58

PROJECT SUMMARY

PROJECT SUMMARY

Proposed Total Number of Dwelling Units			Unit
Gross Site Area	23.10	Acres	
Building Area	2.48	Acres	10%
Paved Area	5.82	Acres	25%
Landscaped Area	6.79	Acres	29%
Total			100%

		Square Feet	Acres
5.82 AREA	Total Site (GSF)	1,101,191.88	18.34

CENTENNIAL PARKWAY

Building Type	Quantities	Garages/Building	Garages Total	Footprint	Footprint Total (SF)	Acres
Auto-Type I	1	34	34	27,431.00	27,431.00	
Auto-Type III	2	34	68	27,703.48	55,406.96	
G-Type I	5	8	40	8,488.98	42,444.90	
G-Type VI	3	10	30	12,353.66	37,058.99	
Sub-total	11		172		162,138.84	3.72
Clubhouse	1	6	6	7,152.66	7,152.66	
Cabana	1	4	4	703.66	703.66	
Maintenance	1	4	4	748.66	748.66	
Sub-total	3		8		8,604.98	0.19
Total					170,743.82	3.91

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[illegible]	
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07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

COVER SHEET

FF DEVELOPMENT L.P.
8510 MORENGUER DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2100 FAX (858) 457-1121

ARCHITECTS ORANGE
100 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92868 (714) 538-4500

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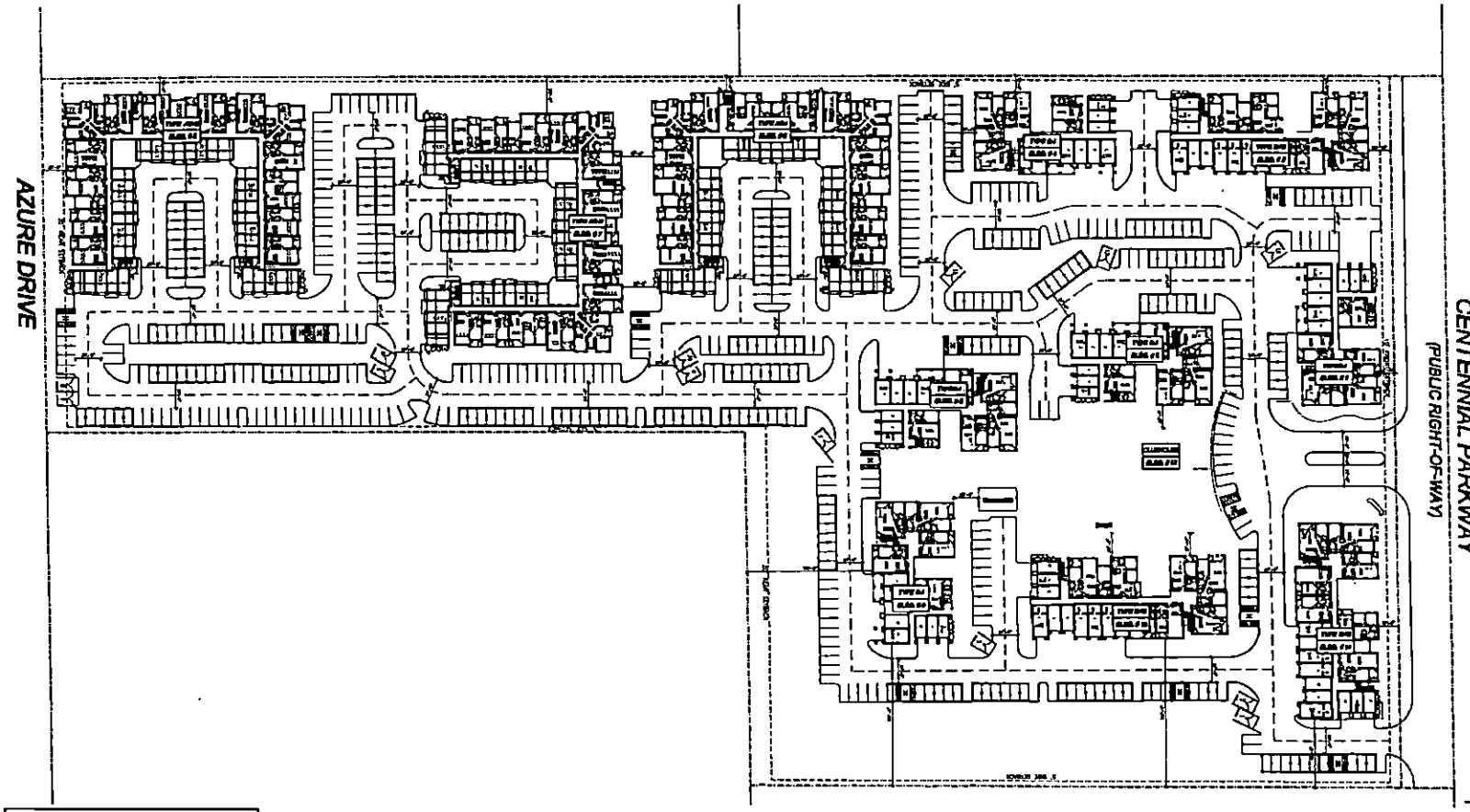
MAP 1 - 50



SITE PLAN LEGEND

TYPE I	INDICATES BUILDING TYPE
BLDG. #1	INDICATES BUILDING NUMBER
	SINGLE-BIN TRASH ENCLOSURE W/ RECYCLE CENTER
	CARPORT
	PROPERTY LINE
	SETBACK LINE

SITE PLAN SUMMARY

DWELLING UNITS	440	
SITE AREA - GROSS:	15.54 ACRES	
BUILDING AREA:	3.89 ACRES	25 %
PAVED AREA:	6.9 ACRES	44 %
LANDSCAPED AREA:	5.75 ACRES	37 %

N

SCALE: 1"= 50'

0 25' 50' 100'

A-1

07-026 MARCH 7, 2007

ARCHITECTURAL SITE PLAN

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

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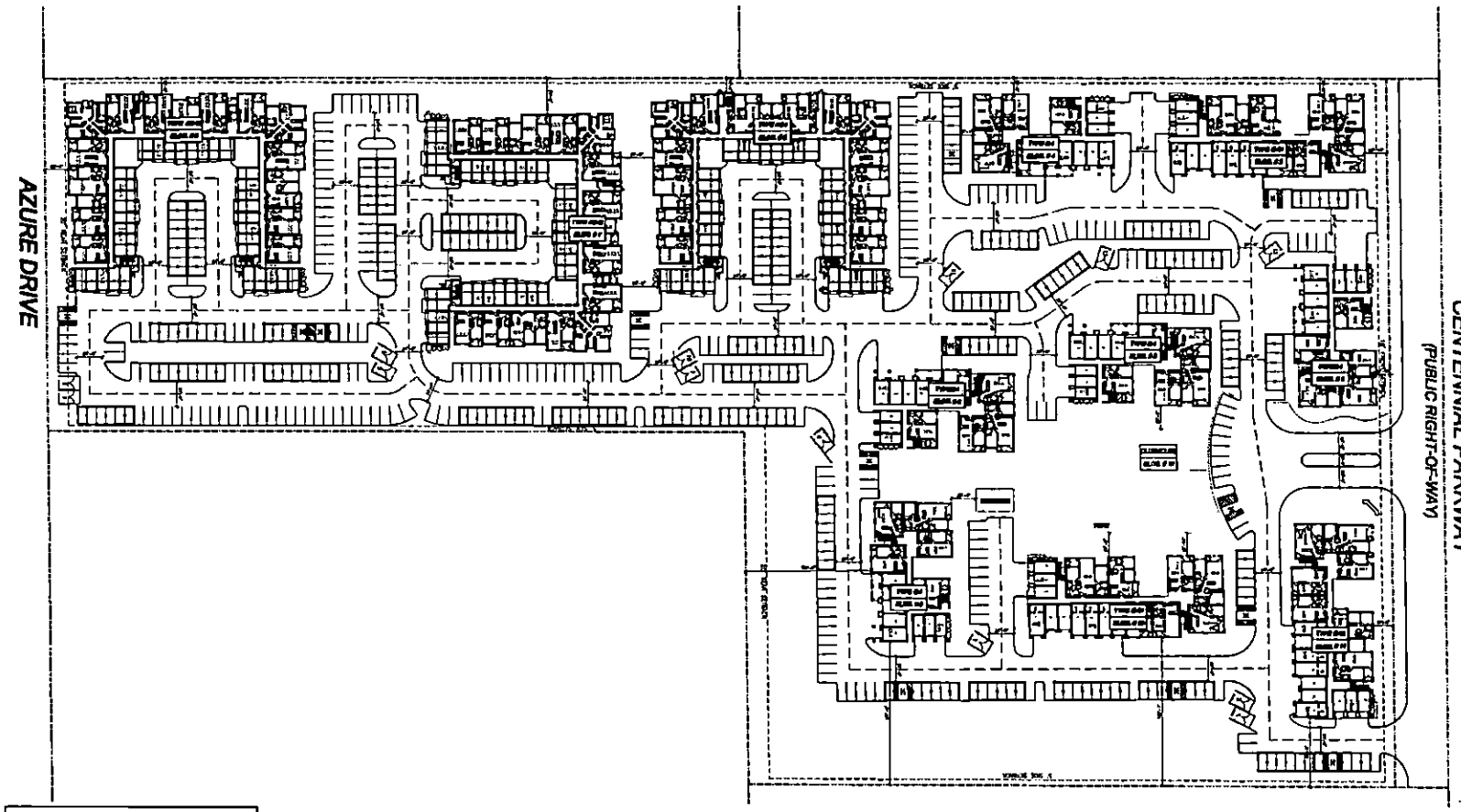

SITE PLAN LEGEND

TYPE I	INDICATES BUILDING TYPE
BLDG. #1	INDICATES BUILDING NUMBER
	SINGLE-DIN TRASH ENCLOSURE W/ RECYCLE CENTER
	CARPORT
	PROPERTY LINE
	SETBACK LINE

SITE PLAN SUMMARY

DWELLING UNITS	440	
SITE AREA - GROSS:	16.54 ACRES	
BUILDING AREA:	3.89 ACRES	25 %
PAVED AREA:	6.9 ACRES	30 %
LANDSCAPED AREA:	5.76 ACRES	37 %

N

SCALE: 1"= 50'

0 25' 50' 100'

A-1

MARCH 7, 2007

ARCHITECTURAL SITE PLAN

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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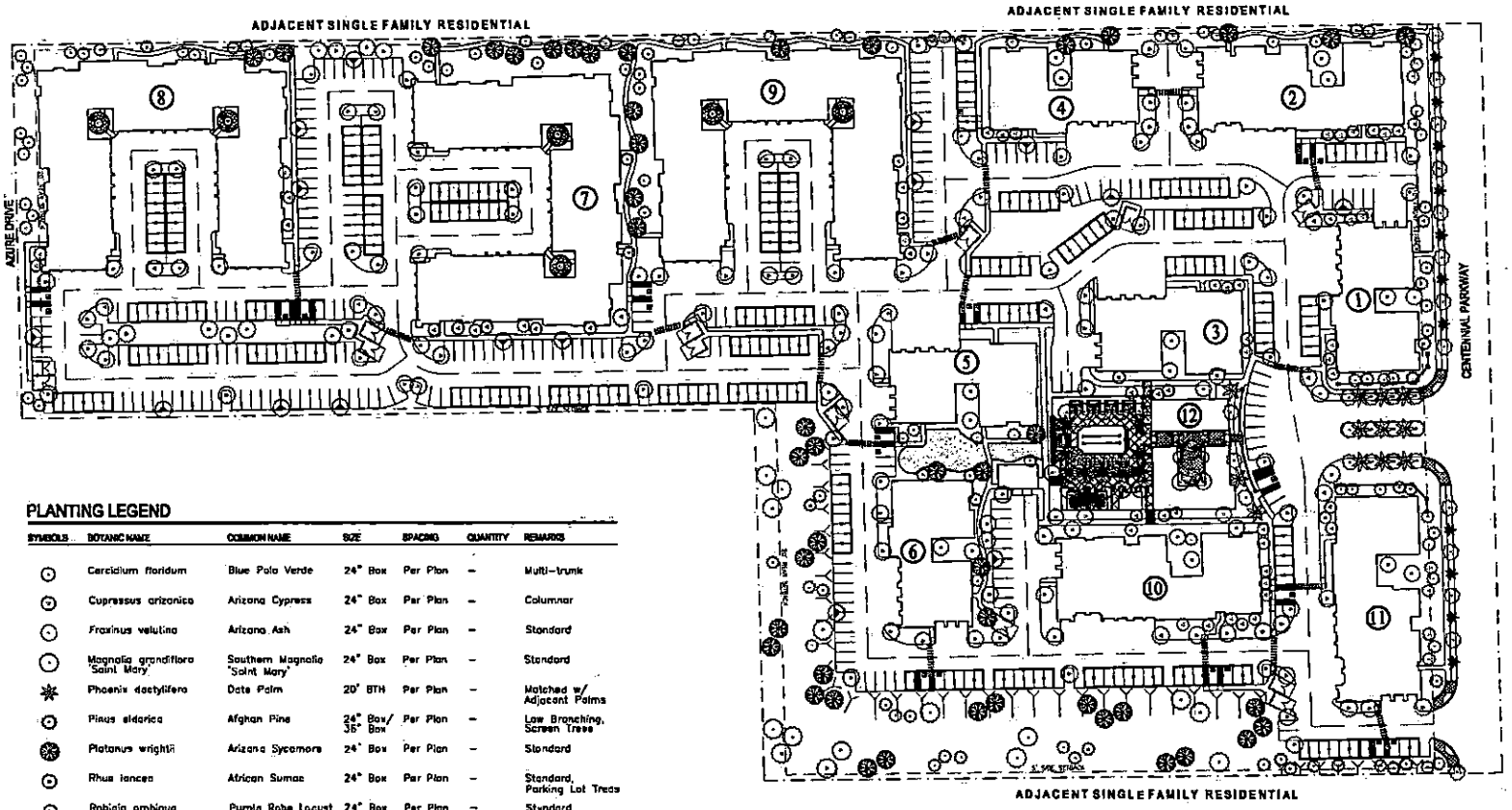
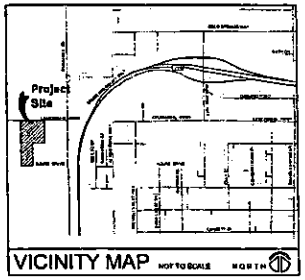


PLANTING LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
⊙	Cercidium floridum	Blue Palo Verde	24" Box	Per Plan	–	Multi-trunk
⊙	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	–	Columnar
⊙	Fraxinus velutina	Arizona Ash	24" Box	Per Plan	–	Standard
⊙	Magnolia grandiflora 'Saint Mary'	Southern Magnolia 'Saint Mary'	24" Box	Per Plan	–	Standard
✱	Phoenix dactylifera	Date Palm	20' BTH	Per Plan	–	Matched w/ Adjacent Palms
⊙	Pinus eldarica	Afghan Pine	24" Box/ 36" Box	Per Plan	–	Low Branching, Screen Trees
⊙	Platanus wrightii	Arizona Sycamore	24" Box	Per Plan	–	Standard
⊙	Rhus lancea	African Sumac	24" Box	Per Plan	–	Standard, Parking Lot Trees
⊙	Robiala ambigua 'Purple Robe'	Purple Robe Locust	24" Box	Per Plan	–	Standard
✱	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	–	Standard

Turf



OVERALL SITE LANDSCAPE PLAN

L-1

FAIRFIELD DEVELOPMENT LP
8515 MORENDUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

ARCHITECTS ORANGE

CENTENNIAL PARKWAY

Las Vegas, Nevada

NORTH

SCALE: 1" = 50'-0"

ima design
2500 michelson dr
suite 125
irvine ca 92612
949.250.0023
949.250.4043 f

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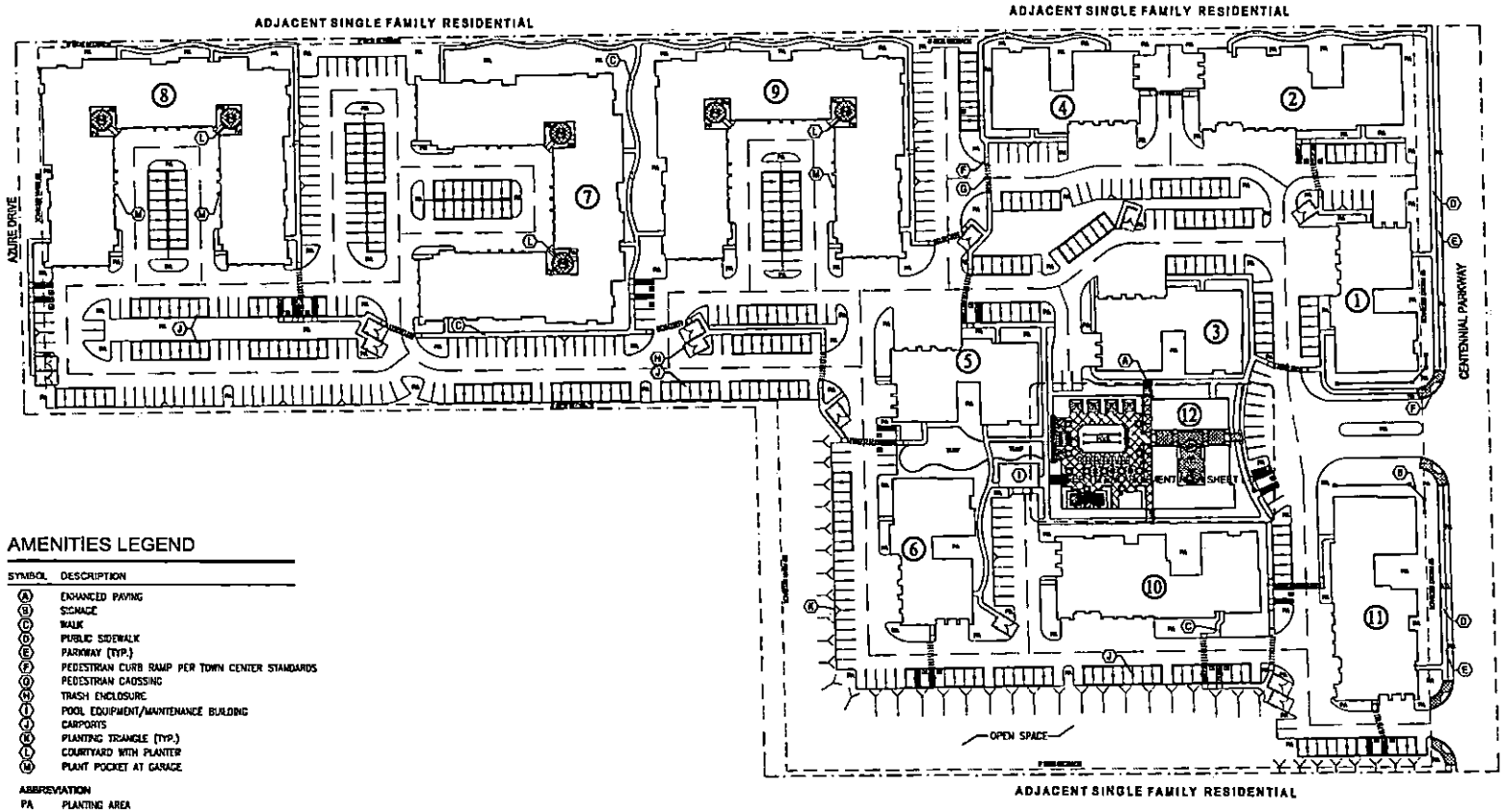
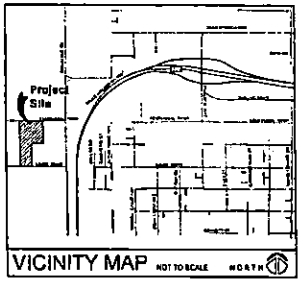


AMENITIES LEGEND

SYMBOL	DESCRIPTION
A	ENHANCED PAVING
B	SIGNAGE
C	WALK
D	PUBLIC SIDEWALK
E	PARKWAY (TYP.)
F	PEDESTRIAN CURB RAMP PER TOWN CENTER STANDARDS
G	PEDESTRIAN CROSSING
H	TRASH ENCLOSURE
J	POOL EQUIPMENT/MAINTENANCE BUILDING
K	CARPORTS
L	PLANTING TRIANGLE (TYP.)
M	COURTYARD WITH PLANTER
N	PLANT POCKET AT GARAGE

ABBREVIATION

PA PLANTING AREA



OVERALL SITE HARDSCAPE PLAN

L-2

FAIRFIELD DEVELOPMENT LP
8515 WAREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

ARCHITECTS ORANGE

imd design
2500 michelson dr
suite 325
irvine ca 92612
949 250 0023
949 250 0043 f

CENTENNIAL PARKWAY

Las Vegas, Nevada

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SCALE: 1" = 50'-0"

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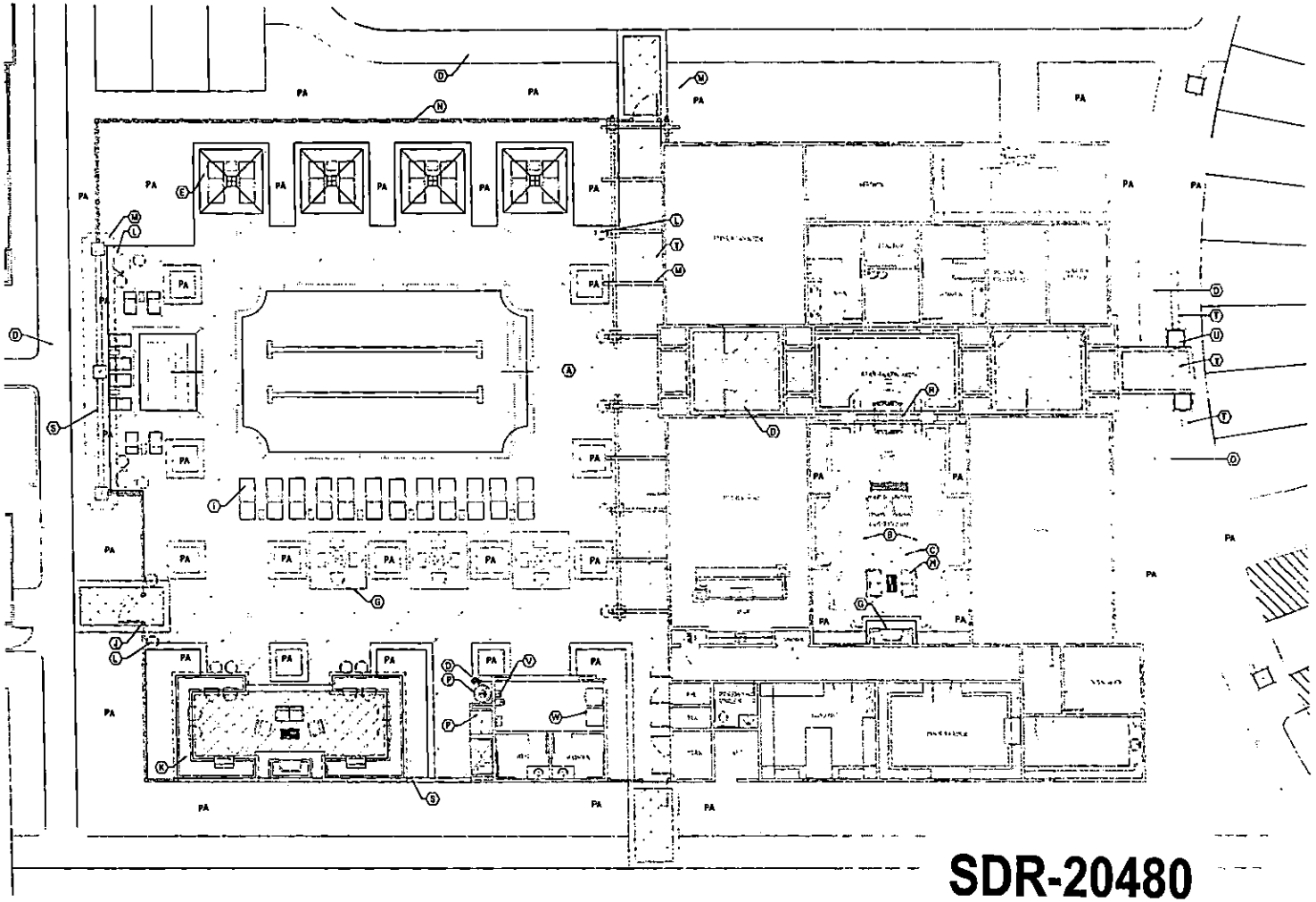
AMENITIES LEGEND

SYMBOL	DESCRIPTION
(A)	POOL/SPA DECK
(B)	ENHANCED PAVING
(C)	CHAIR
(D)	WALK – CONCRETE
(E)	CABANA WITH CHAISE LOUNGE
(F)	POOL/SPA SHOWER
(G)	UMBRELLA WITH TABLES & CHAIRS (TYP.)
(H)	SOFAS & TABLE
(I)	POOL CHAISE LOUNGE (TYP.)
(J)	POOL GATE
(K)	B.B.Q. AND COUNTER
(L)	PLANTER POTS (TYP.)
(M)	TRELLIS
(N)	POOL FENCE
(O)	ASH TRAY RECEPTACLE
(P)	TRASH RECEPTACLE
(Q)	FIREPLACE
(R)	WATER FEATURE
(S)	FREE STANDING WALL
(T)	LOW ENTRY WALL
(U)	WALL PILASTER WITH POT
(V)	DRINKING FOUNTAIN
(W)	VENDING MACHINES

ABBREVIATION

PA	PLANTING AREA



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POOL AND RECREATION ENLARGEMENT PLAN

L-3

FAIRFIELD DEVELOPMENT LP
5519 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

ARCHITECTS DESIGN GROUP

imd design
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suite 125
irvine ca 92612
949 250 0023
949 250 0031

CENTENNIAL PARKWAY

Las Vegas, Nevada

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NORTH

PROJECT NO 07107 01
03.09.2007

SCALE: 1"=16'-0"

GENERAL LANDSCAPE CONCEPT

FAIRFIELD'S CENTENNIAL PARKWAY APARTMENT HOME PROJECT IS LOCATED WITHIN A SUBURBAN CONTEXT. THE LANDSCAPE RESPONDS BY BLENDING WITH THE SURROUNDING COMMUNITY AND STREETSCAPE CHARACTER. FORMAL STREET TREES AND PARKWAY PROVIDES A CONSISTANT STREETSCAPE THEME. THE INTERIOR SPACES FOR EACH PARCEL ARE LINKED TO CENTRAL COMMONS AND RECREATION FACILITIES WITH EASY CIRCULATION FROM ALL PARTS OF THE SITE

WHILE THE PERIMETER LANDSCAPE IS INTENDED TO BLEND INTO THE SURROUNDING CONTEXT, A DISTINCTLY LANDSCAPED COMMONS AREA NEAR THE MAIN ENTRY PROVIDES THE RESIDENCE WITH ACTIVE USE OPPORTUNITIES, SUCH AS SWIMMING AND BARBEQUING, AND IS LOCATED ADJACENT TO INDOOR RECREATIONAL FACILITIES. THE LANDSCAPING ARRANGEMENT PROVIDES ACCENTS AROUND THE POOL AND PROJECT ENTRY, YET ALLOWS SOLAR ACCESS FOR SUNBATHING.

PREDOMINANTLY, EVERGREEN TREE ARE PROPOSED TO FRAME THE BUILDINGS WITH YEAR ROUND COLOR AND ACCENT TREES AT ENTRYWAYS AND OPEN SPACES TO ADD CHARACTER. EVERGREEN STREET TREES WILL CREATE A HIERARCHY AND RHYTHM THROUGH THE SITE. SHRUBS ARE PROPOSED ADJACENT TO THE APARTMENTS TO TRANSITION AND SCREEN BUILDING WALLS. A MAJORITY OF THE PLANTING SHALL BE LOW WATER USAGE.

THE LANDSCAPE PLANTING WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS AND TOWN CENTER GUIDELINES. TREES SHALL NORMALLY BE NOT LESS THEN 15-GALLON. ALL PLANTING AREAS, EXCEPT TURF AREAS, SHALL BE TOP DRESSED WITH ROCK MULCH.

GENERAL IRRIGATION CONCEPT

THE LANDSCAPE IRRIGATION WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS AND WATER ORDINANCES FOR ALL PLANTING AREAS.

THE IRRIGATION SYSTEM WILL BE UNDERGROUND AND FULLY AUTOMATED. IT WILL IRRIGATE ALL PLANTING AREAS, TYPICALLY, SHRUB, AND GROUND WILL BE IRRIGATED USING A DRIP-EMITTER SYSTEM. TURF WILL BE IRRIGATED USING A POP-UP SPRAY SPRINKLER SYSTEM. MANY TREES WILL BE DEEP WATERED ON A SEPARATE EMITTER CONTROL VALVE USING BUBBLERS.

POTABLE WATER WILL BE USED TO SUPPLY THE "IRRIGATION USE ONLY" WATER METERS. BACKFLOW PROTECTION IS PROVIDED WITH A REDUCED PRESSURE BACKFLOW PREVENTER AT THE METER. QUICK COUPLING VALVES WILL BE PROVIDED FOR INCIDENTAL WATERING AS NEEDED FOR THE LANDSCAPE AREA.

GENERAL LIGHTING CONCEPT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF LAS VEGAS. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

PUBLIC STREET LIGHTING: THE CITY STANDARD STREET POLE FIXTURE WILL BE PROPOSED AND WILL PROVIDE THE FRONTAGE ILLUMINATION. ACCENT AND SIGNAGE LIGHTING WILL BE PROPOSED FOR THE LEASING OFFICE FRONTAGE.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THIS WILL CONTINUE ALONG THE ROAD TO PROVIDE ADEQUATE LIGHTING FOR WALKWAYS AS WELL. THE APARTMENT GARAGE FRONTAGES AND BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS. LIGHTING ON THE EXTERIOR SHALL BE SHIELDED AND SHALL BE DOWNWARD-DIRECTED. ADDITIONAL LIGHTING WILL BE PROVIDED AT THE CARPORTS WHICH WILL HELP ILLUMINATE THE STREET IN COMBINATION WITH THE POLE LIGHTS.

INTERIOR OPEN SPACES: THE PROPOSED COURTYARD LIGHTING IS INTENDED TO BE LIT USING POLE LIGHTS FOR THE LARGER SPACES, SCONCE LIGHTS FOR BUILDING ENTRIES, AND BOLLARDS OR POLE FIXTURES FOR WALKS. ACCENT LIGHTS SUCH AS TREE UPLIGHTING AND TRELLIS DOWNLIGHTS ARE ALSO PROPOSED.

PARKING LOT LIGHTING: SHALL BE NO MORE THAN 30 FEET IN HEIGHT AND SHALL UTILIZE DOWNWARD-DIRECTED LIGHTS.

NON-RESIDENTIAL PROPERTY LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTY OR SCREENED, AND SHALL NOT CREATE FUGITIVE LIGHTING ON ADJACENT PROPERTIES.

FAIRFIELD SHALL SUBMIT A POINT BY POINT PHOTOMETRIC PLAN ON THE FINAL LIGHTING DESIGN TO THE CITY FOR APPROVAL PRIOR TO IMPLEMENTATION.

PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
	Buxus microphylla	Japanese Boxwood	5 GAL.	-------
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 GAL.	-------
	Calliandra eriophylla	Native Fairy Duster	5 GAL.	-------
	Cotoneaster glaucophyllus	Grey Leaf Cotoneaster	5 GAL.	-------
	Cowlania mexicana	Cliff Rose	5 GAL.	-------
	Dalea frutescens	Black Dalea	5 GAL.	-------
	Elaeagnus ebbingei	Silverberry	5 GAL.	-------
	Euonymous hybrids	Euonymous	5 GAL.	-------
	Feijoa sellowiana	Pineapple Guava	5 GAL.	-------
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5 GAL.	-------
	Ligustrum sp.	Privet	5 GAL.	-------
	Photinia fraseri	Fraser's Photinia	5 GAL.	-------
	Raphiolepis indica	Indian Hawthorne	5 GAL.	-------
	Salvia greggii	Red Sage	5 GAL.	-------
	Xylosma congestia 'compacta'	Tylosma	5 GAL.	-------
ACCENTS				
	Agave americana	Century Plant	5 GAL.	-------
	Agave vilmoriniana	Octopus Agave	5 GAL.	-------
	Dasylirion wheeleri	Green Desert Spoon	5 GAL.	-------
	Dietes sp.	Iris	1 GAL.	-------
	Dodonea viscosa	Purple Hopseed Bush	5 GAL.	-------
	Hemerocallis	Day Lily	1 GAL.	-------
	Hesperaloe parviflora	Hesperaloe	1 GAL.	-------
	Muhlenbergia rigens	Autumn Glow Deer Grass	1 GAL.	-------
	Nandina domestica	Heavenly Bamboo	5 GAL.	-------
	Penstemon sp.	Penstemon	1 GAL.	-------
	Pennisetum 'Rubrum'	Purple Fountain Grass	1 GAL.	Non-invasive variety
	Yucca baccata	Banana Yucca	5 GAL.	-------
GROUNDCOVER				
	Acacia redolens 'Desert Carpet'	Low Boy Desert Carpet	1 GAL.	-------
	Baccharis 'Centennial'	Centennial Baccharis	1 GAL.	-------
	Baileya multiradiata	Desert Marigold	1 GAL.	-------
	Cowlania mexicana	Cliff Rose	1 GAL.	-------
	Dalea capitata	Black Dalea	1 GAL.	-------
	Juniperus sabina 'Buffalo'	Buffalo Juniper	1 GAL.	-------
	Juniperus s. 'Tamariscifolia'	Tamarix Juniper	1 GAL.	-------
	Lantana camara 'New Gold'	New Gold Lantana	1 GAL.	-------
	Myrtus communis 'Compacta'	Compact Myrtle	1 GAL.	-------
	Oenothera berlandieri	Mexican Evening Primrose	1 GAL.	-------
	Pyracantha sp	Red Elf Pyracantha	1 GAL.	-------
	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	1 GAL.	-------
	Verbena goodingii	Goodding's Verbena	1 GAL.	-------

PLANTING LEGEND (cont.)

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
VINES				
	Gelsemium sempervirens	Carolina Jasmine	5 GAL	-------
	Pyracantha sp.	Pyracantha Trellised	5 GAL	-------
	Rosa banksiae	Lady Banks' Rose	5 GAL	-------

PLANTING LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
	Cercidium floridum	Blue Palo Verde	24" Box	Per Plan	-	Multi-trunk
	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	-	Columnar
	Fraxinus velutina	Arizona Ash	24" Box	Per Plan	-	Standard
	Magnolia grandiflora 'Saint Mary'	Southern Magnolia 'Saint Mary'	36" Box	Per Plan	-	Standard
	Phoenix dactylifera	Date Palm	20' BTH	Per Plan	-	Matched w/ Adjacent Palms
	Pinus eldarica	Afghan Pine	24" Box	Per Plan	-	Low Branching, Screen Trees
	Platanus wrightii	Arizona Sycamore	24" Box/ 15 Gallon	Per Plan	-	Standard
	Rhus lancea	African Sumac	24" Box	Per Plan	-	Standard, Parking Lot Trees
	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24" Box	Per Plan	-	Standard
	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	-	Matched

Turf

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CONCEPT STATEMENTS and PLANTING LEGENDS

L-4

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 300, SAN DIEGO, CA 92121 858.457.3121
CONTACT: SHON FINCH

imd design
2500 w. shelton dr
suite 125
irvine ca 92612
949.250.0023
949.250.0031

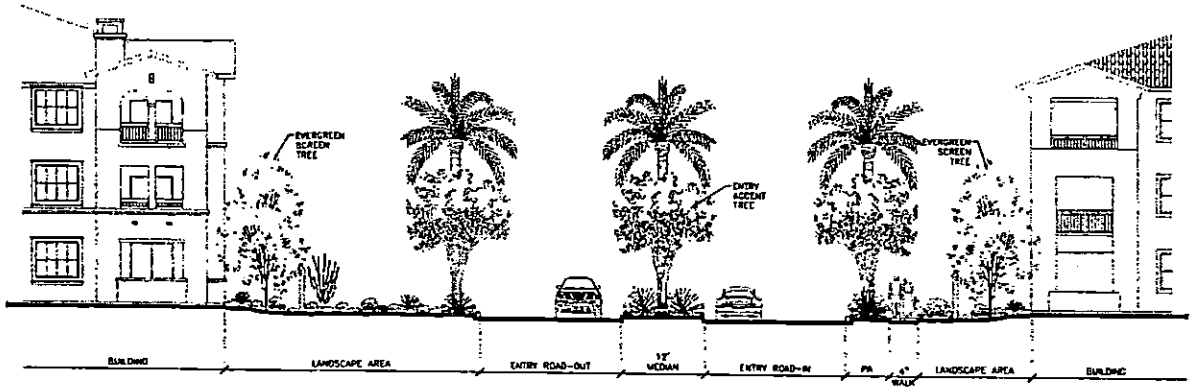
CENTENNIAL PARKWAY

Las Vegas, Nevada

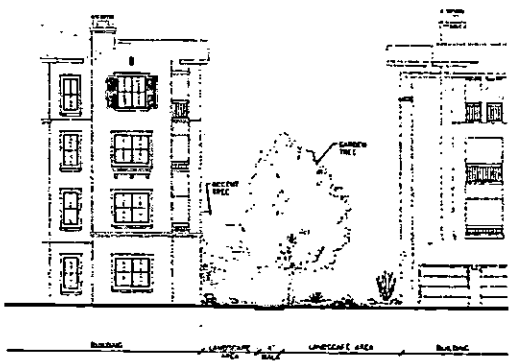
SDR-20480

04/26/07 PC

03.09.2007

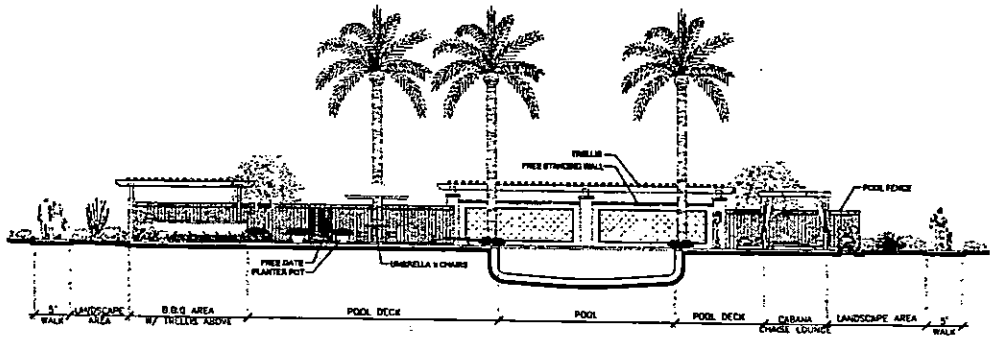


SECTION A-A
SCALE: 1/8"=1'-0"



1"=10'-0"

SECTION C-C
SCALE 1/8"=1'-0"



SECTION B-B
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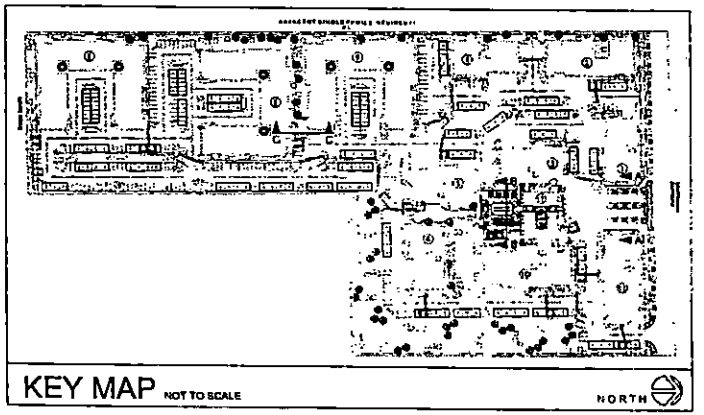

LANDSCAPE SECTIONS

L-5

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FINCH

ARCHITECTS ORANGE

CENTENNIAL PARKWAY

Las Vegas, Nevada

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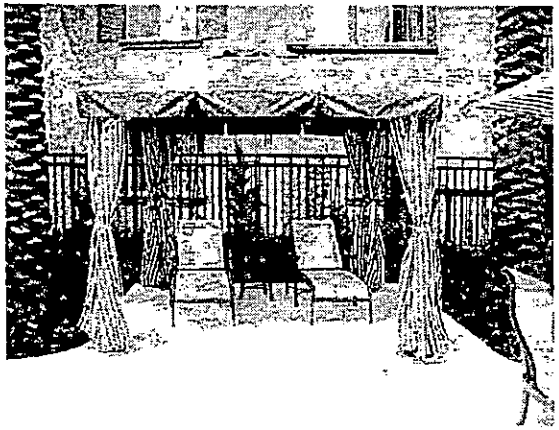
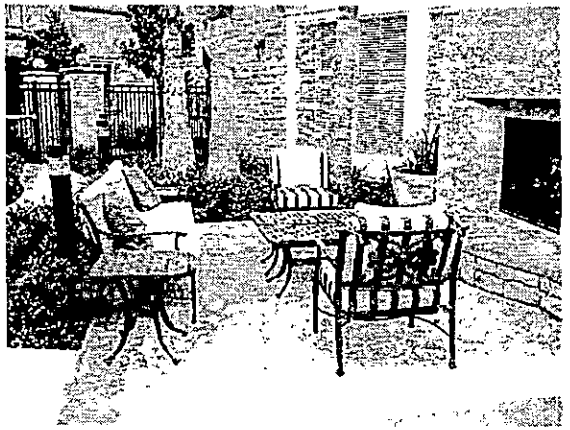
03.09.2007

imd design
2500 Michelson Dr
Suite 225
Irvine, CA 92612
949.250.0323

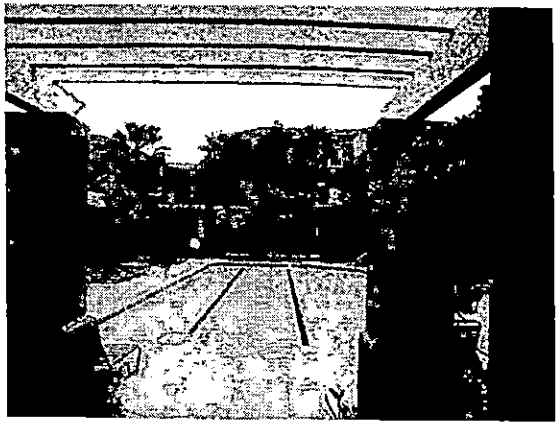


CABANA - AMENITY IMAGE
(SIMILAR)

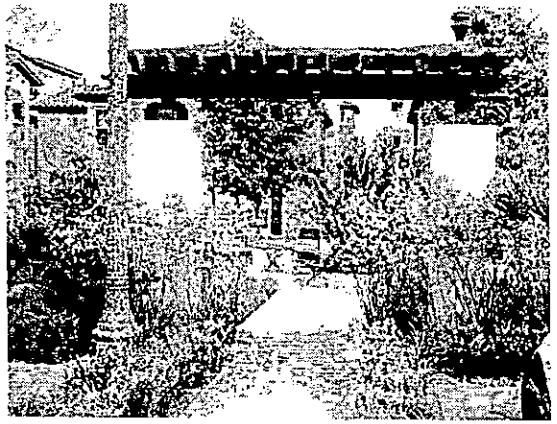
POOL FURNISHINGS - AMENITY IMAGE
(SIMILAR)



COURTYARD FURNISHINGS- AMENITY IMAGE
(SIMILAR)



POOL - AMENITY IMAGE
(SIMILAR)



WOOD TRELLIS/ARBOR - AMENITY IMAGE
(SIMILAR)

PLANT POCKET AT GARAGE - AMENITY IMAGE
(SIMILAR)

LANDSCAPE CONCEPT IMAGES

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.452.2123
CONTACT: SHON FINCH

CENTENNIAL PARKWAY

Las Vegas, Nevada

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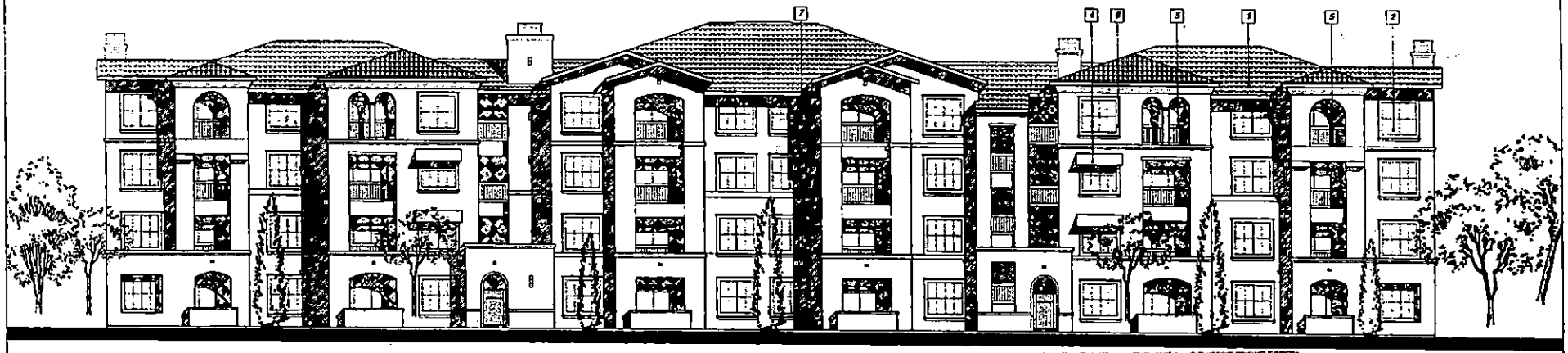
NORTH / SOUTH ELEVATIONS



EAST ELEVATION

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A-2

07-035 MARCH 7, 2007

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

0 8' 16'

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

~~BUILDING TYPE IV-B~~

FF DEVELOPMENT L.P.
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-3123 FAX (858) 457-1121

ARCHITECTS ORANGE
141 NORTH ORANGE STREET, ORANGE

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WEST ELEVATION

INTERIOR SIDE ELEVATION

MATERIAL LEGEND

1. CONCRETE ROOF
2. S.Y. LACE STUCCO
3. TRIM, CORNICE & FASCIA WALL TRIM, DOORS
4. FABRIC AWNING
5. PAINTED METAL HANDRAILS / FENCE
6. SHUTTERS
7. PREFINISHED VINYL WINDOW W/ CLEAR GLAZING
8. TRELLIS

RECEIVED
MAR 16 2007

A-3

07-035 MARCH 7, 2007

SCALE: 1/8" = 1'-0"
0 8' 16'

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

BUILDING TYPE IV-B

FF DEVELOPMENT L.P.
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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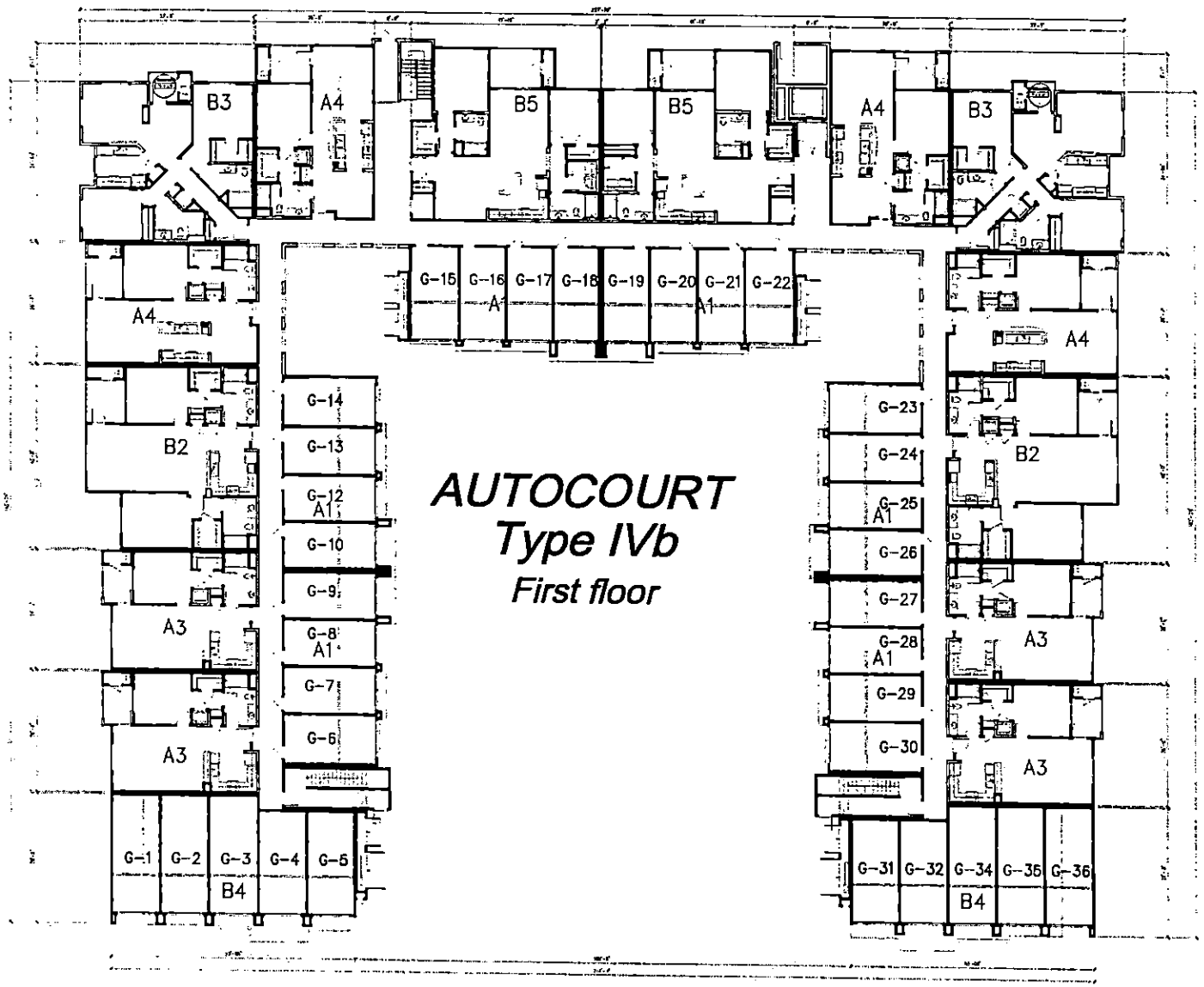

AUTOCOURT
Type IVb
First floor

RECEIVED
MAR 16 2007

A-4

07-035 MARCH 7, 2007

FF DEVELOPMENT L.P.
5310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

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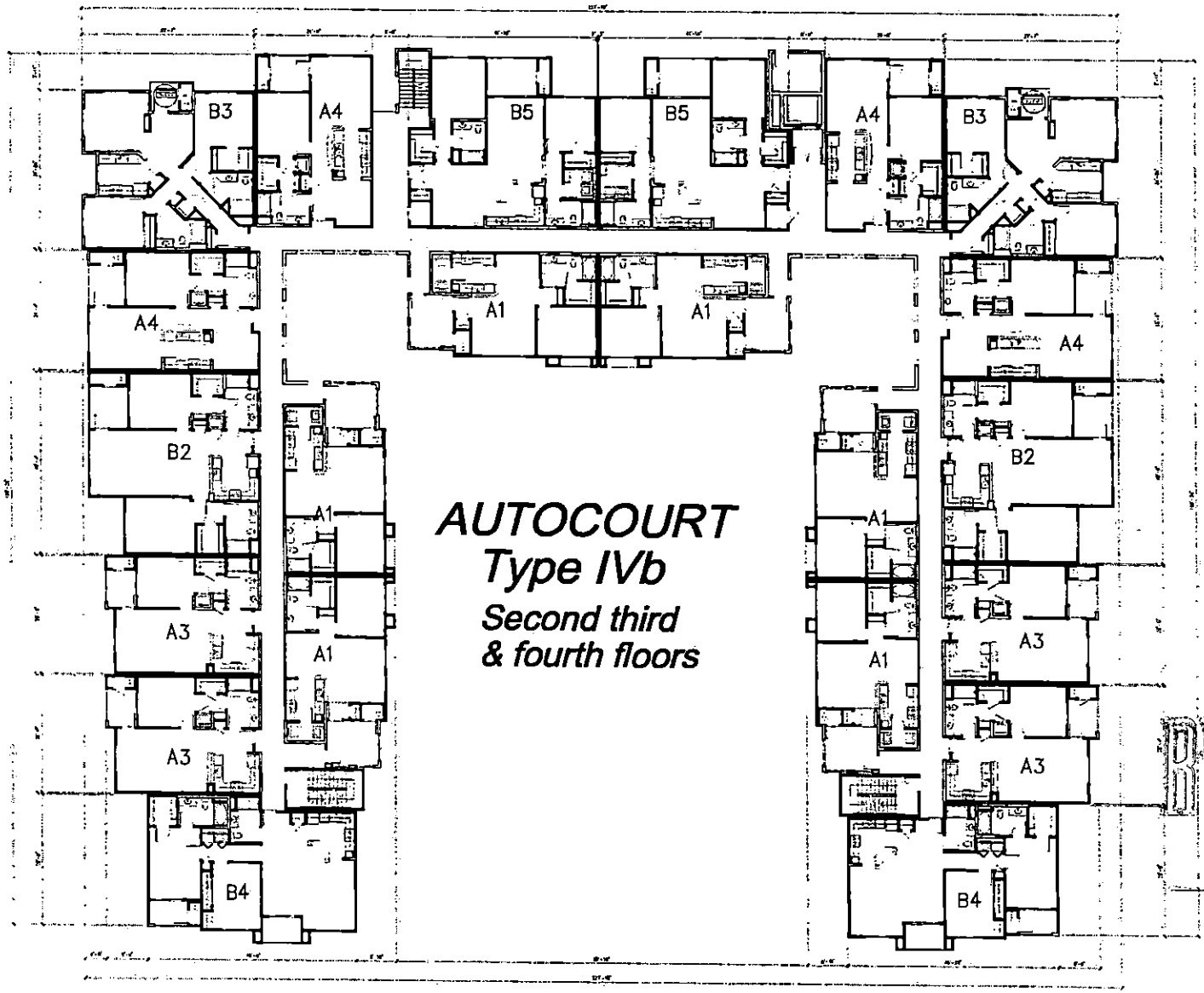

AUTOCOURT
Type IVb
Second third & fourth floors

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MAR 16 2007

A-5

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FF DEVELOPMENT L.P.
5310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

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SOUTH ELEVATION

EAST ELEVATION

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

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A-6

07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

BUILDING TYPE IV-B Alt.

FF DEVELOPMENT L.P.
5310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CA

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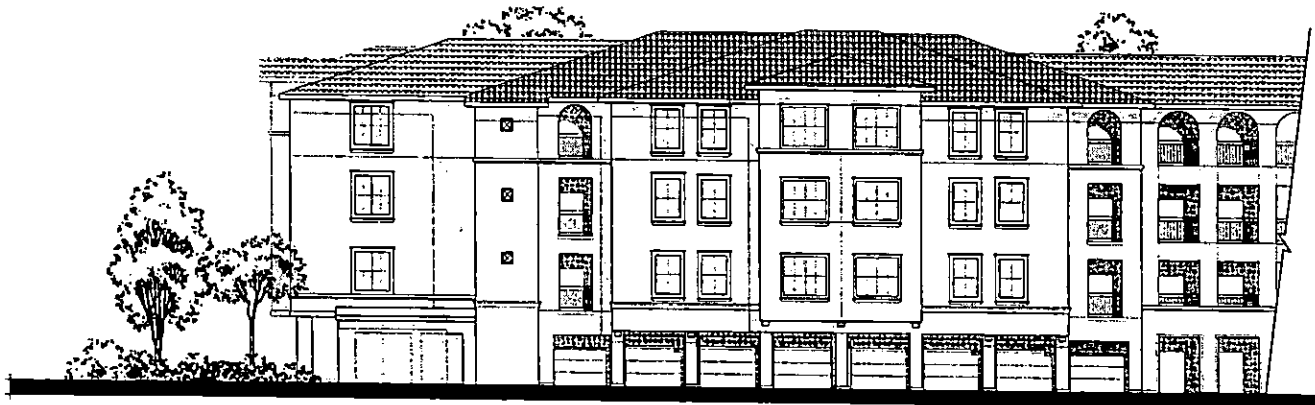
WEST ELEVATION



INTERIOR SIDE ELEVATION (SOUTH FACING)

MATERIAL LEGEND

1. CONCRETE ROOF
2. 1/2" LACE STUCCO
3. TRIM, CORBELS, FASCIA WALL TRIM, DOORS
4. FABRIC AWNING
5. PAINTED METAL HANDRAILS / FENCE
6. SHUTTERS
7. PREFINISHED VINYL WINDOW W/ CLEAR GLAZING
8. TRELLIS

RECEIVED
MAR 1 8 2007

A-7

07-035 MARCH 7, 2007

SCALE: 1/8" = 1'-0"
0 8' 16'

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

BUILDING TYPE IV-B Alt.

FF DEVELOPMENT L.P.
5310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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INTERIOR SIDE ELEVATION
(NORTH FACING)

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07-035 MARCH 7, 2007

SCALE: 1/8" = 1'-0"
0 8' 16'

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

BUILDING TYPE IV-B Alt.

FF DEVELOPMENT L.P.
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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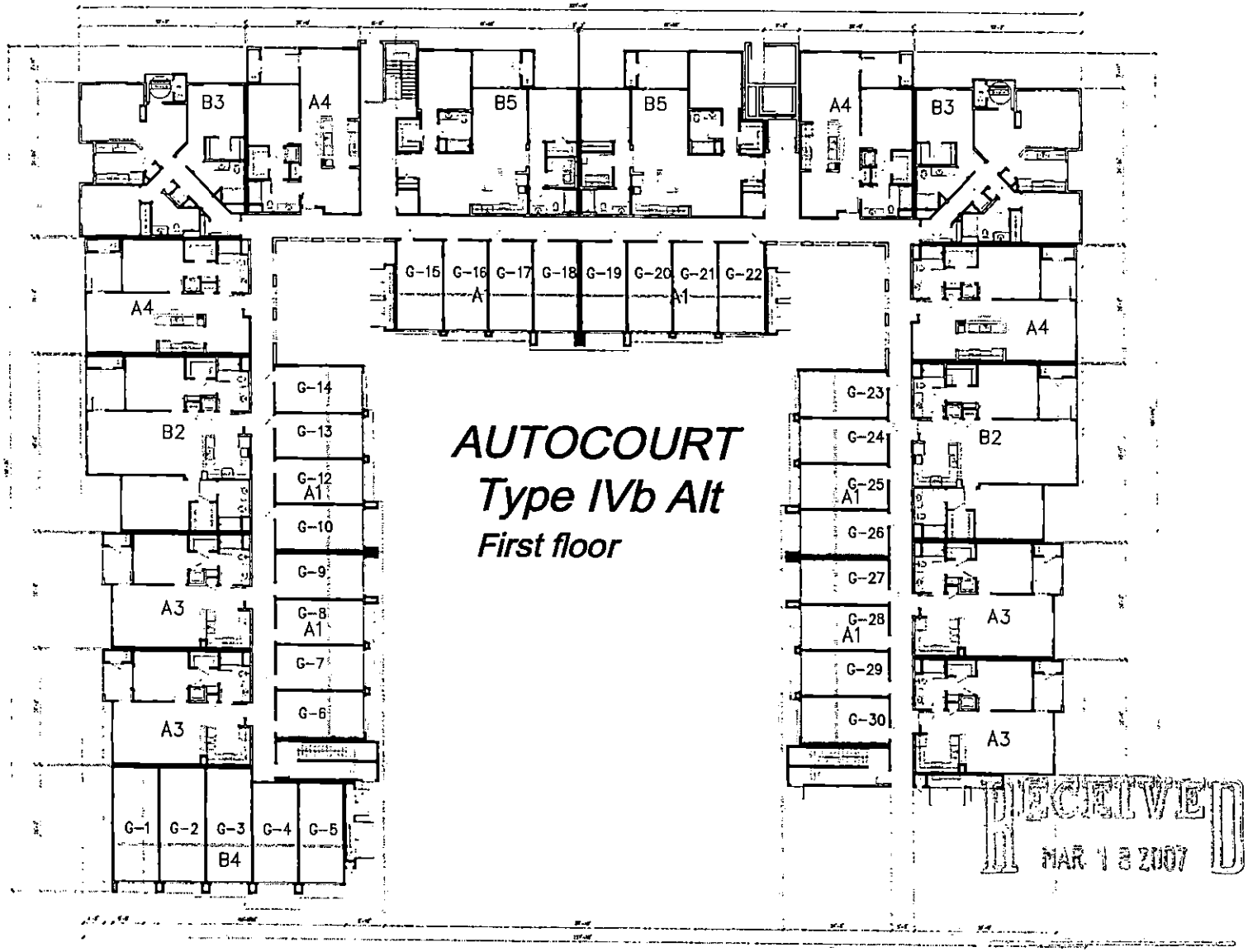

AUTOCOURT
Type IVb Alt
First floor

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A-9

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CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIF.

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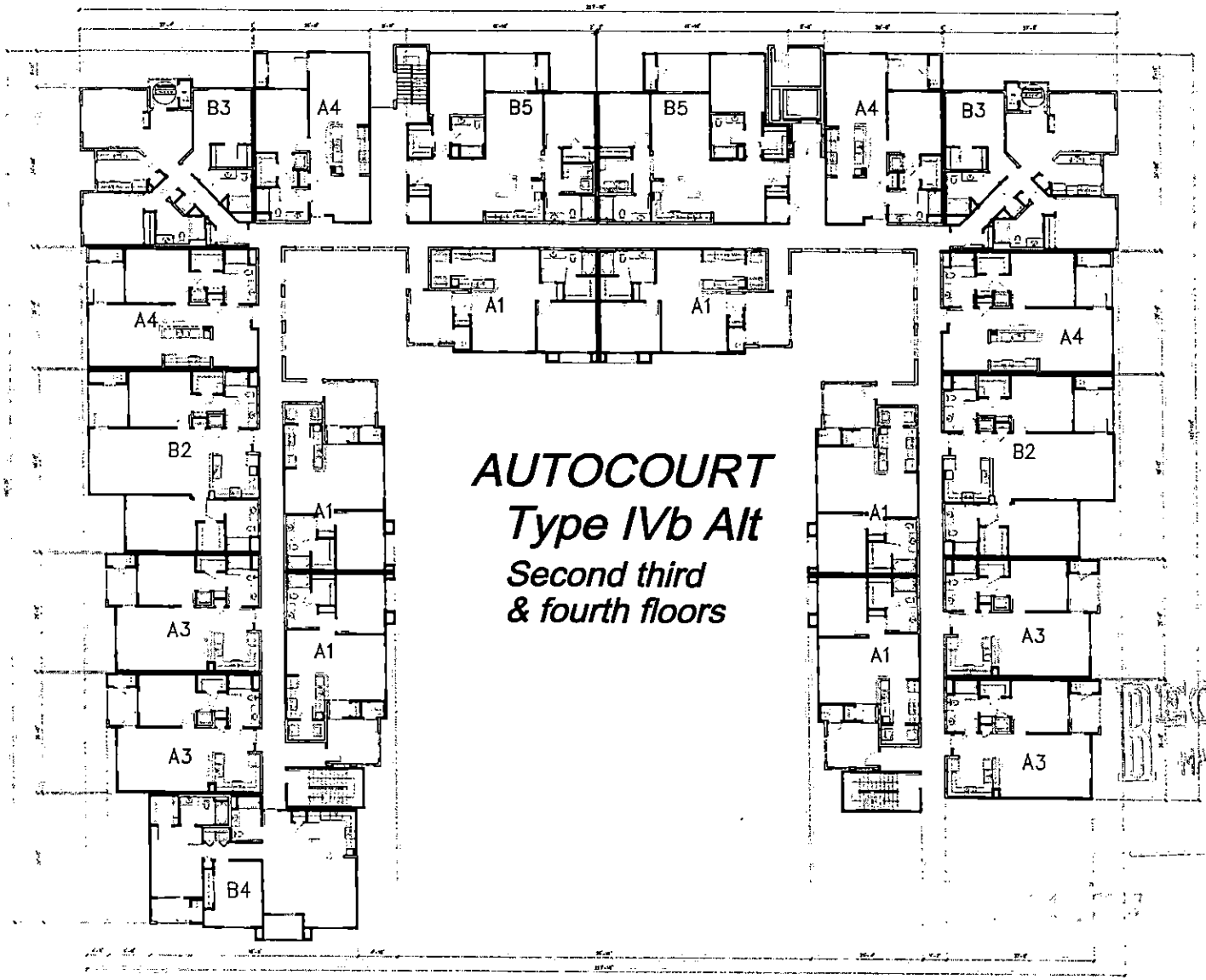

AUTOCOURT
Type IVb Alt
Second third & fourth floors

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A-10

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CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

ARCH[illegible] ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIF.

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04/26/07 PC

NORTH / SOUTH ELEVATIONS

EAST ELEVATION

A-11

07-035 MARCH 7, 2007

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

0 8' 16'

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

BUILDING TYPE IV-C

FF DEVELOPMENT L.P.
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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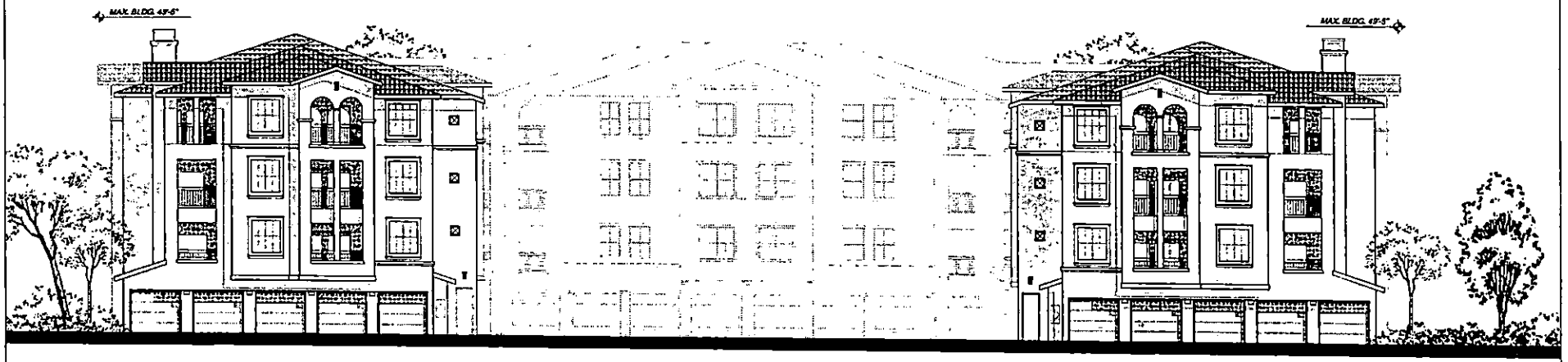
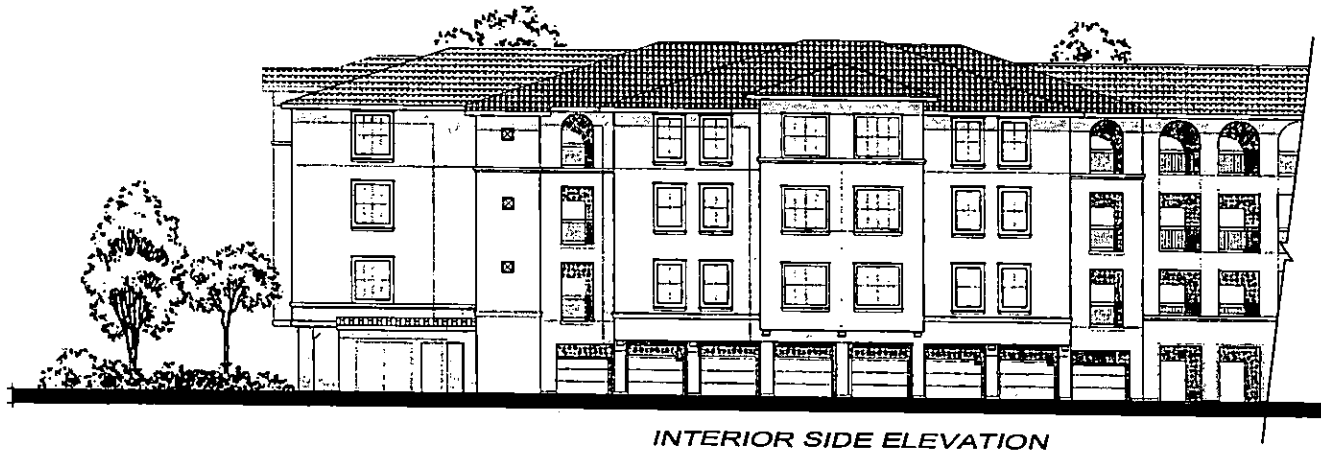


WEST ELEVATION



INTERIOR SIDE ELEVATION

MATERIAL LEGEND

1. CONCRETE ROOF
2. LT. LACE STUCCO
3. TRIM, CORBELS, FASCIA, WALL TRIM, DOORS
4. FABRIC AWNING
5. PAINTED METAL HANDRAILS / FENCE
6. SHUTTERS
7. PREFINISHED VINYL WINDOW W/ CLEAR GLAZING
8. TRELLIS

A-12

07-035 MARCH 1, 2007

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

BUILDING TYPE IV-C

FF DEVELOPMENT L.P.
5318 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2125 FAX (858) 457-1121

ARCHITECTS
144 NORTH ORANGE STREET, ORANGE, CA

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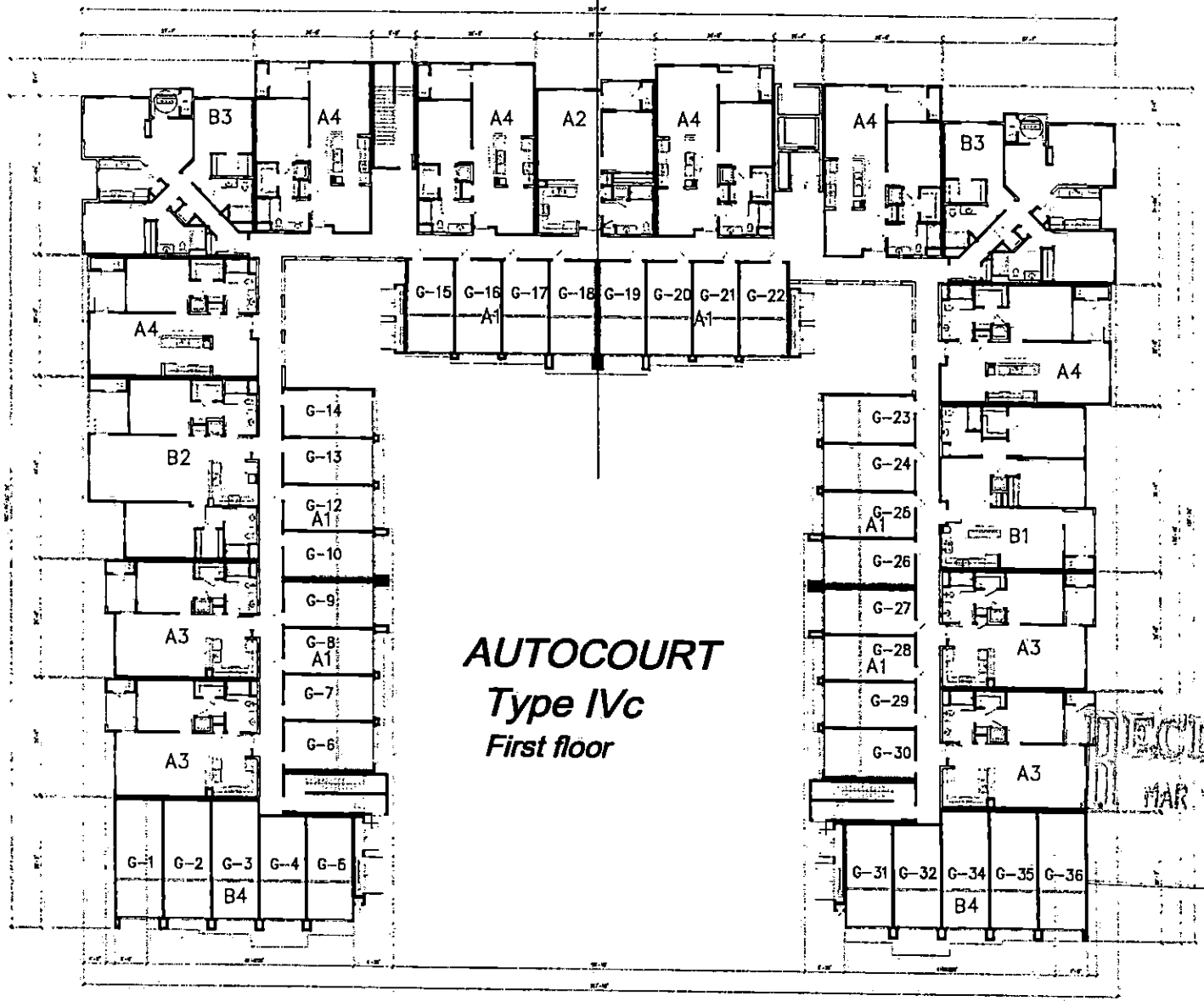

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A-13

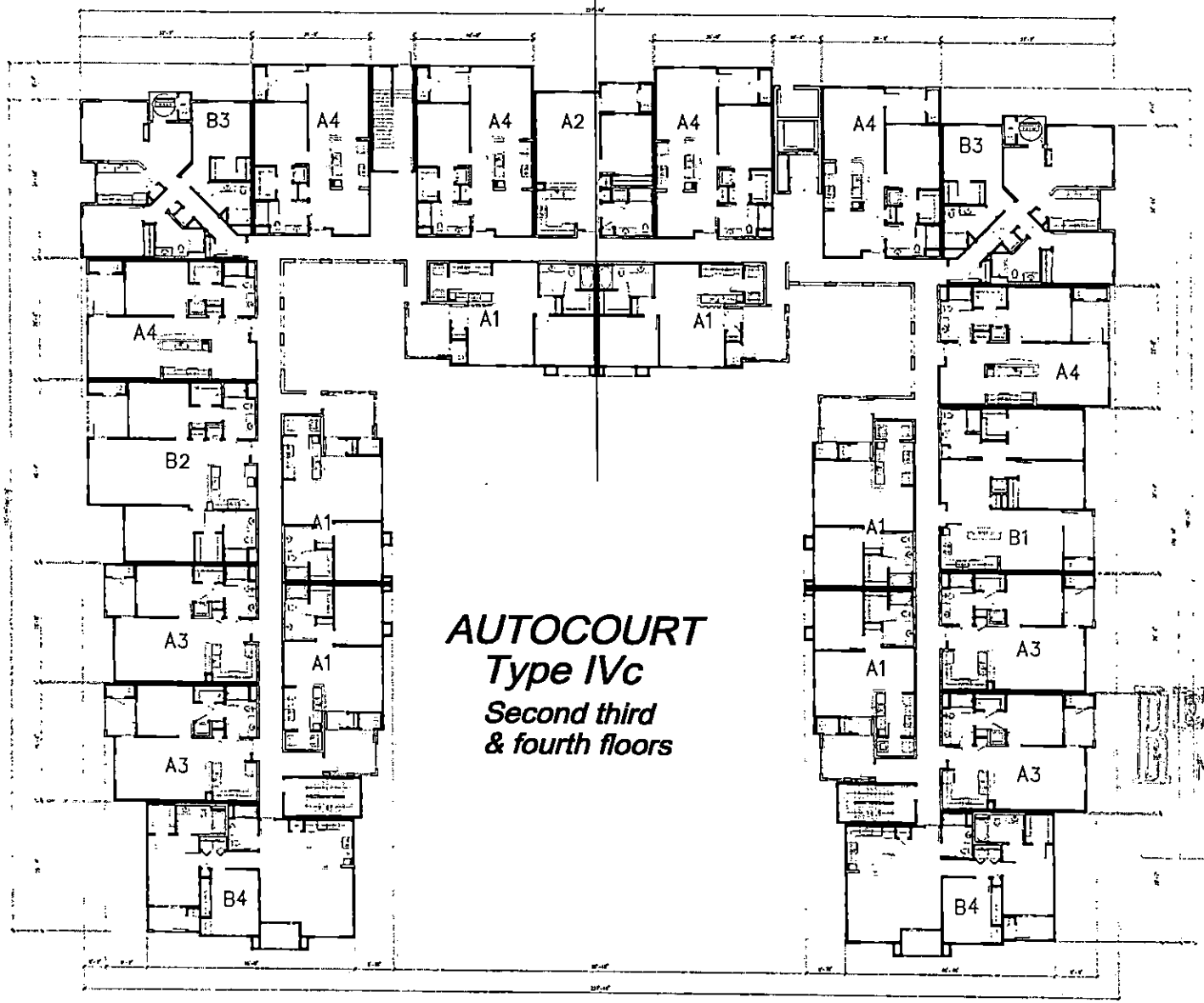
07-035 MARCH 7, 2007

FF DEVELOPMENT L.P.
6310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

ARCHITECTS O:
141 NORTH ORANGE STREET, ORANGE, CALIFORNIA

SDR-20480
04/26/07 PC



AUTOCOURT
Type IVc
Second third & fourth floors

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A-14

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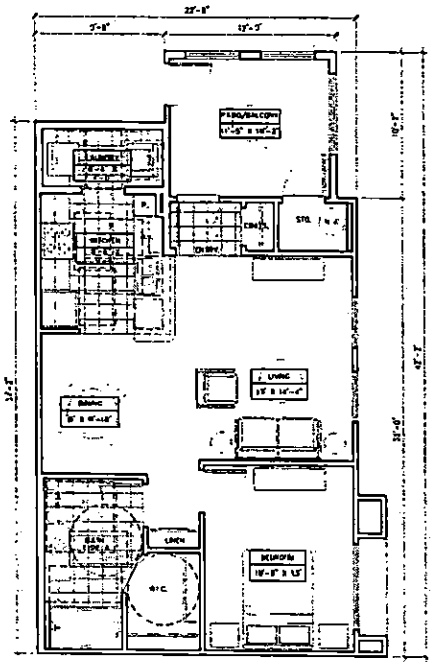
CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

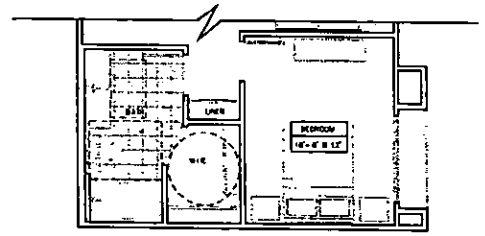
ARCHITECTS ORANGE
141 NORTH ORANGE STREET, ORANGE, CALIFORNIA

SDR-20480
04/26/07 PC

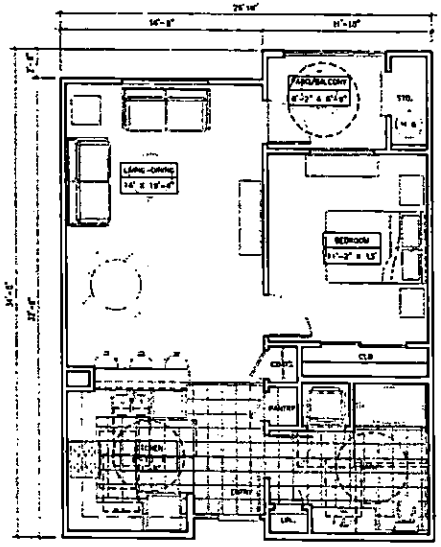


UNIT A1 TYPE A - @ SECOND FLOOR ONLY

UNIT A1 AREAS -	
LIVING:	753 SQ. FT
PATIO:	121 SQ. FT
STORAGE:	16 SQ. FT



UNIT A1 TYPE B - @ SECOND ,THIRD & FOURTH FLOORS.



UNIT A2 TYPE A - TYP. @ ALL FLOORS

UNIT A2 AREAS -	
LIVING:	770 SQ. FT
PATIO:	56 SQ. FT
STORAGE:	13 SQ. FT

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NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)

ONE BEDROOM AUTOCOURT UNITS A1 & A2 FLOOR PLANS

A-15

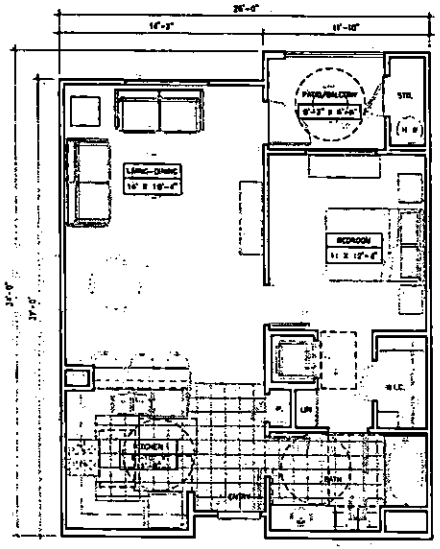
SCALE: 1/4" = 1'-0"

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

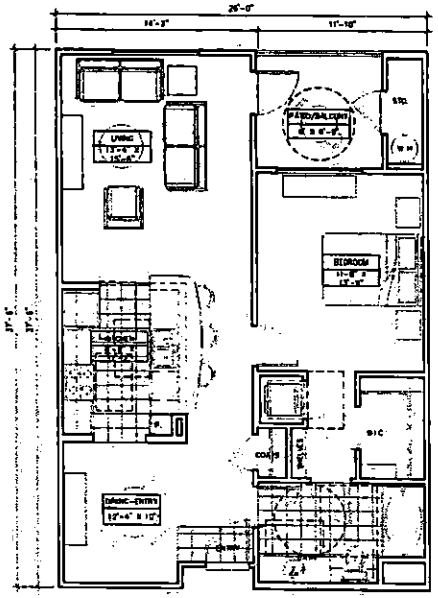
FF DEVELOPMENT L.P.

ARCHITECTS

SDR-20480
04/26/07 PC



UNIT A3 TYPE B- TYP. @ ALL FLOORS



UNIT A4 TYPE B - TYP. @ ALL FLOORS

UNIT A3 AREAS -	
LIVING:	778 SQ. FT.
PATIO:	56 SQ. FT.
STORAGE:	15 SQ. FT.

UNIT A4 AREAS -	
LIVING:	870 SQ. FT.
PATIO:	71 SQ. FT.
STORAGE:	18 SQ. FT.

RECEIVED
MAR 1 8 2007

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)

A-16

ONE BEDROOM AUTOCOURT UNITS A3 AND A4 - FLOOR PLANS

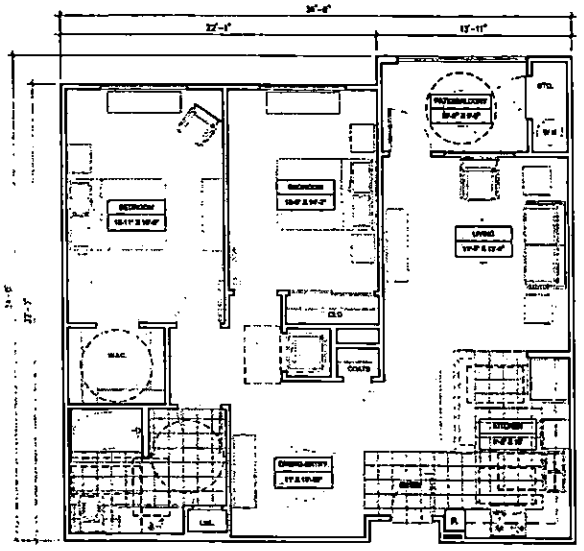
SCALE: 1/4" = 1'-0"

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

FF DEVELOPMENT L.P.

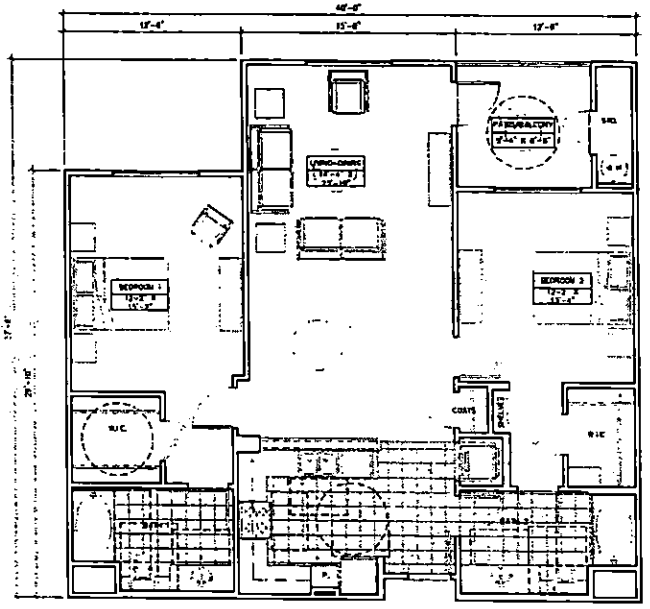
ARCHITE

SDR-20480
04/26/07 PC



UNIT B1 TYPE A - TYP. @ ALL FLOORS

UNIT AB1 AREAS -	
LIVING:	1081 SQ. FT
PATIO:	69 SQ. FT
STORAGE:	16 SQ. FT



UNIT B2 TYPE B - TYP. @ ALL FLOORS

UNIT B2 AREAS -	
LIVING:	1288 SQ. FT
PATIO:	81 SQ. FT
STORAGE:	20 SQ. FT

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)

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MAR 18 2007

A-17

TWO BEDROOM AUTOCOURT UNITS B1 & B2 FLOOR PLANS

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

FF DEVELOPMENT L.P.

ARCHIT

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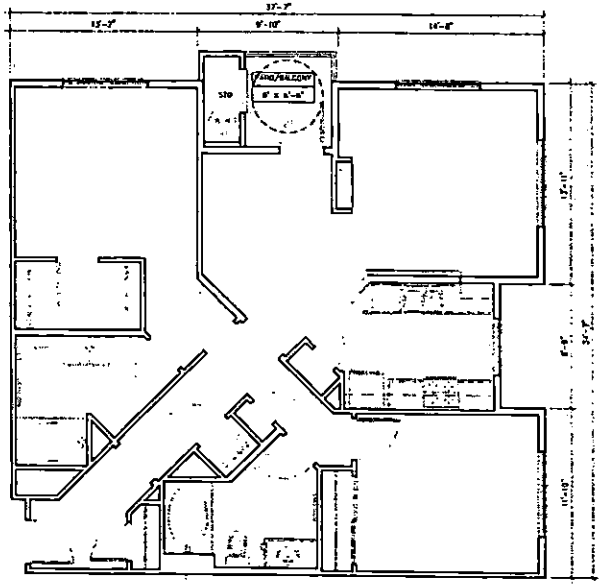
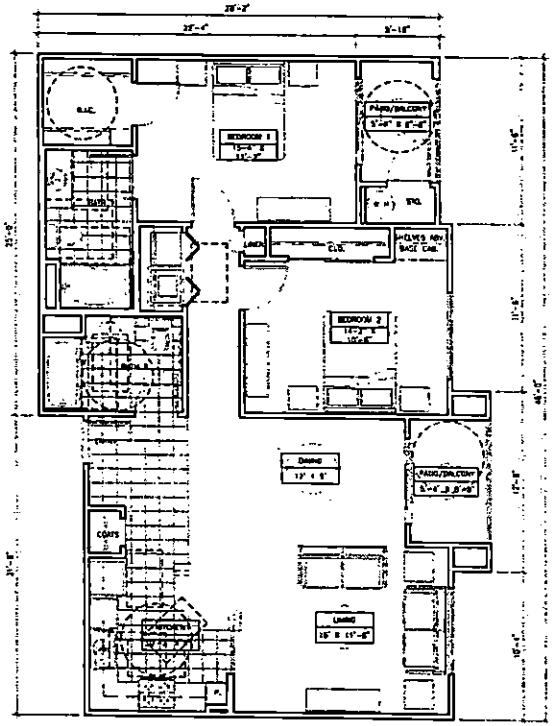


UNIT B3 TYPE B - TYP. @ ALL FLOORS

UNIT B3 AREAS -	
LIVING:	1126 SQ. FT
PATIO:	40 SQ. FT
STORAGE:	13 SQ. FT



UNIT B4 TYPE A - TYP. @ ALL FLOORS

UNIT B4 AREAS -	
LIVING:	1159 SQ. FT
PATIO:	48 SQ. FT
STORAGE:	12 SQ. FT

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)

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A-18

TWO BEDROOM AUTOCOURT UNITS B3 & B4 - FLOOR PLANS

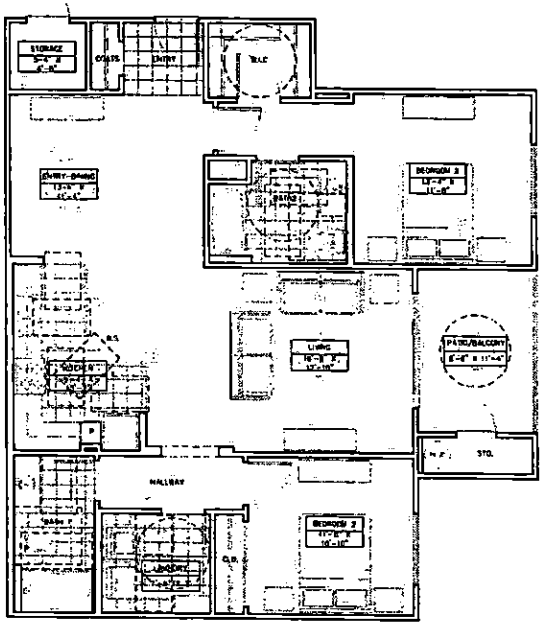
SCALE: 1/4" = 1'-0"

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

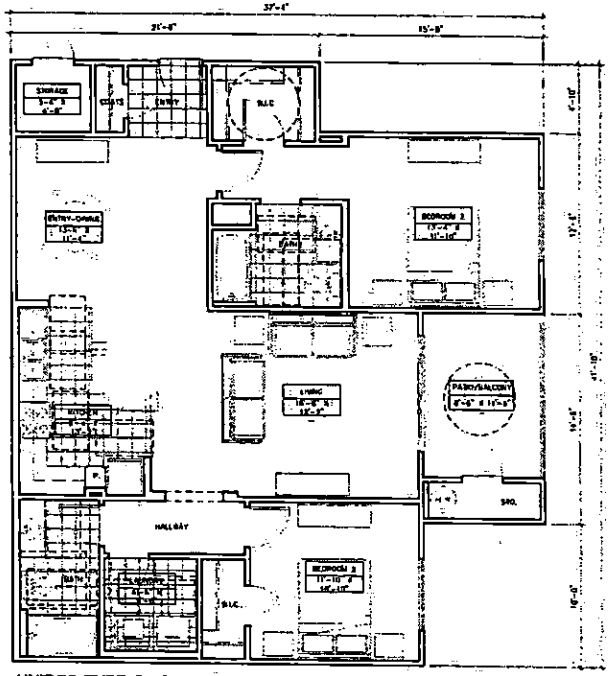
FF DEVELOPMENT L.P.

ARCHITE[illegible] ORANGE

SDR-20480
04/26/07 PC



UNIT B5 TYPE A - FIRST FLOOR



UNIT B5 TYPE B - SECOND, THIRD & FOURTH FLOORS

UNIT B5 AREAS -	
LIVING:	1241 SQ. FT
PATIO:	98 SQ. FT
STORAGE:	20 SQ. FT

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)

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A-19

TWO BEDROOM AUTOCOURT UNITS B5 AND B6 - FLOOR PLANS

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

FF DEVELOPMENT L.P.

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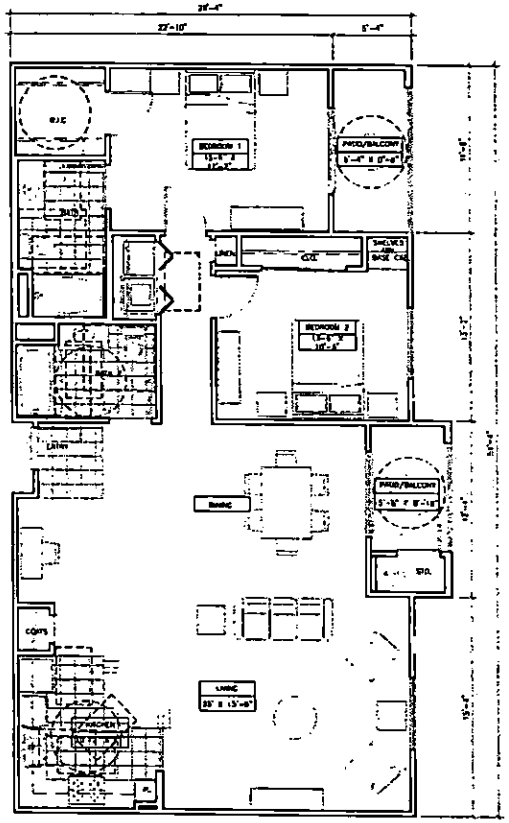
04/26/07 PC



UNIT B6 TYPE B - TYP. @ ALL FLOORS

UNIT B6 AREAS -	
LIVING:	1327 SQ. FT
PATIO:	90 SQ. FT
STORAGE:	72 SQ. FT

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" U.N.O.

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TWO BEDROOM AUTOCOURT UNIT B6 FLOOR PLAN

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A-20

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SCALE: 1/4" = 1'

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

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A__ OF __ SHEETS

MATERIAL LEGEND

1. CONCRETE ROOF
2. LT. LACE STUCCO
3. TRIM, CORBEL & FASCIA, WALL TRIM, DOORS
4. FABRIC AWNING
5. PAINTED METAL HANDRAILS / FENCE
6. SHUTTERS
7. PERFORMANCE VINYL WINDOW W/ CLEAR GLAZING
8. TRELLIS

EAST ELEVATION

WEST ELEVATION

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A-21

0"-0"/5 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

Q-BUILDING (TYPE I)

FF DEVELOPMENT L.P.
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866 (714) 639-8880

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NORTH ELEVATION

SOUTH ELEVATION

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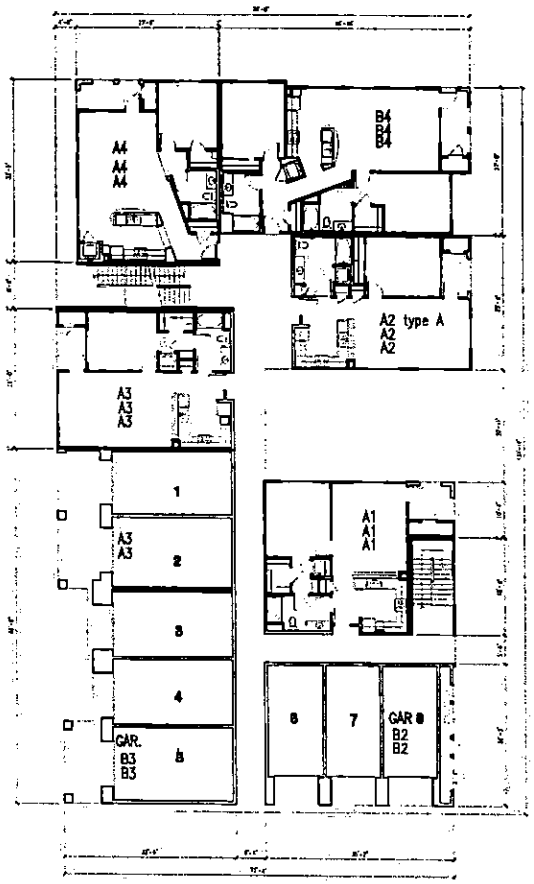
Q-BUILDING (TYPE I)

FF DEVELOPMENT L.P.
5310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA

SDR-20480
04/26/07 PC



"Q" Product
Type I
First floor

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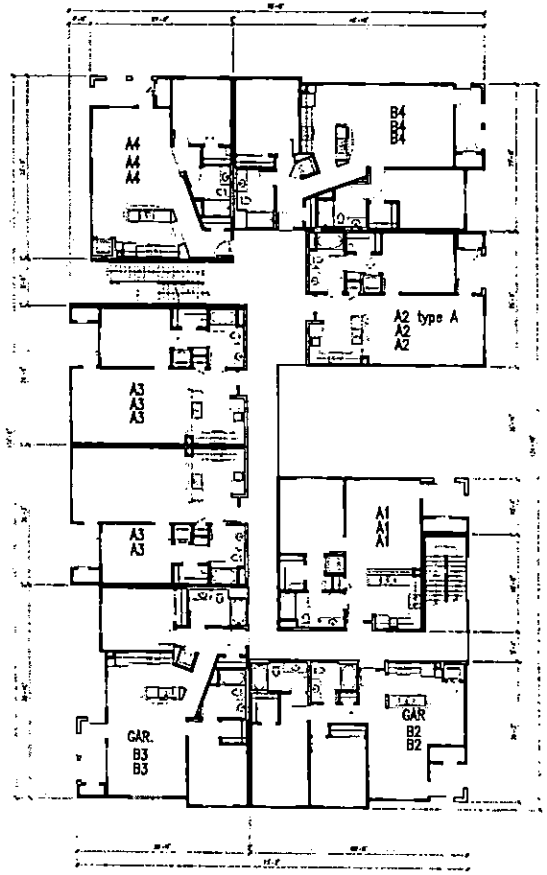
CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

ARCHITECTS OR
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA

SDR-20480
04/26/07 PC



"Q" Product
Type I
Second floor

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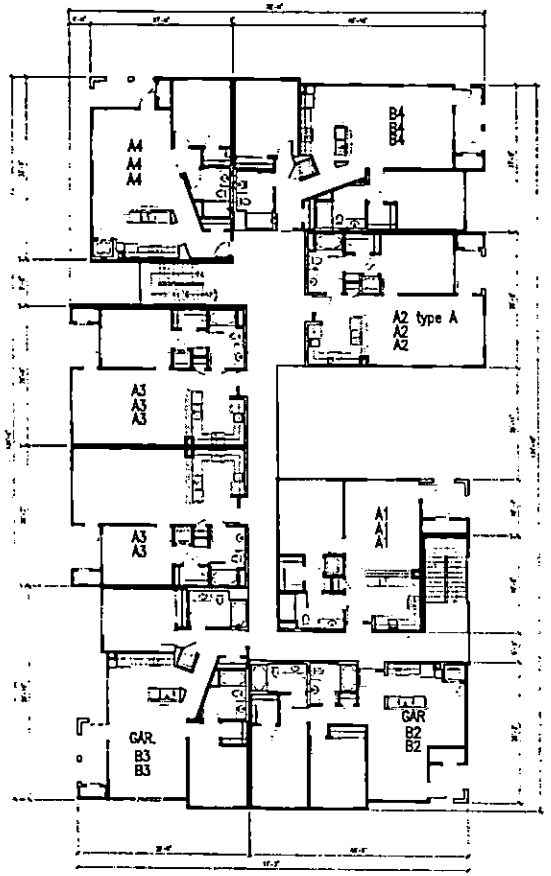
CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

ARCHITECTS ORANGE
141 NORTH ORANGE STREET, ORANGE, CA.

SDR-20480
04/26/07 PC



"Q" Product
Type I
Third floor

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MAR 1 8 2007

A-25

07-035 MARCH 7, 2007

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5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-3123 FAX (858) 457-1121

CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

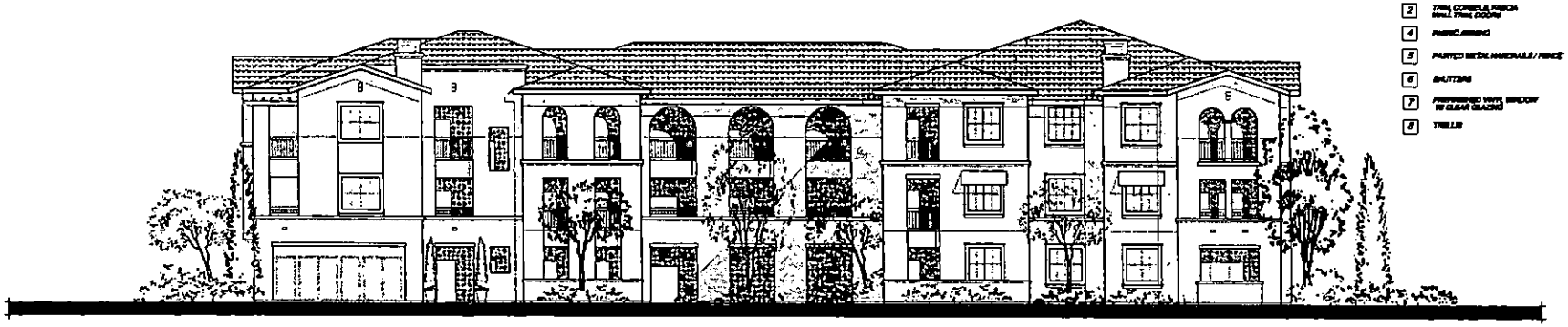
ARCHITECTS O'
144 NORTH ORANGE STREET, ORANGE, CALIFORN

SDR-20480

04/26/07 PC

MATERIAL LEGEND

1. CONCRETE ROOF
2. LT. LACE STUCCO
2. TRIM, CORBELS, FASCIA WALL TRIM, DOORS
4. FABRIC AWNING
5. PAINTED METAL HANDRAILS / FENCE
6. SHUTTERS
7. PREFINISHED VINYL WINDOW W/ CLEAR GLAZING
8. TRELLIS



WEST ELEVATION

EAST ELEVATION

A-26

07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS

LAS VEGAS, NEVADA

Q-BUILDING (TYPE IV)

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA

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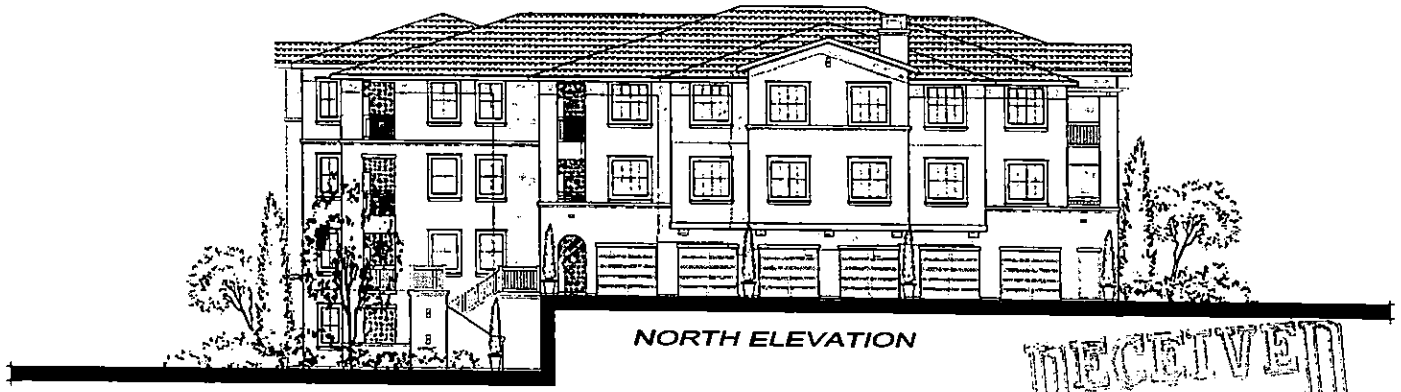
SOUTH ELEVATION



NORTH ELEVATION

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A-27

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CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

Q-BUILDING (TYPE IV)

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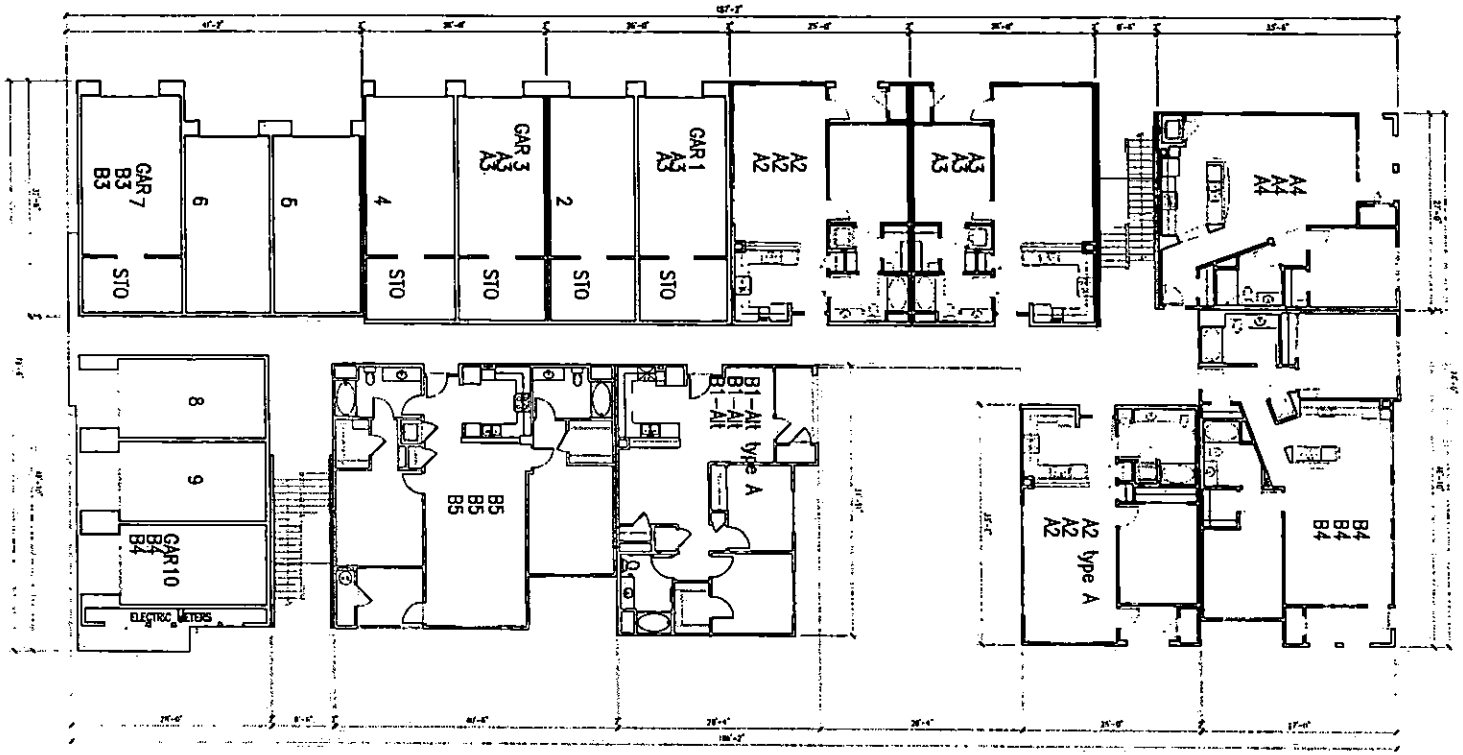
ARCHITECTS ORANGE
142 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866 (714)

SDR-20480
04/26/07 PC



"Q" Product
Type VI
First floor

A-28

07-035 MARCH 7, 2007

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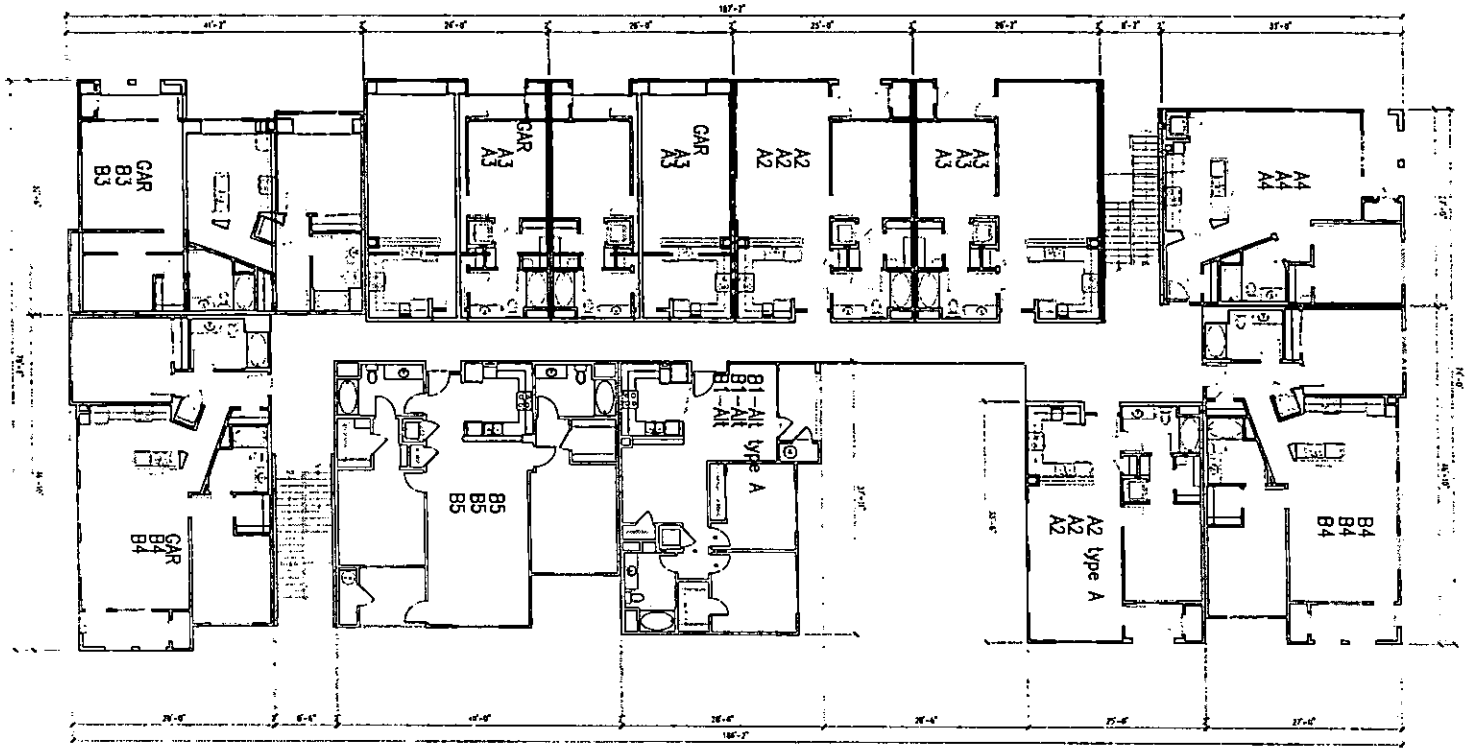
FF DEVELOPMENT L.P. CONCEPTUAL BLDG. PLANS - IBC COMPLIANT ARCHITECT:

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-3123 FAX (858) 457-1121

SDR-20480

04/26/07 PC



"Q" Product
Type VI
Second floor

RECEIVED
MAR 1 3 2007

A-29

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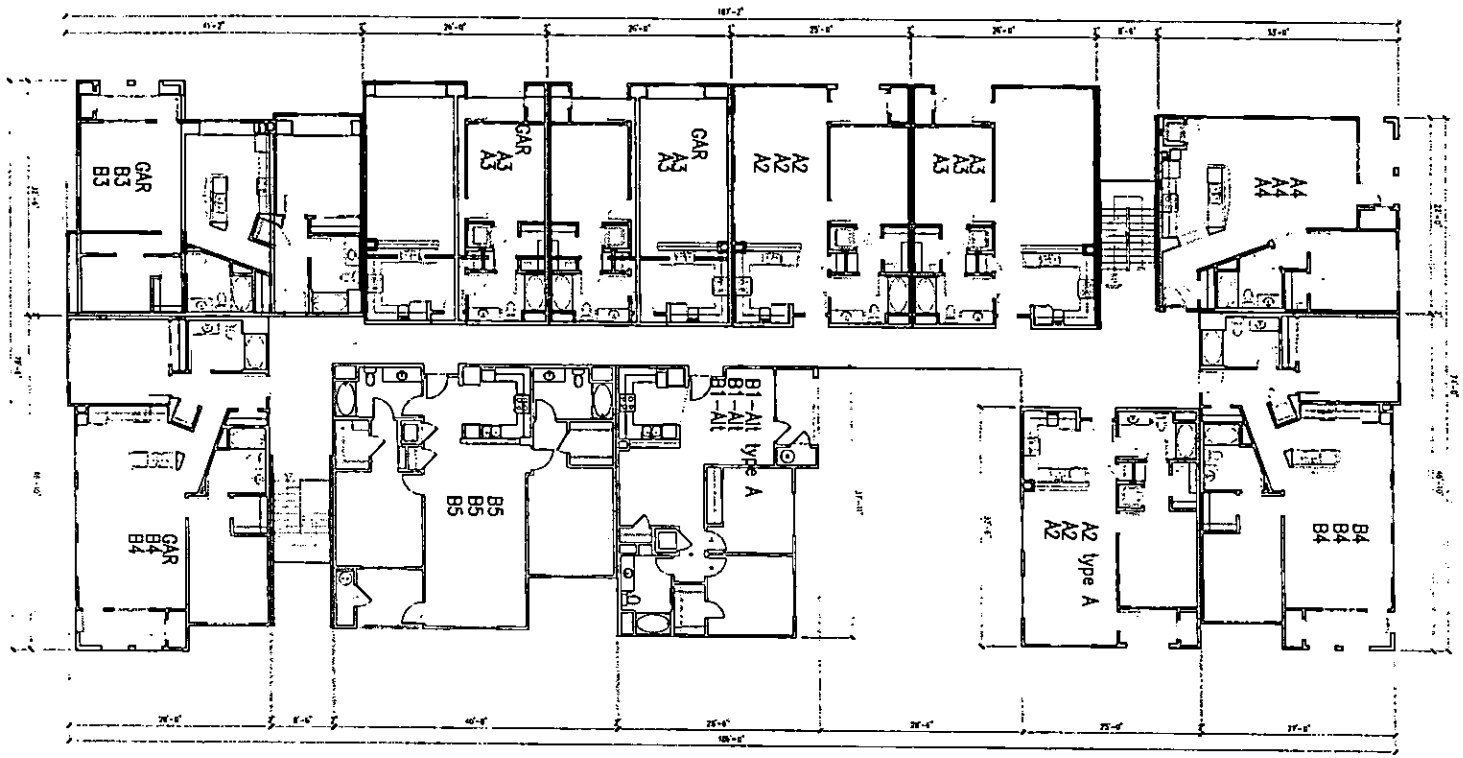
8510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA

SDR-20480
04/26/07 PC



"Q" Product
Type VI
Third floor

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04/26/07 PC

A-30

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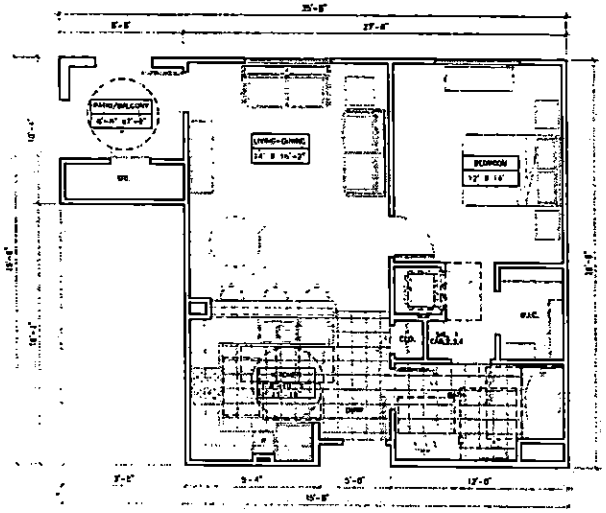
CONCEPTUAL BLDG. PLANS - IBC COMPLIANT

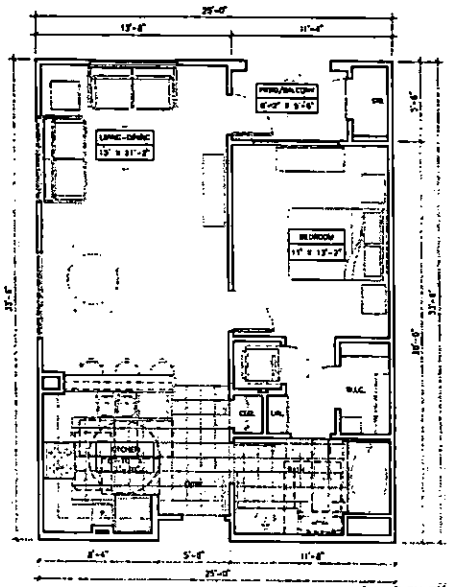
ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92868 (714) 639-9680

NOTE. CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



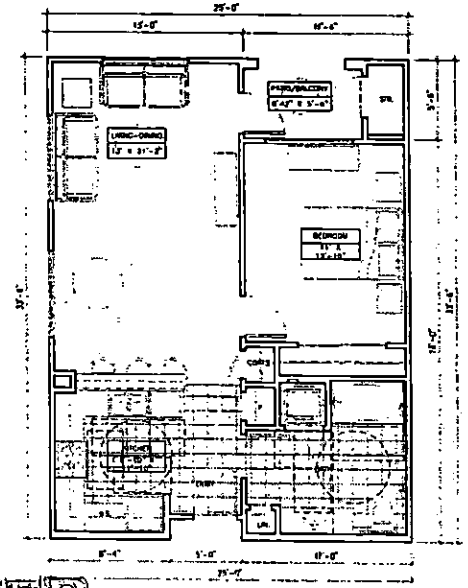
UNIT A1

LIVING:	762 SQ. FT
PATIO:	62 SQ. FT
STORAGE:	21 SQ. FT



UNIT A2a

LIVING:	768 SQ. FT
PATIO:	45 SQ. FT
STORAGE:	13 SQ. FT



UNIT A2a - Accessible

LIVING:	768 SQ. FT
PATIO:	45 SQ. FT
STORAGE:	13 SQ. FT

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A-31

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

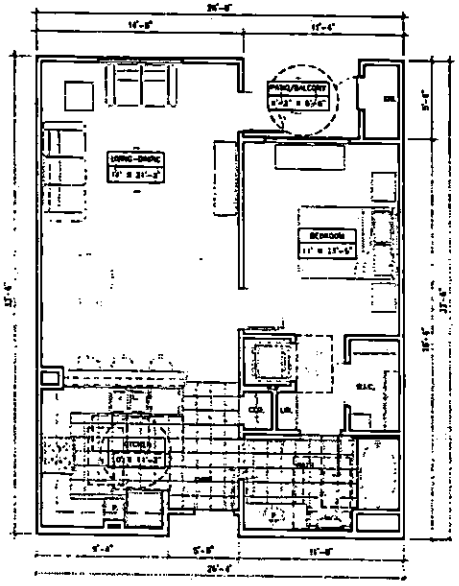
'Q' UNITS A1, A2 & A2a FLOOR PLANS

FF DEVELOPMENT L.P.

CHITECTS ORANGE

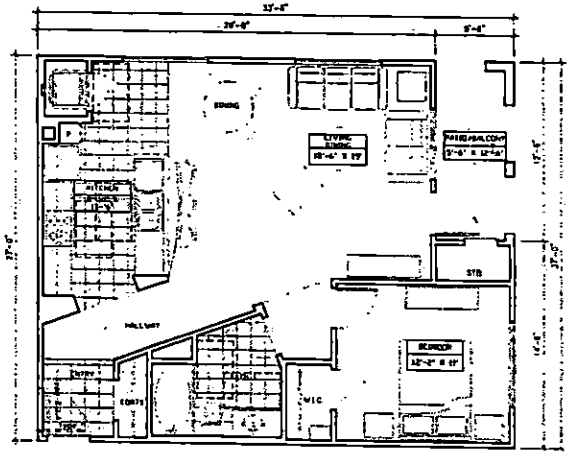
SDR-20480
04/26/07 PC

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT A-3

LIVING:	801 SQ. FT
PATIO:	45 SQ. FT
STORAGE:	13 SQ. FT



UNIT A-4

LIVING:	829 SQ. FT
PATIO:	69 SQ. FT
STORAGE:	13 SQ. FT

RECEIVED
MAR 18 2007

A-32

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

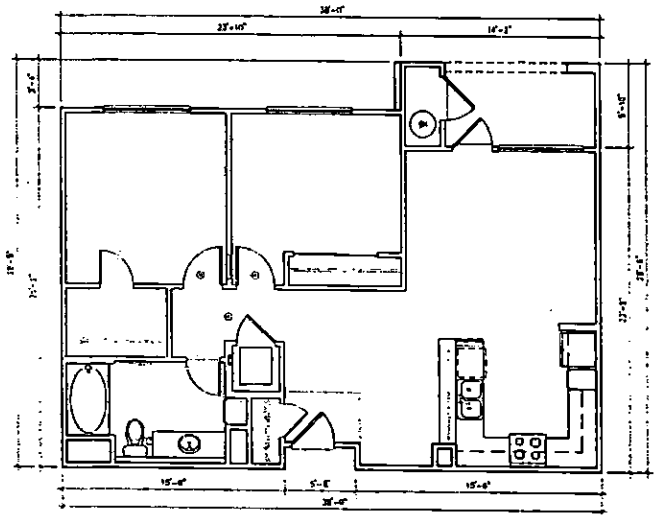
UNITS A3 AND ALTERNATES - FLOOR PLANS

FF DEVELOPMENT L.P.

CHITECTS ORANGE

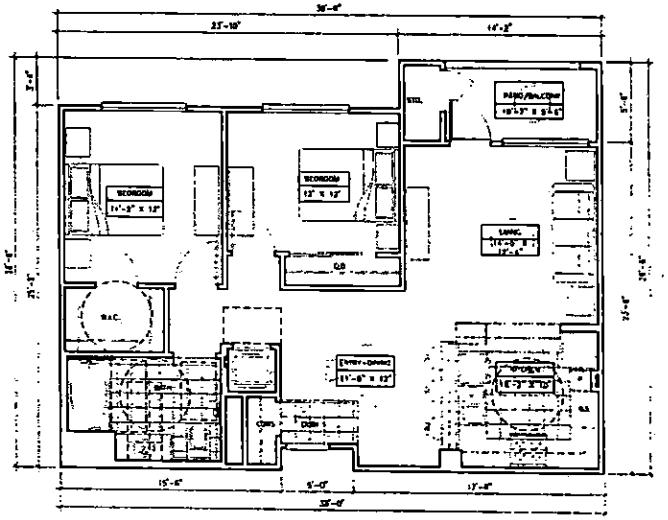
SDR-20480
04/26/07 PC

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B1

LIVING:	814 SQ. FT.
PATIO:	64 SQ. FT.
STORAGE:	64 SQ. FT.



UNIT B1-Accessible

LIVING:	817 SQ. FT.
PATIO:	60 SQ. FT.
STORAGE:	15 SQ. FT.

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A-33

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

A4, A5 & A6 'Q' UNITS FLOOR PLANS

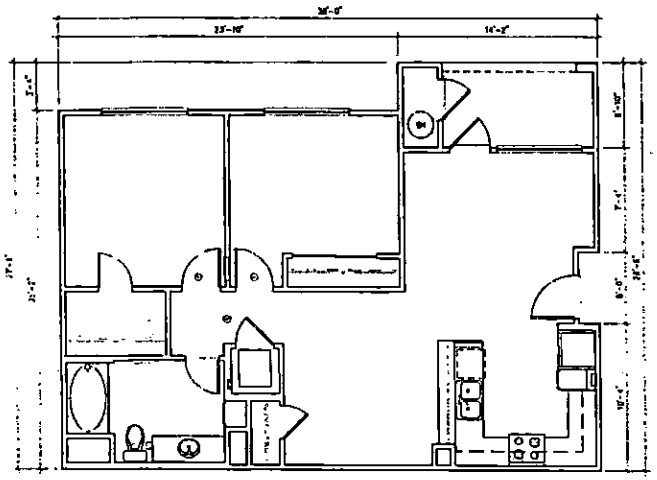
FF DEVELOPMENT L.P.

ARCHITECTS ORANGE

SDR-20480

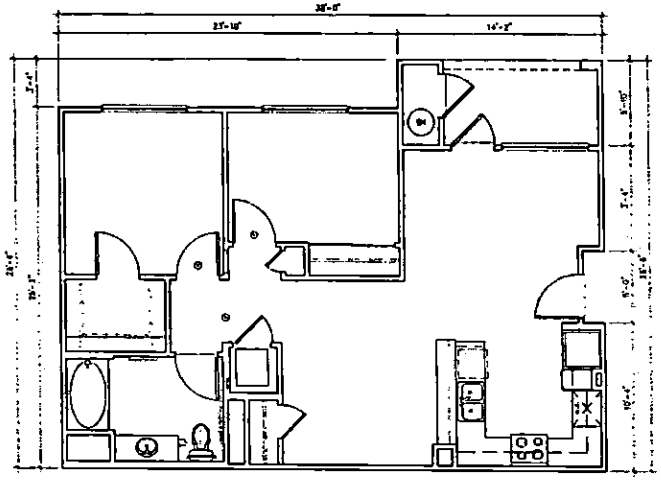
04/26/07 PC

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B1a

LIVING:	913 SQ. FT.
PATIO:	88 SQ. FT.
STORAGE:	14 SQ. FT.



UNIT B1a - Accessible

LIVING:	913 SQ. FT.
PATIO:	84 SQ. FT.
STORAGE:	13 SQ. FT.

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A-34

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

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

'Q' UNITS B1 & B2- FLOOR PLANS

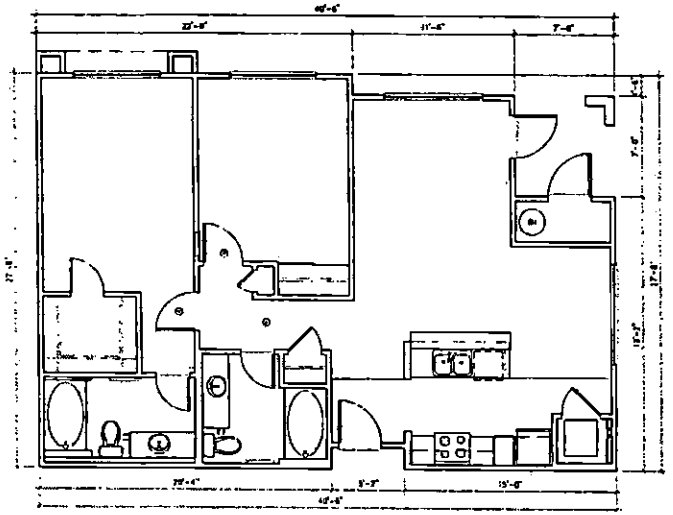
FF DEVELOPMENT L.P.

8910 MOREHOUSE DRIVE, SUITE 308, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92868 (714) 639-8880

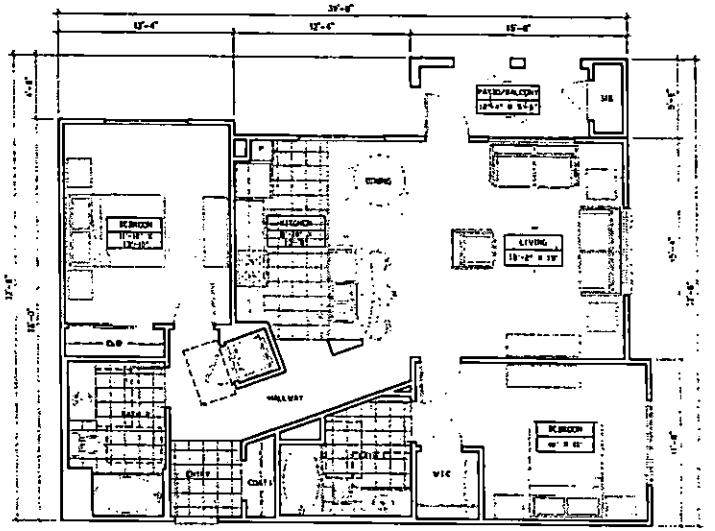
SDR-20480
04/26/07 PC

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B2

LIVING:	1014 SQ. FT.
PATIO:	49 SQ. FT.
STORAGE:	19 SQ. FT.



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UNIT B3

LIVING:	1101 SQ. FT.
PATIO:	66 SQ. FT.
STORAGE:	10 SQ. FT.

A-35

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

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS NEVADA

Q' UNITS B3 AND B4 - FLOOR PLANS

FF DEVELOPMENT L.P.

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MAR 13 2007

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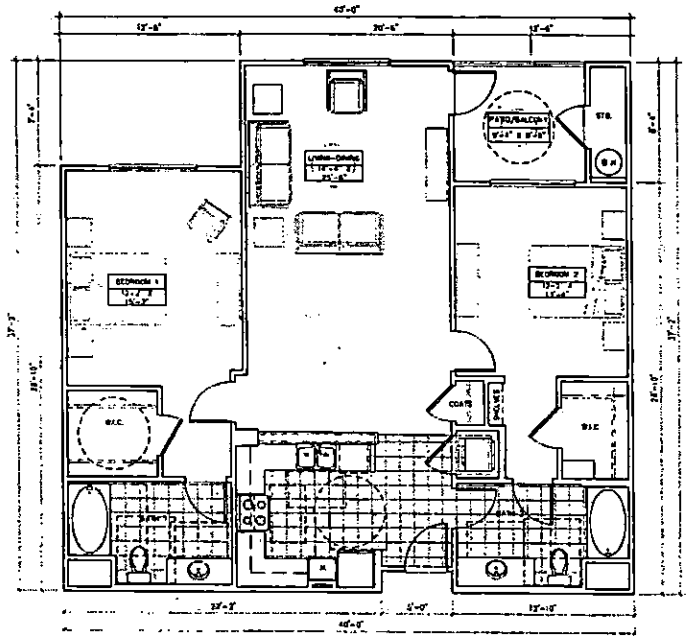
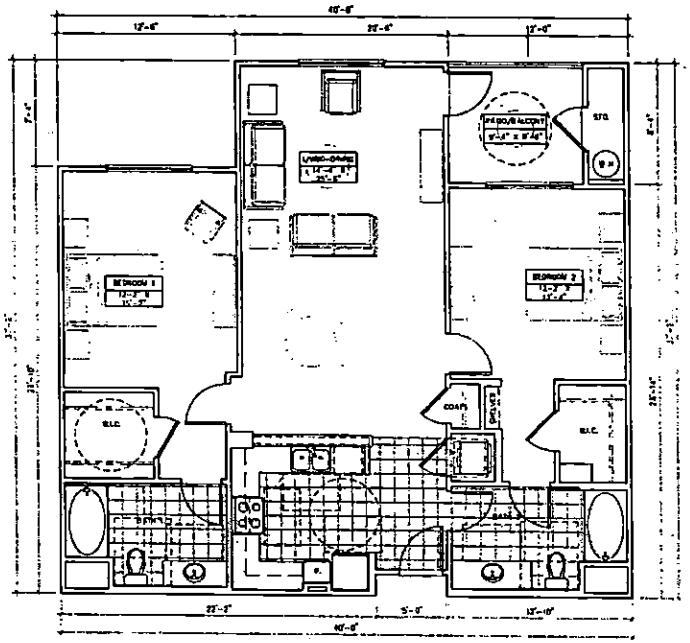
NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B4

LIVING	1283 SQ. FT
PATIO	78 SQ. FT
STORAGE	19 SQ. FT



UNIT B5

LIVING	1283 SQ. FT
PATIO	78 SQ. FT
STORAGE	19 SQ. FT

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MAR 18 2007

A-36

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

CENTENNIAL PARKWAY APARTMENTS

LAS VEGAS NEVADA

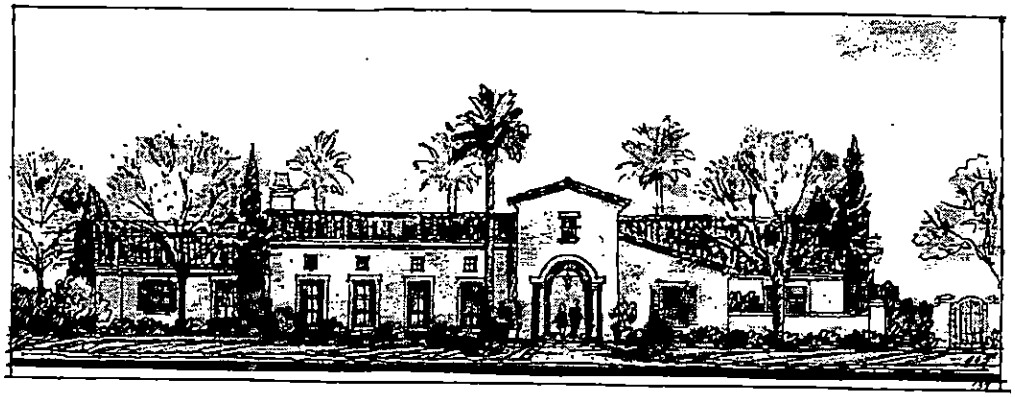
Q' UNITS B5 AND B5 Alt - FLOOR PLANS

FF DEVELOPMENT L.P.

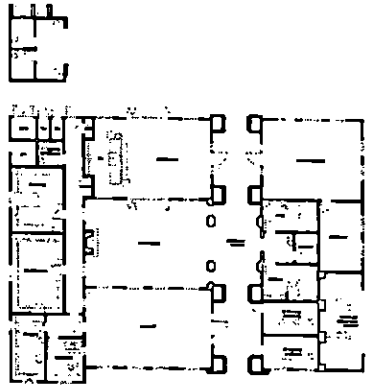
ARCHITECTS ORANGE

SDR-20480

04/26/07 PC



ELEVATION



FLOOR PLAN
SCALE: 1"=16'-0"

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A-37

07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

CLUB HOUSE AND CABANA

FF DEVELOPMENT L.P.

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ITECTS ORANGE

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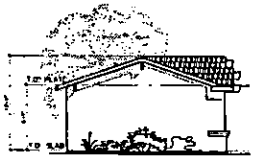
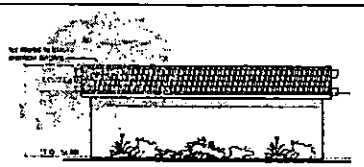
SIDE ELEVATION

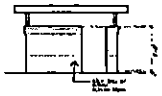
SIDE ELEVATION



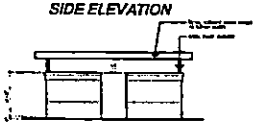
LEFT ELEVATION



REAR ELEVATION

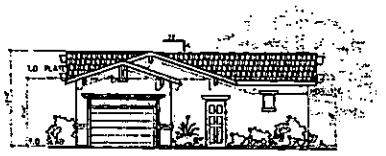


REAR ELEVATION



REAR ELEVATION

RIGHT ELEVATION



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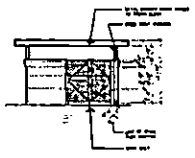

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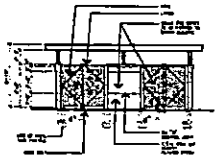

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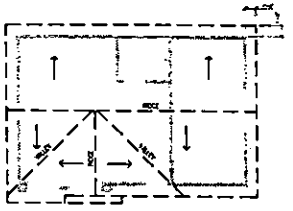
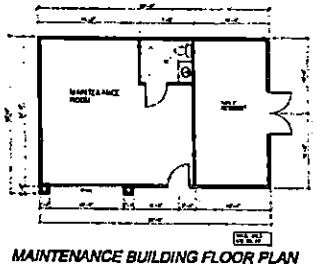


MAINTENANCE BUILDING ROOF PLAN



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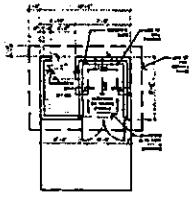

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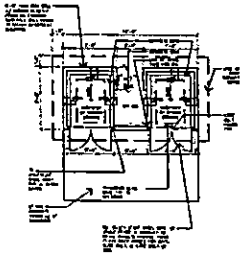
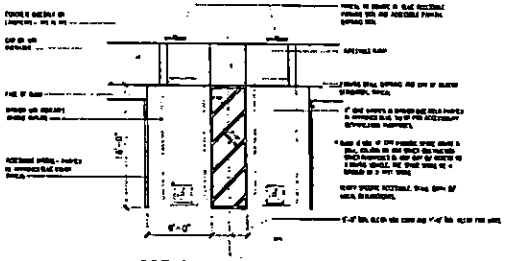
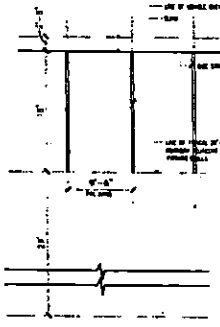


2-BIN PLAN

TRASH ENCLOSURE



ACCESSIBLE PARKING STRIPING



STANDARD PARKING STRIPING (TYP.)

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07-036 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS

LAS VEGAS, NEVADA

MAINTENANCE, TRASH ENCLOSURE DETAILS & PARKING

FF DEVELOPMENT L.P.
5310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-3123 FAX (858) 457-1121

ARCHITECTS ORANGE
141 NORTH ORANGE STREET, ORANGE, CALIFORNIA

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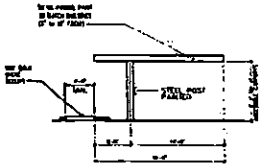
SDR-20480
04/26/07 PC



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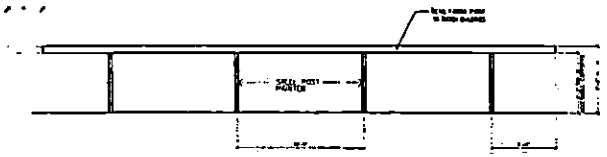

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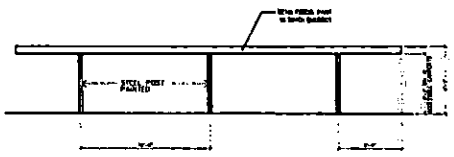
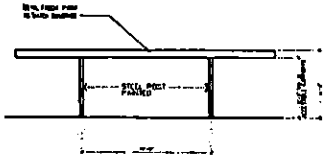


FRONT AND REAR ELEVATION



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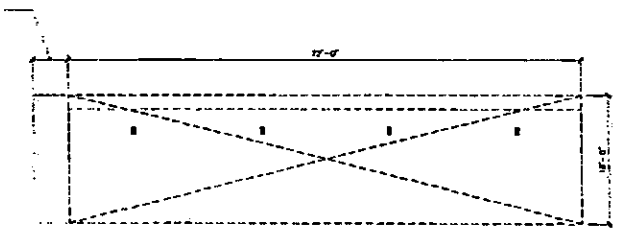
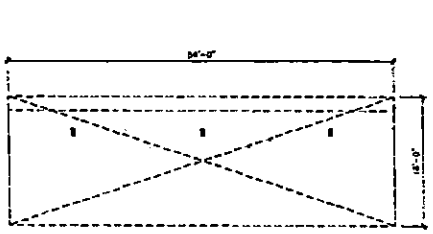
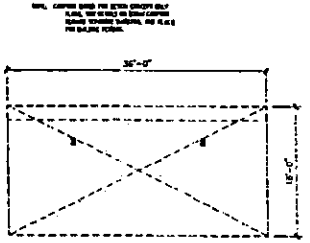


8-UNIT FLAT ROOF COVERED PARKING



6-UNIT FLAT ROOF COVERED PARKING



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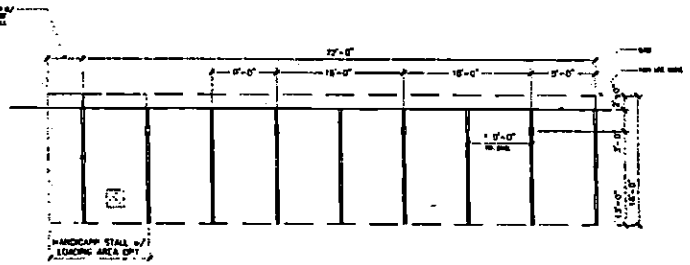

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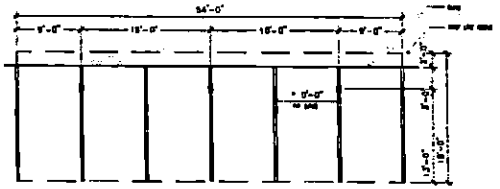

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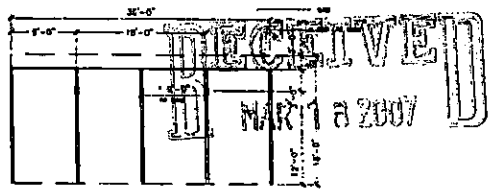

4-UNIT COVERED PARKING

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MAR 1 8 2007

A-39

07-035 MARCH 7, 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

CARPORTS

FF DEVELOPMENT L.P.
5510 MOREHOUSE DRIVE, SUITE 300, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

SDR-20480

ARCHITECTS ORANGE

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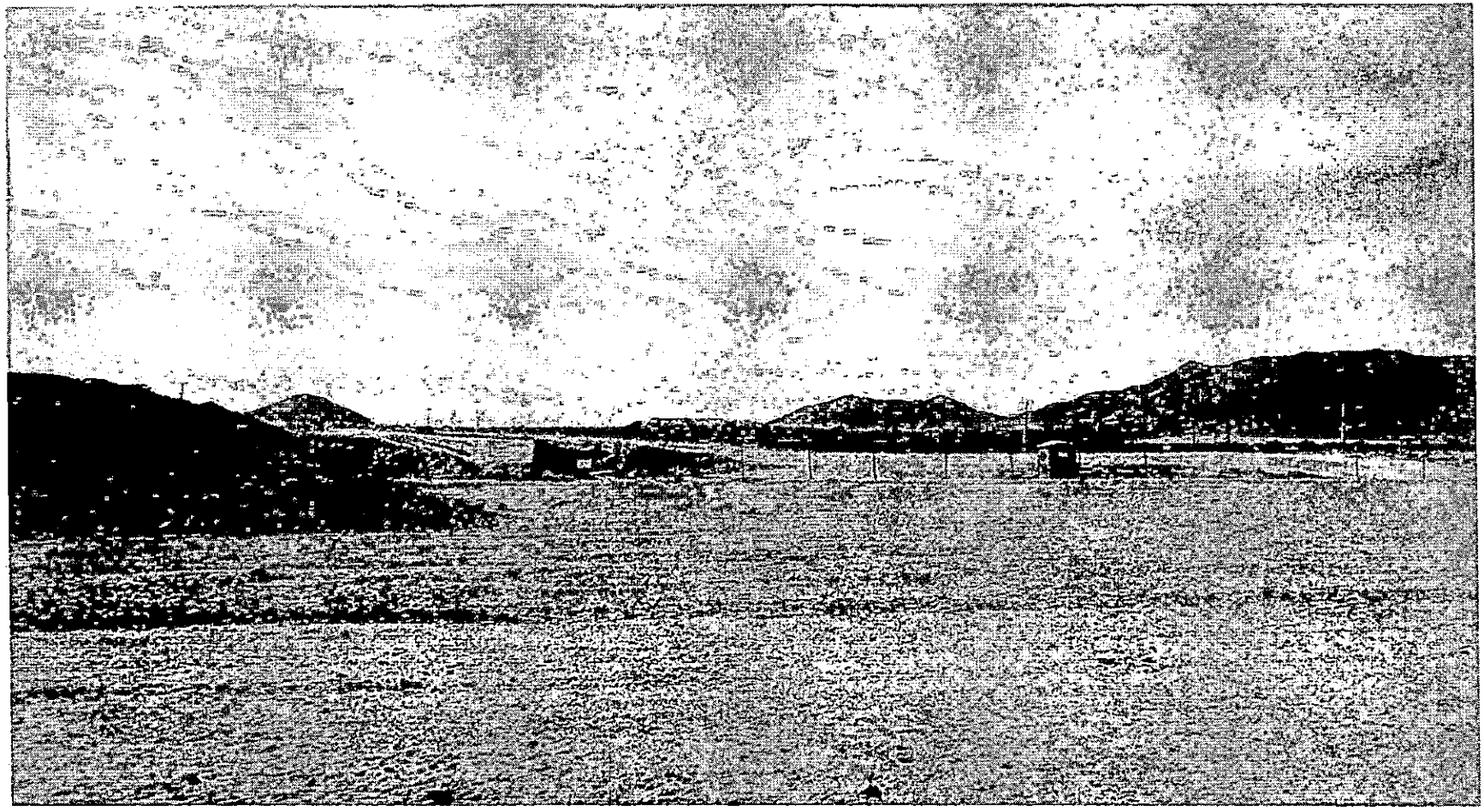

GPA-20474, ZON-20479, VAR-20472 & SDR-20480 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.
SOUTH SIDE OF CENTENNIAL PARKWAY APPROXIMATELY 350 FEET EAST OF PULI ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

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aceleste@kkbrf.com
702.693.4215

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Seventh Floor
Las Vegas, NV 89169
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Fax: 702.796.7181

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Fax: 775.852.3982

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Fax: 702.939.6457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

March 21, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Revised Justification Letter – Fairfield Residential
Site Development Plan Review; Variance; Zone Change; General Plan Amendment
APN: 126-25-101-001, 002, & 005

To Whom It May Concern:

This office represents Fairfield Residential (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed general plan amendment, zone change, site development plan review, and variance for property generally located south of Centennial Parkway and west of the I-215, more particularly known as APN: 126-25-101-001, 002, & 005 (collectively referred as the "Site") consisting of approximately 15.5 acres.

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) and four (4) story buildings with a height up to approximately fifty (50) feet. The Applicant is proposing a total of 440 units on the Site, which equates to approximately 28.3 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing four story buildings with a height of approximately fifty (50) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 28.3 dwelling units per acre. As a result, the

GPA-20474 ZON-20479
VAR-20472 SDR-20480
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MAR 21 2007

Applicant is seeking a zone change from PD to High Density Residential ("R-4"), which allows for density greater than 25 dwelling units per acre.

General Plan Amendment

In conjunction with the zone change, the Applicant is also seeking a general plan amendment. The Site's current general plan designation is Planned Community Development ("PCD"). A PCD general plan designation allows for zoning of up to 8.0 units per acre. Because the Applicant is seeking to develop multi-family dwellings, the Applicant is requesting an amendment to the general plan from PCD to High ("H"). A general plan designation of H allows R-4 zoning, which provides for a density of greater than 25 dwelling units per acre.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

Anthony J. Celeste

AJC/dmf

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MAR 2 1 2007

GPA-20474 ZON-20479
VAR-20472 SDR-20480
REVISED 04/26/07 PC

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

GPA-20481 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda – Abeyance request for Items 40-42 by Kummer Kaempfer Bonner Renshaw & Ferrario

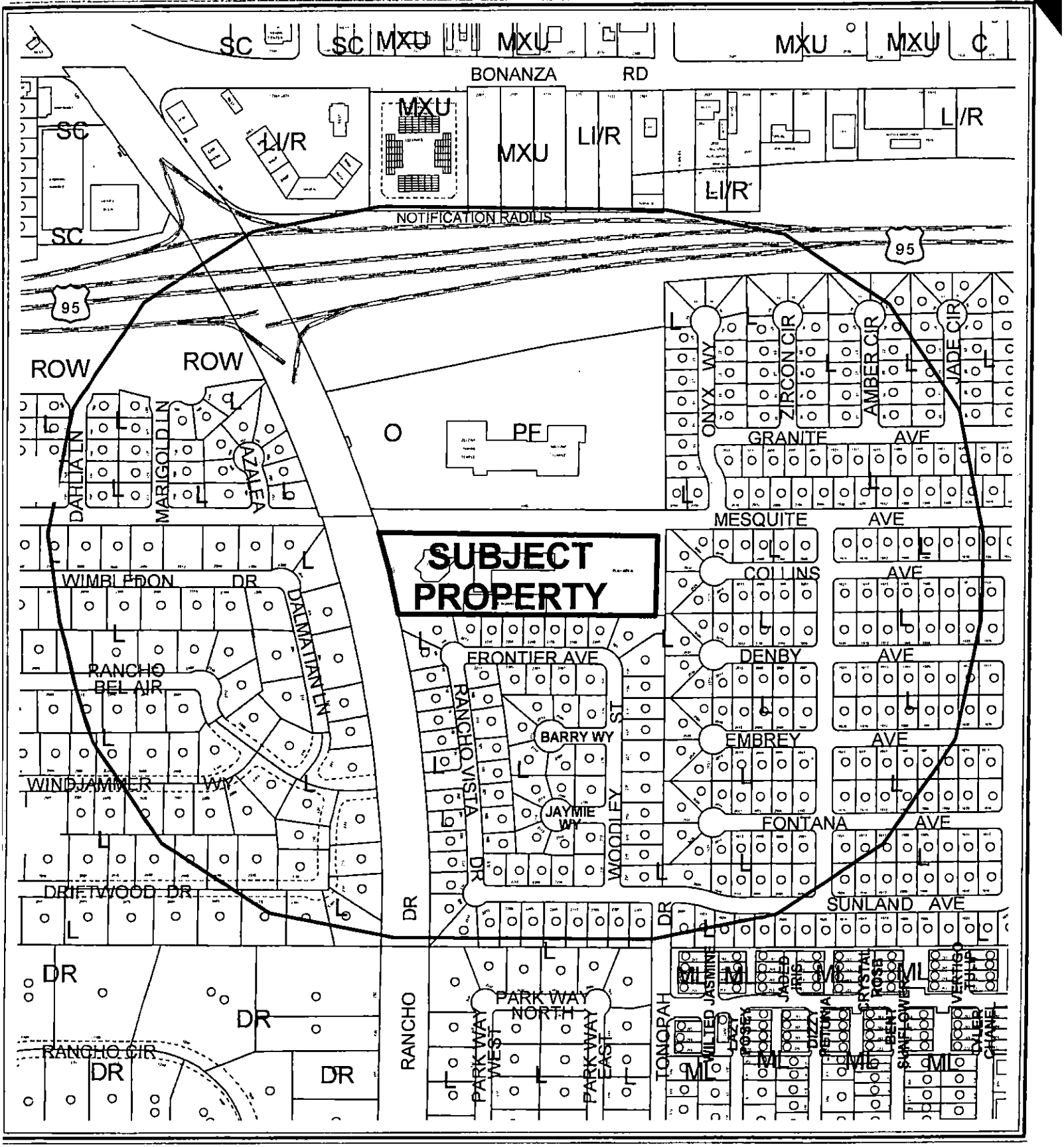
MOTION:

GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

Items 6-8, 40-42, 63-65 and 80 were requested by the applicant to be held in abeyance to May 10, 2007 as revised plans were submitted.

(6:02 – 6:08)



0 400 800 Feet

CASE: **GPA-20481**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY: P-F (PUBLIC FACILITY)

N

0 400 800 Feet

CASE: **GPA-20481**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY: P-F (PUBLIC FACILITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20481 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH

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

RL

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

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rgronauer@kkbrf.com
702.792-7000

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Fax: 702.796 7181

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Fax: 775.852.3982

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510 W. Fourth Street
Carson City, NV 89703
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Fax: 775.882.0257

April 18, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20481; SDR-20483 & ZON-20482
Miracle League

Dear John:

Our office represents the property owner in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission meeting of April 26, 2007 until May 10, 2007. The additional time is needed to revise the site plan.

Thank you for your consideration. Please let me know if you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Bob Gronauer/mtt

Robert J. Gronauer

RJG/kd

cc: Rob Levrant (via facsimile)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20481** APN: 139-32-501-001

Name of Property Owner: Church Christian First

Name of Applicant: Church Christian First

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: Oliver P. Baker

Print Name: OLIVER P. BAKER, TRUSTEE

Subscribed and sworn before me

This 26th day of February, 2007

Melody A. March

Notary Public in and for said County and State

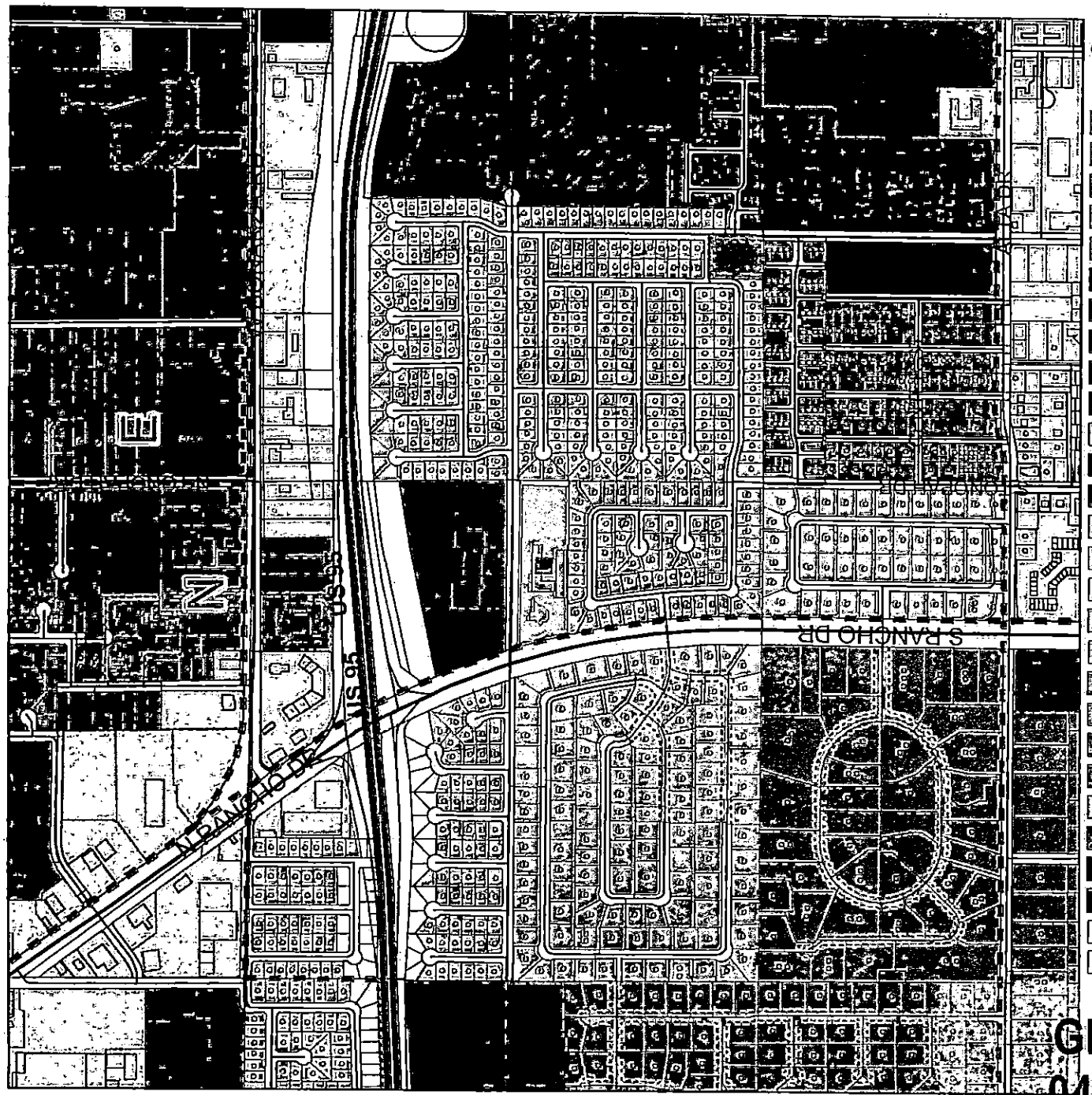
MELODY A. MARCH
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 07-20-2010
Certificate No: 98-3443-1

MAR 13 2007

Revised 12-03-0

290819v1 TAC First Christian

City of Las Vegas Vicinity Map



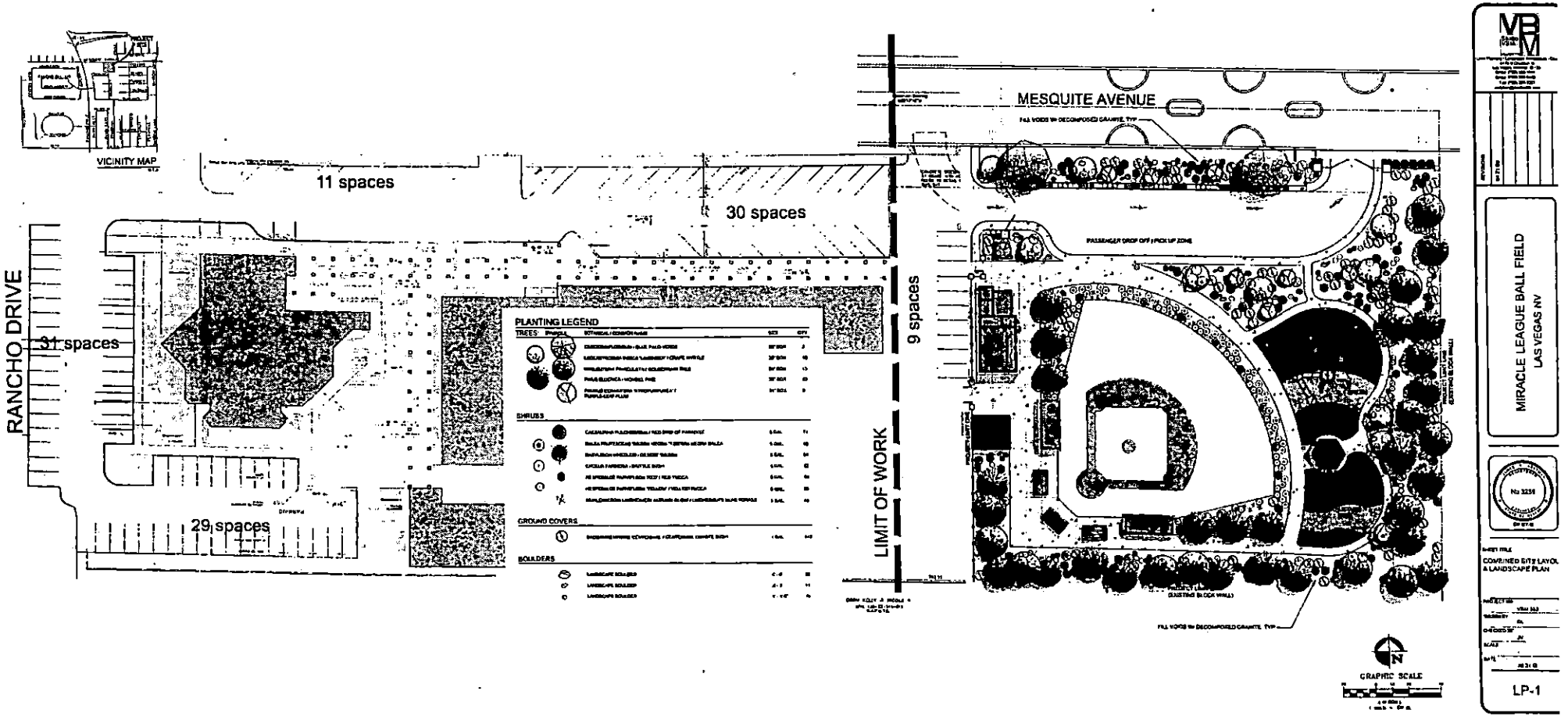
General Plan/Future Land Use

Legend

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

MAR 13 2007

GPA-20481
04/26/07 PC



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ZON-20482 GPA-20481
SDR-20483 04/26/07 PC
REVISED

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

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Fax: 702.838.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax 775.882.0257

February 27, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

Re: Revised Justification Letter – Miracle League
General Plan Amendment, Zone Change, & Site Development Review
APN: 139-32-501-001

To Whom It May Concern:

Please be advised that our office represents Miracle League (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed baseball field to provide for opportunities for all disabled children (the "Project") generally located near the southeast corner of Rancho and Mesquite, more particularly known as APN: 139-32-501-001 (the "Site"). The Applicant is seeking a general plan amendment, a zone change, and site development review.

General Plan Amendment

The Site's current general plan has no special designation. The Applicant is seeking a general plan amendment to designate the Site to Public Facility. A reclassification of the Site to Public Facility would allow the Applicant the ability to seek the proper zoning for the proposed Project.

Zone Change

In conjunction with a general plan amendment, the Applicant is seeking a zone change for the Site from R-1 to Civic District (C-V District). A C-V District is intended to provide for the continuation of existing public uses. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious organization.

As in this case, the Applicant is seeking to develop the easterly portion of the Site, the First Christian Church of Las Vegas, into a baseball field to be used by all disabled children. Therefore, this zoning is appropriate.

GPA-20481
04/26/07 PC

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MAR 13 2007

Site Development Review

The Project is designed to provide opportunities for all children to play baseball regardless of their ability. The Project would consist of a custom-designed field with cushioned rubberized turf to help prevent injuries, wheelchair accessible dugouts, and a flat surface to eliminate any barriers to wheelchair-bound or visually impaired players. Also, handicapped parking will be provided on the Mesquite side of the Site.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

AJC/dmf

GPA-20481
04/26/07 PC

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MAR 13 2007

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

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Fax: 775.882.0257

April 18, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20481; SDR-20483 & ZON-20482
Miracle League

Dear John:

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Thank you for your consideration. Please let me know if you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Bob Gronauer/mlt

Robert J. Gronauer

RJG/kd

cc: Rob Levrant (via facsimile)

322631_1.DOC

Submitted after final agenda

Date 4/26/07 Item #40-42

40

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
ZON-20482 - REZONING RELATED TO GPA-20481 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).

C.C.: 05/16/07

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

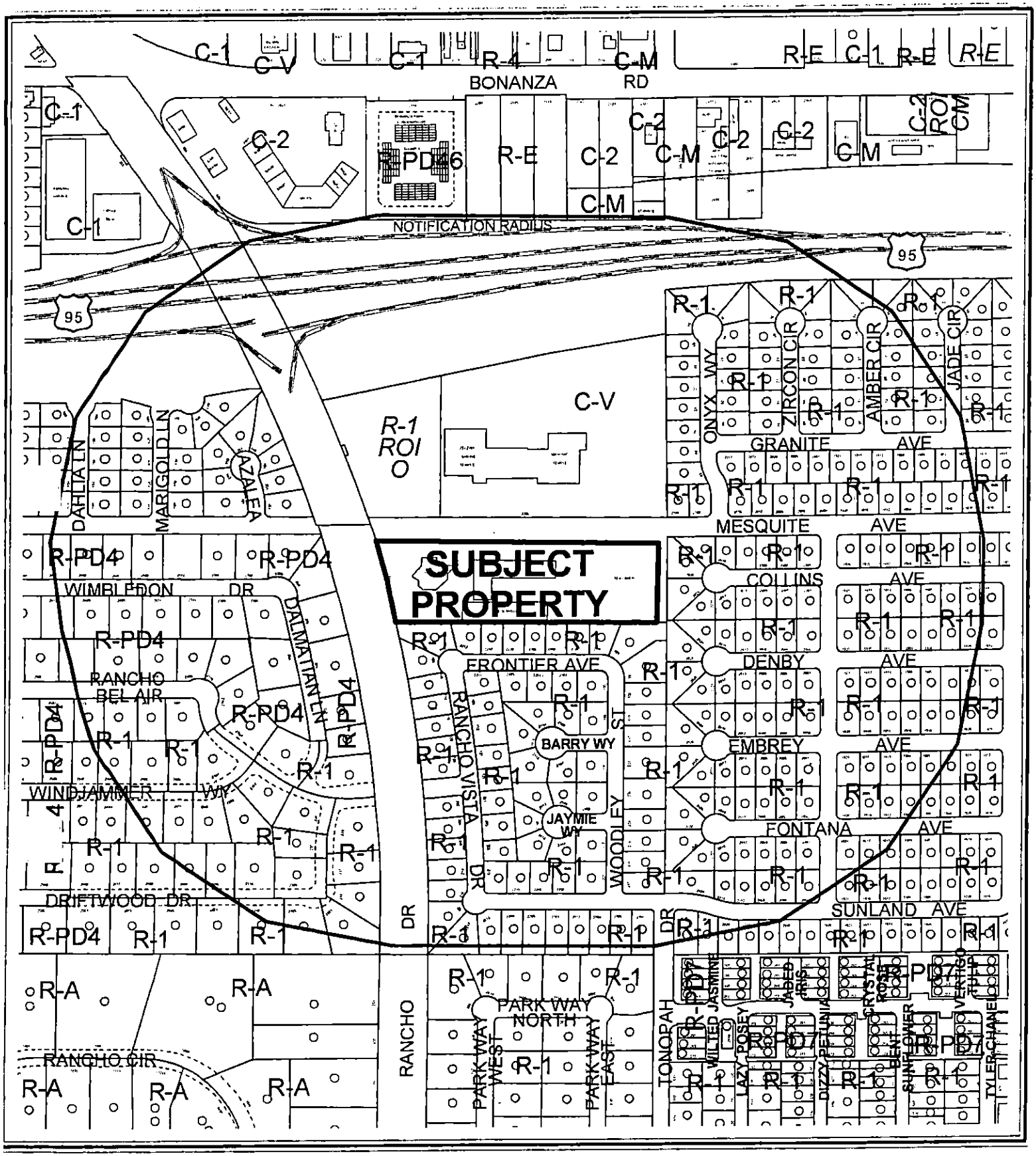
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

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

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Items 6-8, 40-42, 63-65 and 80 were requested by the applicant to be held in abeyance to May 10, 2007 as revised plans were submitted.

(6:02 – 6:08)



0 400 800 Feet

CASE: **ZON-20482**

RADIUS: 1000 FT

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

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

N

CASE: **ZON-20482**

RADIUS: 1000 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20482 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH

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

RL

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbrf.com
702.792-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796 7181

RENO OFFICE
5585 Kietzke Lane
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Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.883.4260
Fax: 702.839 8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

April 18, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20481; SDR-20483 & ZON-20482
Miracle League

Dear John:

Our office represents the property owner in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission meeting of April 26, 2007 until May 10, 2007. The additional time is needed to revise the site plan.

Thank you for your consideration. Please let me know if you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Bob Gronauer/mtt

Robert J. Gronauer

RJG/kd

cc: Rob Levrant (via facsimile)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-20482 APN: 139-32-501-001

Name of Property Owner: Church Christian First

Name of Applicant: Church Christian First

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: Oliver P. Baker

Print Name: OLIVER P. BAKER, TRUSTEE

Subscribed and sworn before me

This 21st day of February, 2007

Melody A March

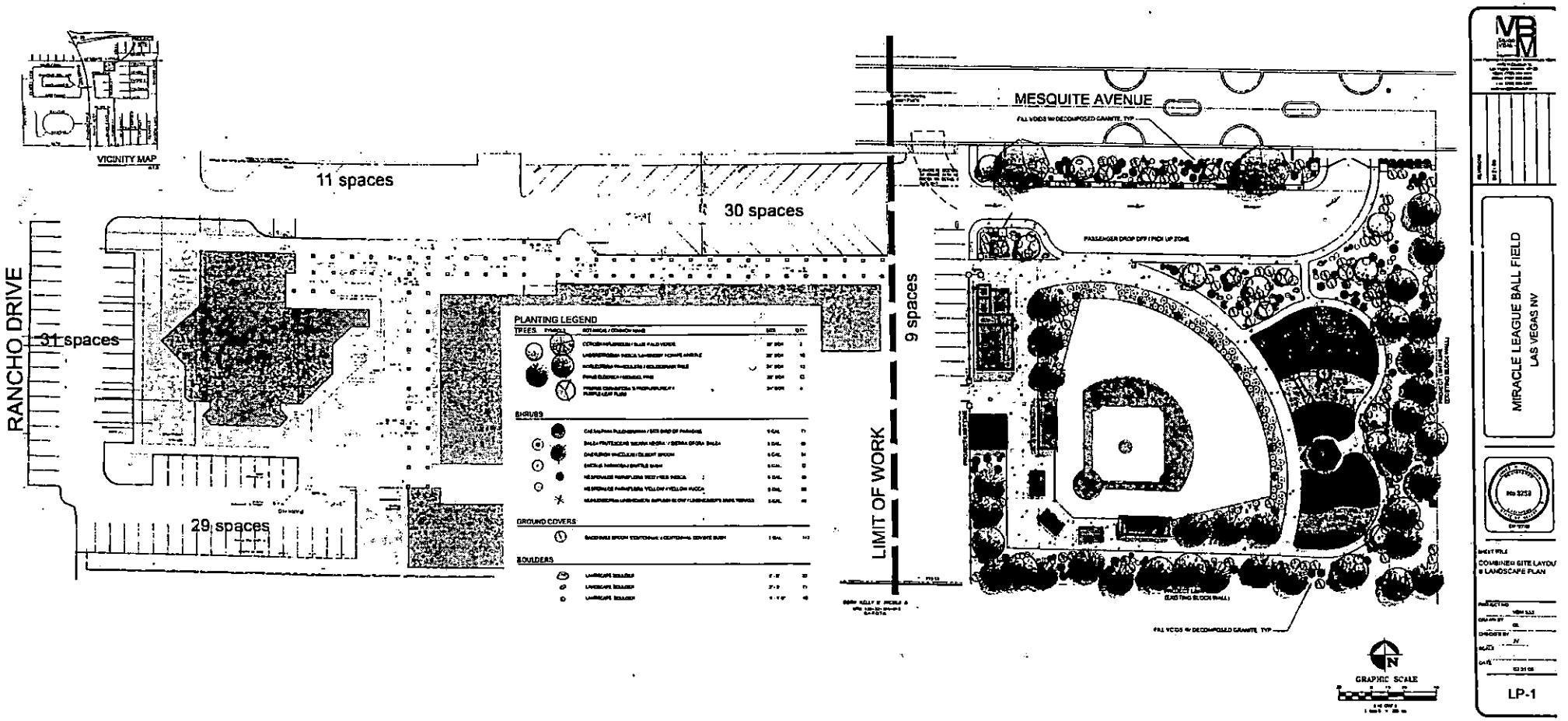
Notary Public in and for said County and State

MELODY A. MARCH
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 07-20-2010
Certificate No: 98-3443-1

Revised 12-93-97

RECEIVED
MAR 13 2007

290819v1 TAC First Christian



RECEIVED
APR 0 3 2007

ZON-20482 GPA-20481
SDR-20483 04/26/07 PC
REVISED

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.893.4215

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3800 Howard Hughes Parkway
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Las Vegas, NV 89169
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CARSON CITY OFFICE
510 W Fourth Street
Carson City, NV 89703
Tel 775.882.1311
Fax 775.882.0257

February 27, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

Re: Revised Justification Letter – Miracle League
General Plan Amendment, Zone Change, & Site Development Review
APN: 139-32-501-001

To Whom It May Concern:

Please be advised that our office represents Miracle League (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed baseball field to provide for opportunities for all disabled children (the "Project") generally located near the southeast corner of Rancho and Mesquite, more particularly known as APN: 139-32-501-001 (the "Site"). The Applicant is seeking a general plan amendment, a zone change, and site development review.

General Plan Amendment

The Site's current general plan has no special designation. The Applicant is seeking a general plan amendment to designate the Site to Public Facility. A reclassification of the Site to Public Facility would allow the Applicant the ability to seek the proper zoning for the proposed Project.

Zone Change

In conjunction with a general plan amendment, the Applicant is seeking a zone change for the Site from R-1 to Civic District (C-V District). A C-V District is intended to provide for the continuation of existing public uses. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious organization.

As in this case, the Applicant is seeking to develop the easterly portion of the Site, the First Christian Church of Las Vegas, into a baseball field to be used by all disabled children. Therefore, this zoning is appropriate.

RECEIVED
MAR 13 2007

ZON-20482
04/26/07 PC

Site Development Review

The Project is designed to provide opportunities for all children to play baseball regardless of their ability. The Project would consist of a custom-designed field with cushioned rubberized turf to help prevent injuries, wheelchair accessible dugouts, and a flat surface to eliminate any barriers to wheelchair-bound or visually impaired players. Also, handicapped parking will be provided on the Mesquite side of the Site.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

AJC/dmf

RECEIVED
MAR 13 2007

ZON-20482
04/26/07 PC

First Christian
Disciples of Christ **Church**
101 S. Rancho Drive • Las Vegas, NV 89106
Fax (702) 384-0250 • Office (702) 384-1544

Rev. Dr. David Jarman
david@fcclv.com
Rev. Dr. Ginger Jarman
ginger@fcclv.com
Co-Senior Ministers
www.fcclv.com

February 26, 2007

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

The First Christian Church currently has 110 off-street parking spaces surrounding our Sanctuary, Fellowship Hall and Educational Building. These spaces will be available for use by parents and staff of the Miracle League of Las Vegas for the games of the organization.

We anticipate that games will be played primarily on Saturday or in the evening when our church is not holding services and when our Child Development Center is closed.

Thank you for helping this project become reality in order that "Special-Needs" children and youth will have a place to play ball in our city.

Sincerely,

David Jarman
Co-Pastor

RECD
MAR 13 2007

ZON-20482
04/26/07 PC

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
SDR-20483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20481 AND ZON-20482 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATION FACILITY (PUBLIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), R-1 (SINGLE FAMILY RESIDENTIAL) Zone [PROPOSED: C-V (Civic)], Ward 5 (Williams).

C.C.: 05/16/07

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

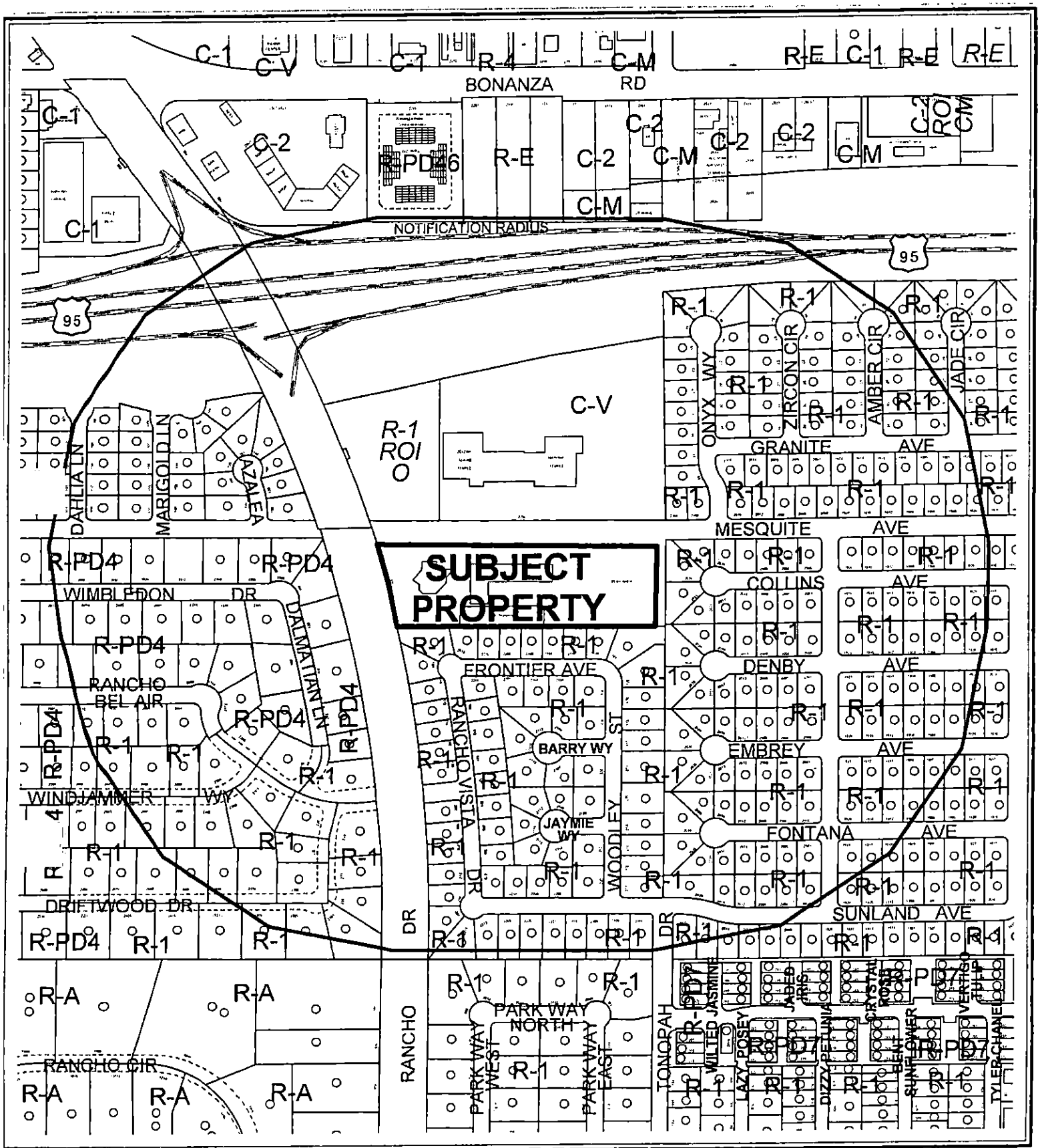
RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the May 10, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:
Items 6-8, 40-42, 63-65 and 80 were requested by the applicant to be held in abeyance to May 10, 2007 as revised plans were submitted.

(6:02 – 6:08)



CASE: **SDR-20483**

RADIUS: 1000 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH

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

RL

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbrf.com
702.792-7000

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CARSON CITY OFFICE
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Fax: 775.882.0257

April 18, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20481; SDR-20483 & ZON-20482
Miracle League

Dear John:

Our office represents the property owner in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission meeting of April 26, 2007 until May 10, 2007. The additional time is needed to revise the site plan.

Thank you for your consideration. Please let me know if you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Bob Gronauer/mtt

Robert J. Gronauer

RJG/kd

cc: Rob Levrant (via facsimile)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20483** APN: 139-32-501-001

Name of Property Owner: Church Christian First

Name of Applicant: Church Christian First

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: Oliver P. Baker

Print Name: OLIVER P. BAKER, TRUSTEE

Subscribed and sworn before me

This 26th day of February, 2007

Melody A. March

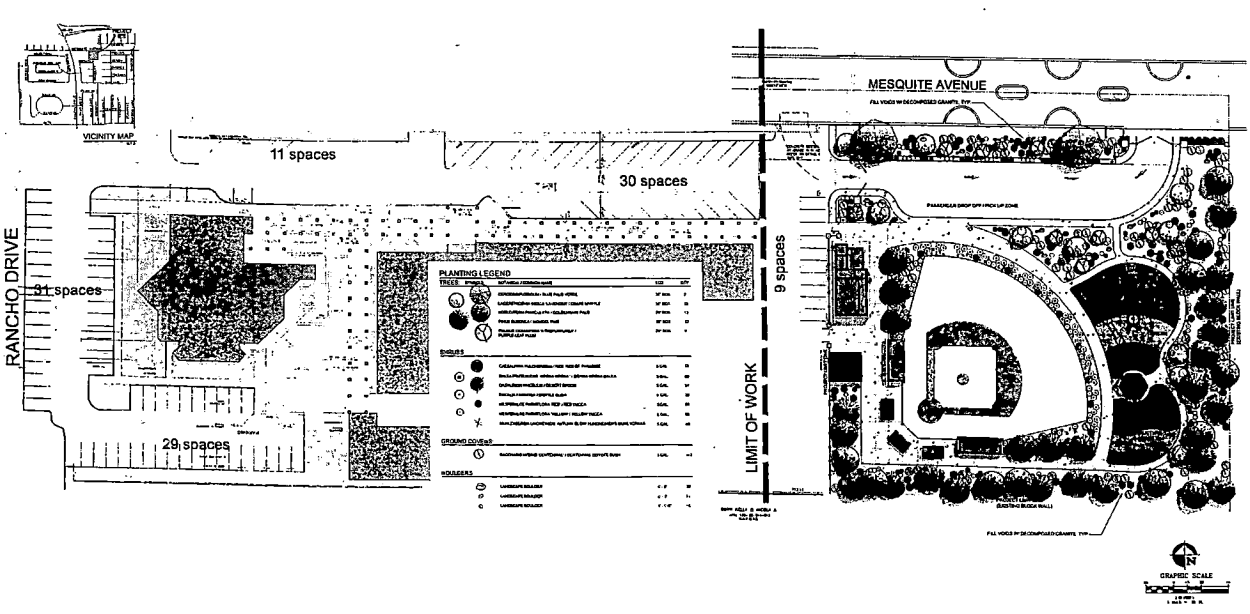
Notary Public in and for said County and State

MELODY A. MARCH
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 07-20-2010
Certificate No: 99-3443-1

Revised 12-03-04

RECEIVED
MAR 13 2007

290819v1 TAC First Christian



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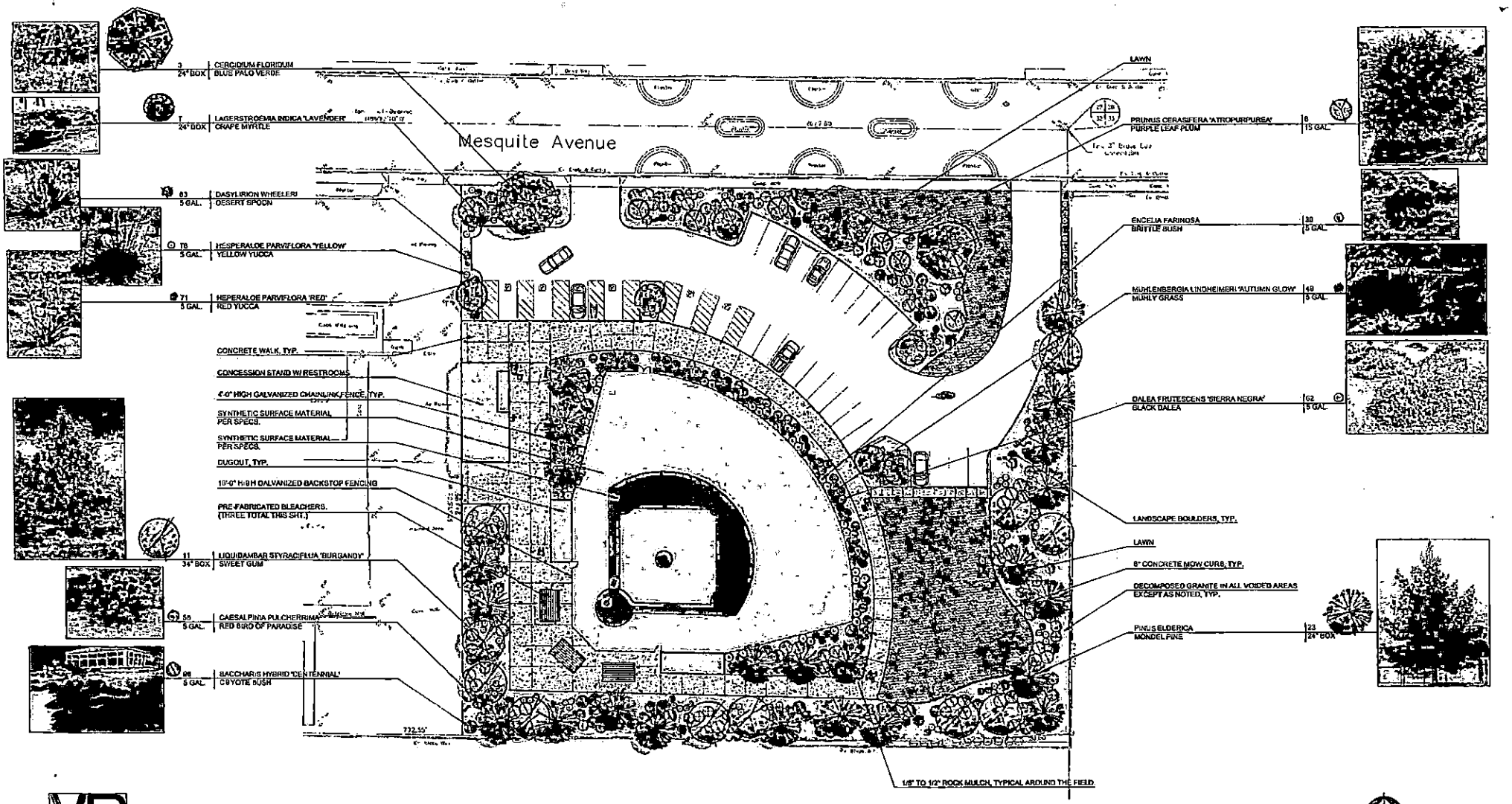
APR 0 3 2007

ZON-20482 GPA-20481
SDR-20483 04/26/07 PC
REVISED



MIRACLE LEAGUE BALL FIELD

CONCEPTUAL LANDSCAPE PLANTING & SITE PLAN

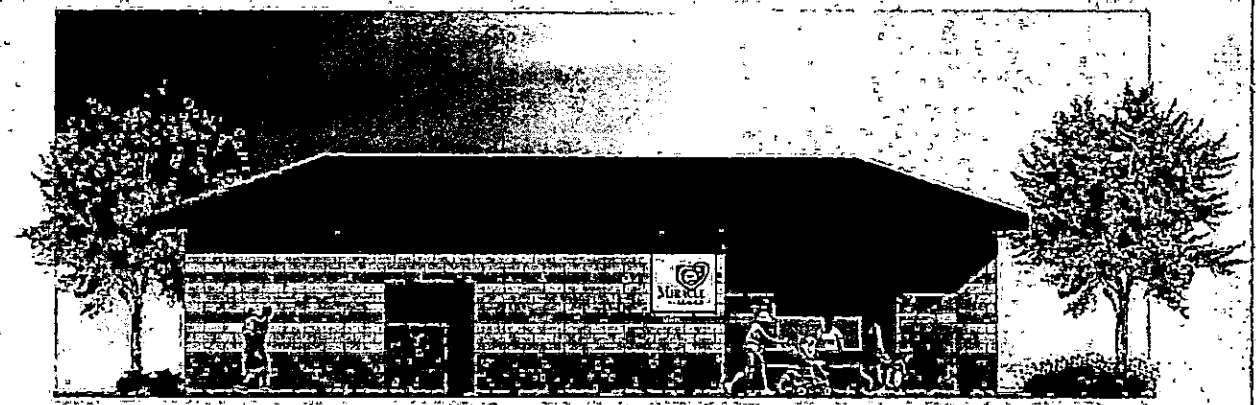
DATE: JANUARY 24, 2006

Studio YBM
Land Planning / Landscape Architecture / Design
44?D N.Ghiglieri St.
Las Vegas, Nevada 89129
Office: (702) 390-1044
Office: (702) 390-5043
Fax: (702) 396-5361
jybman@studioybm.com

RECEIVED
MAR 13 2007

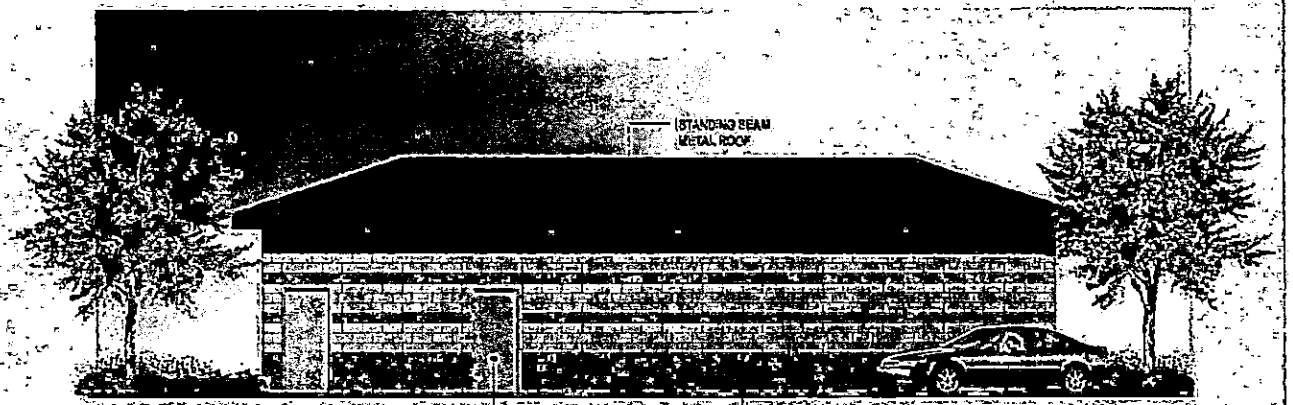
SDR-20483
04/26/07 PC

LEFT SIDE ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELAVATION

CONCESSION BUILDING

PRELIMINARY DESIGN

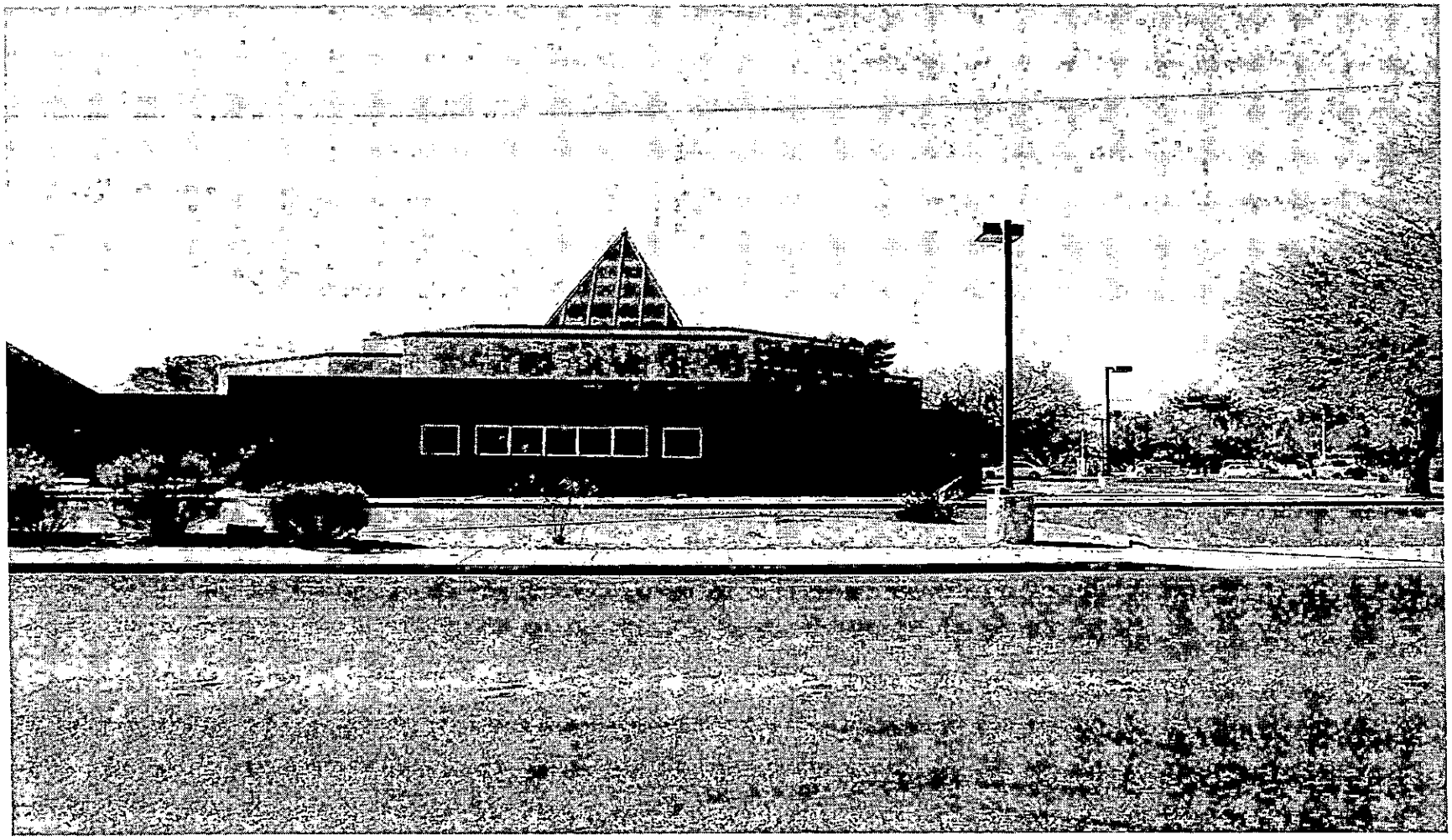
KLAI JUBA

THE MIRACLE LEAGUE

MAR 1

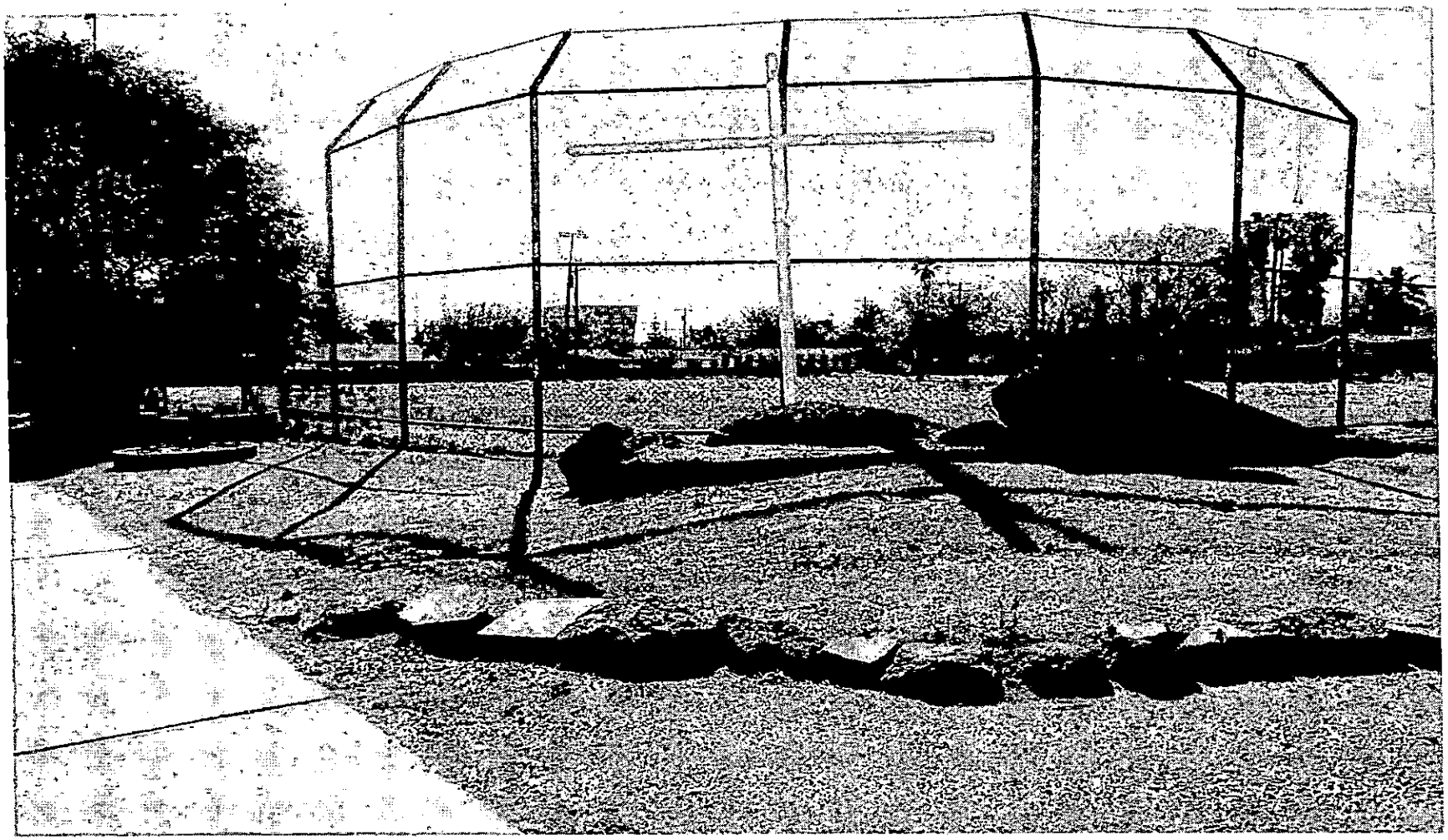
SDR-20483

04/26/07 PC



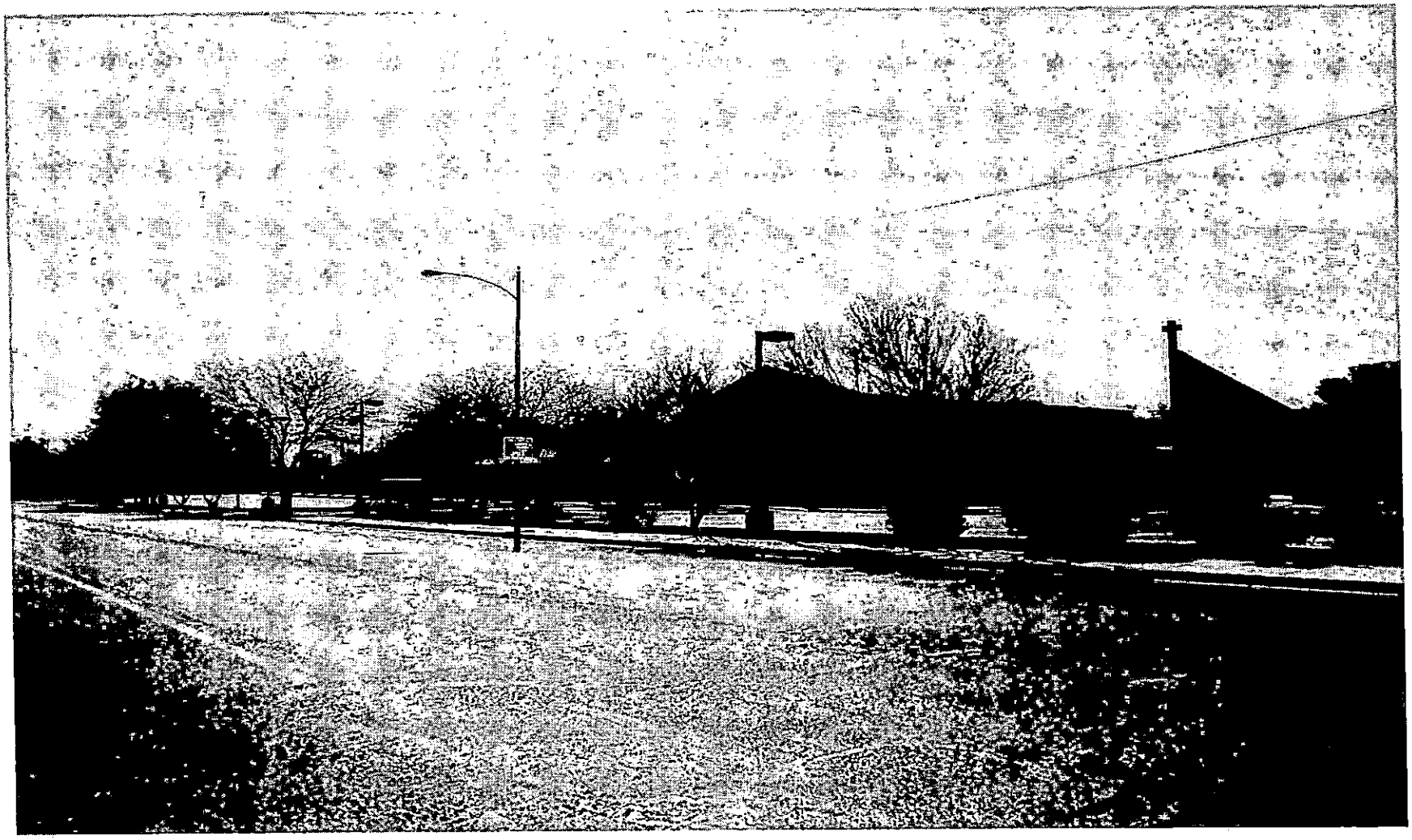
GPA-20481, ZON-20482 & SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH
101 SOUTH RANCHO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



GPA-20481, ZON-20482 & SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH
101 SOUTH RANCHO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07

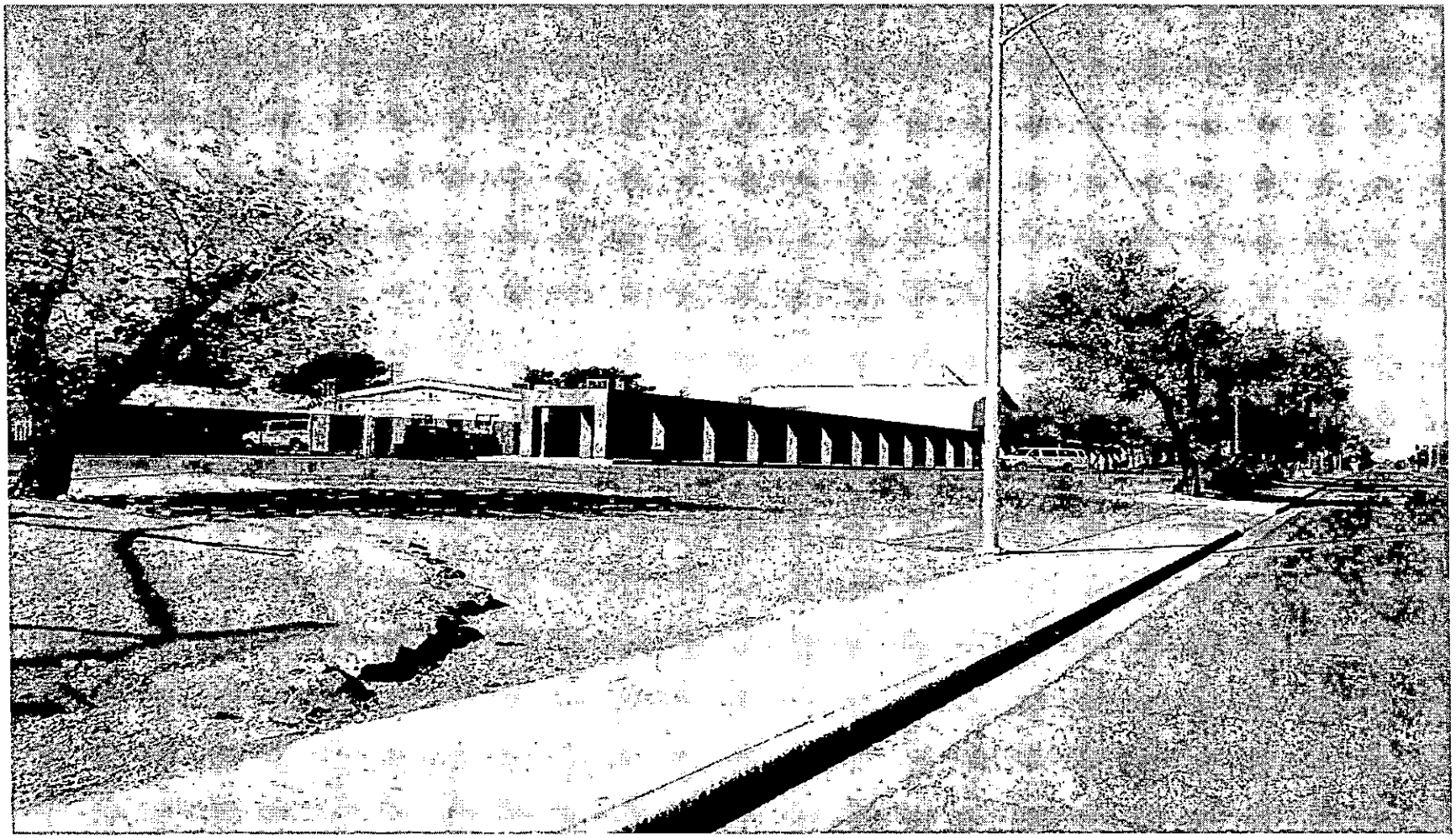


GPA-20481, ZON-20482 & SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH
101 SOUTH RANCHO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07

GPA-20481, ZON-20482 & SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH
101 SOUTH RANCHO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



GPA-20481, ZON-20482 & SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH
101 SOUTH RANCHO ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

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February 27, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

Re: Revised Justification Letter – Miracle League
General Plan Amendment, Zone Change, & Site Development Review
APN: 139-32-501-001

To Whom It May Concern:

Please be advised that our office represents Miracle League (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed baseball field to provide for opportunities for all disabled children (the "Project") generally located near the southeast corner of Rancho and Mesquite, more particularly known as APN: 139-32-501-001 (the "Site"). The Applicant is seeking a general plan amendment, a zone change, and site development review.

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The Site's current general plan has no special designation. The Applicant is seeking a general plan amendment to designate the Site to Public Facility. A reclassification of the Site to Public Facility would allow the Applicant the ability to seek the proper zoning for the proposed Project.

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In conjunction with a general plan amendment, the Applicant is seeking a zone change for the Site from R-1 to Civic District (C-V District). A C-V District is intended to provide for the continuation of existing public uses. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious organization.

As in this case, the Applicant is seeking to develop the easterly portion of the Site, the First Christian Church of Las Vegas, into a baseball field to be used by all disabled children. Therefore, this zoning is appropriate.

LAW FIRMS WORLDWIDE MERITAS

SDR-20483
04/26/07 PC

RECEIVED
MAR 13 2007

Site Development Review

The Project is designed to provide opportunities for all children to play baseball regardless of their ability. The Project would consist of a custom-designed field with cushioned rubberized turf to help prevent injuries, wheelchair accessible dugouts, and a flat surface to eliminate any barriers to wheelchair-bound or visually impaired players. Also, handicapped parking will be provided on the Mesquite side of the Site.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

AJC/dmf

RECEIVED
MAR 13 2007

SDR-20483
04/26/07 PC

First Christian Church
Disciples of Christ
101 S. Rancho Drive • Las Vegas. NV 89106
Fax (702) 384-0250 • Office (702) 384-1544

Rev. Dr. David Jarman
david@fcclv.com
Rev. Dr. Ginger Jarman
ginger@fcclv.com
Co-Senior Ministers
www.fcclv.com

February 26, 2007

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

The First Christian Church currently has 110 off-street parking spaces surrounding our Sanctuary, Fellowship Hall and Educational Building. These spaces will be available for use by parents and staff of the Miracle League of Las Vegas for the games of the organization.

We anticipate that games will be played primarily on Saturday or in the evening when our church is not holding services and when our Child Development Center is closed.

Thank you for helping this project become reality in order that "Special-Needs" children and youth will have a place to play ball in our city.

Sincerely,

David Jarman
Co-Pastor

RECEIVED
MAR 13 2007

SDR-20483
04/26/07 PC

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

GPA-20611 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (MIXED USE) TO: PF (PUBLIC FACILITIES) on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), Ward 5 (Williams).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 43-50.

DOUG RANKIN, Planning Manager, reported that the General Plan and Zone change requests are consistent with surrounding land uses and recommended approval; however, he could not support the waiver to allow a dead-end cul-de-sac. MR. RANKIN stated that the expansion of the Special Use Permit is compatible with the existing Single Room Occupancy and he recommended approval. He recommended denial of the Special Use Permit pertaining to the social server provider, as it is contained within a non-compatible retail center. He recommended approval of the Vacation and in regard to the Site Development Plan Review, MR. RANKIN stated that the applicant is proposing the expansion with an additional 77 units. The structure would include a dining and kitchen facility, a new office with support space and a second floor at the rear of the site to accommodate 34 more units and he recommended approval.

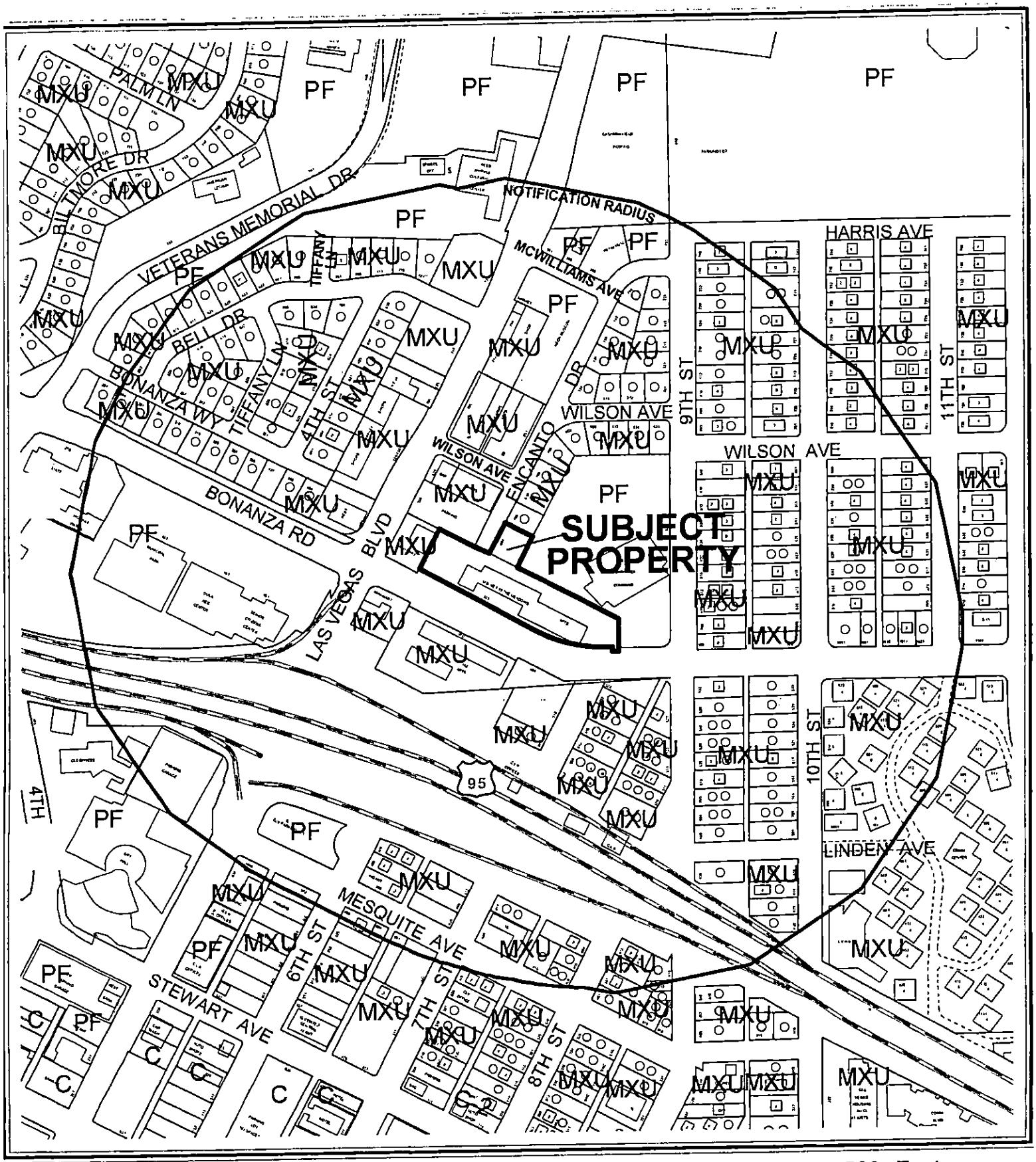
MINUTES – Continued:

TIM CANTWELL stated he invested in the site in 2000 and has been a major contributor to the neighborhood by housing homeless veterans. The desire to expand would allow additional service space and additional reasonable space to continue providing housing. He expressed concern for staff's lack of support and requested an abeyance to allow time to investigate a more appropriate proposal.

MR. RANKIN indicated he would support their request for an abeyance.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 43-50.

(8:23 – 8:31)

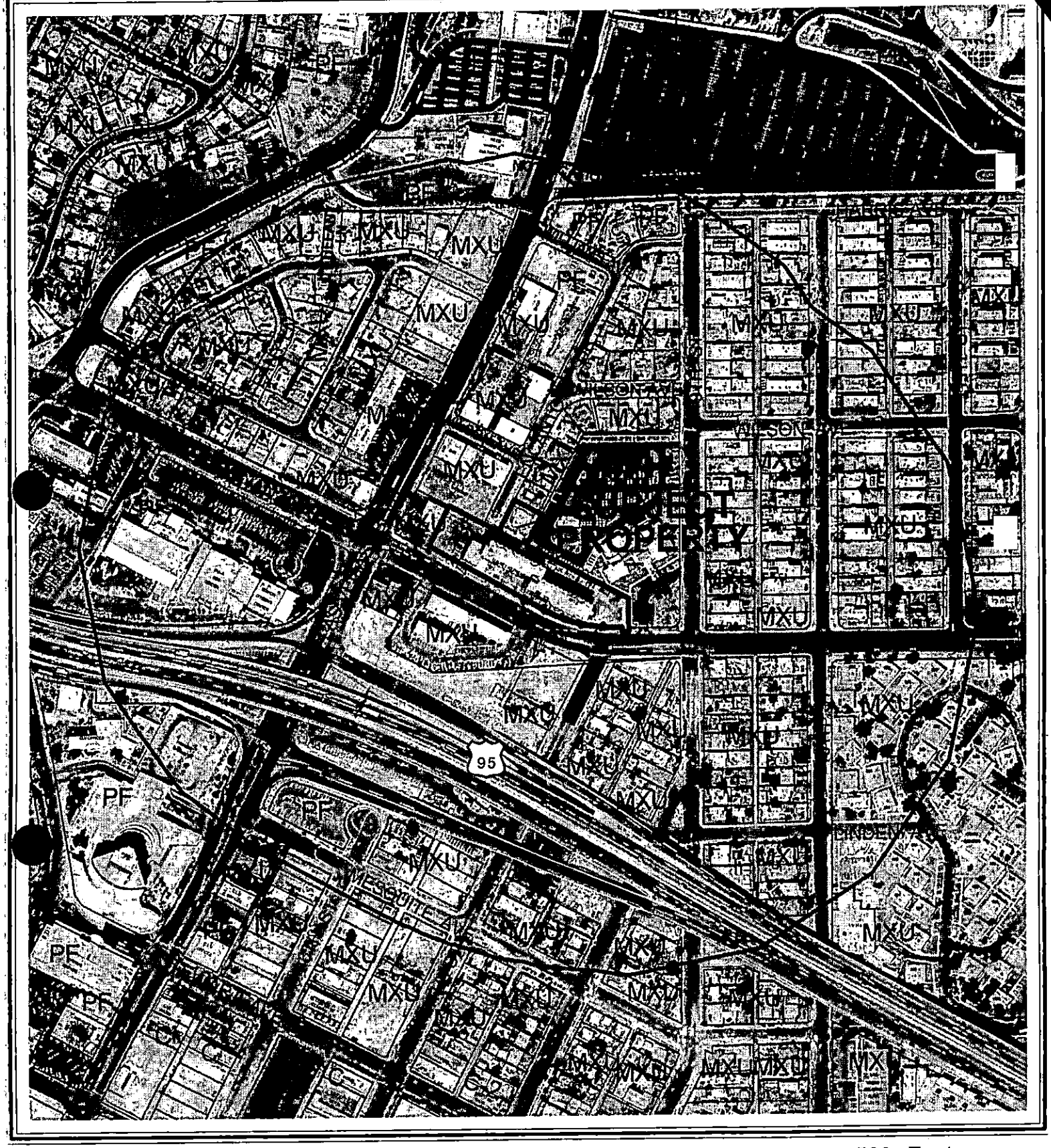


CASE: **GPA-20611**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY: MXU (MIXED USE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)



CASE: **GPA-20611**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY: MXU (MIXED USE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20611 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

RTS

GPA-20611 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from MXU (Mixed Use) to PF (Public Facilities) as designated on the Redevelopment Plan Area Map on 2.30 acres at 525 E. Bonanza Road and 602 Encanto Drive. The proposed change of designation is consistent with the existing and proposed uses on this site and is compatible with the surrounding area. Staff recommends approval of this amendment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.
04/26/07	Companion items for a Rezoning (ZON-19662), Waiver (WVR-19668), two Special Use Permits (SUP-19661 and SUP-20052), a Site Development Plan Review (SDR-19659), and Vacation (VAC-19669) will be heard concurrently with this item. An additional concurrent Special Use Permit (SUP-20822) for 610 North Las Vegas Boulevard will also be heard with item.

Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
03/16/06	A business license for a N41 (NP Social Services (No State License Required) category license was processed in by the Department of Finance and Business Services. This license (N41-94602) was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.
03/19/07	A business license for a N42 (NP Intermediary Housing – not a rescue mission or homeless shelter. Can reside at location for up to 2 years. Resident must be registered in a program to reside at the facility) category license was processed in by the Department of Finance and Business Services. This license (N42-91916) was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.
Pre-Application Meeting	
03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed PF (Public Facilities)]	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use) [Proposed PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

RTS

ANALYSIS

The request is for a General Plan Amendment from MXU (Mixed Use) to PF (Public Facilities). The proposed designation 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. The site is within both the Downtown North Land Use Plan and the Redevelopment Plan Area. The proposed change of designation is consistent with the development outlined in both of these plans. The project proposes to expand the existing quasi-public purposes of affordable housing options and providing a veterans' service program on the 2.77 acres site. This is done by providing multi-family residential/single room occupancy residence and social service provider uses on site.

The amendment was submitted in conjunction with a proposed Rezoning (ZON-19662) to C-V (Civic); two Special Use Permits (SUP-19661 and SUP-20052) to allow the expansion of the Single Room Occupancy Residential use and to allow the Social Service Provider use; a Site Development Plan Review (SDR-19659) for a proposed expansion of 36,084 square feet to an existing building and to site a new 13,786 building; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

Because the site development plan review associated with this request is deemed an appropriate quasi-public purpose and the PF (Public Facility) designation is compatible with the existing commercial, residential, and government facility developments in the area, staff is in support of this General Plan Amendment.

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 multi-family residential/single room occupancy residence and social service provider uses facilitated by the change are uses that are compatible with the existing and adjacent land uses.

In regard to "2":

A C-V (Civic) District is the zone appropriate to a PF classification. A C-V (Civic) district permits uses that are generally considered compatible and support the surrounding developments.

In regard to "3":

The proposal is an expansion of an existing building and uses where existing infrastructure is available. East Bonanza Road, a 100-foot wide primary arterial, provides access to the site. The site is in close proximity to emergency fire and police services.

In regard to "4":

The proposal conforms to the Redevelopment Plan, the Airport Overlay District policies and the Downtown North Land Use Plan. The building heights are within the height limitations set forth in the Airport Overlay Policies. This project supports the objectives of both the Redevelopment Plan and the Downtown North Land Use Plan by helping to move towards: the provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with ZON-19662, WVR-19668, SUP-19661, SUP-20052, SUP-20822 & SDR-19659]

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20611** APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Perlman Design Group

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

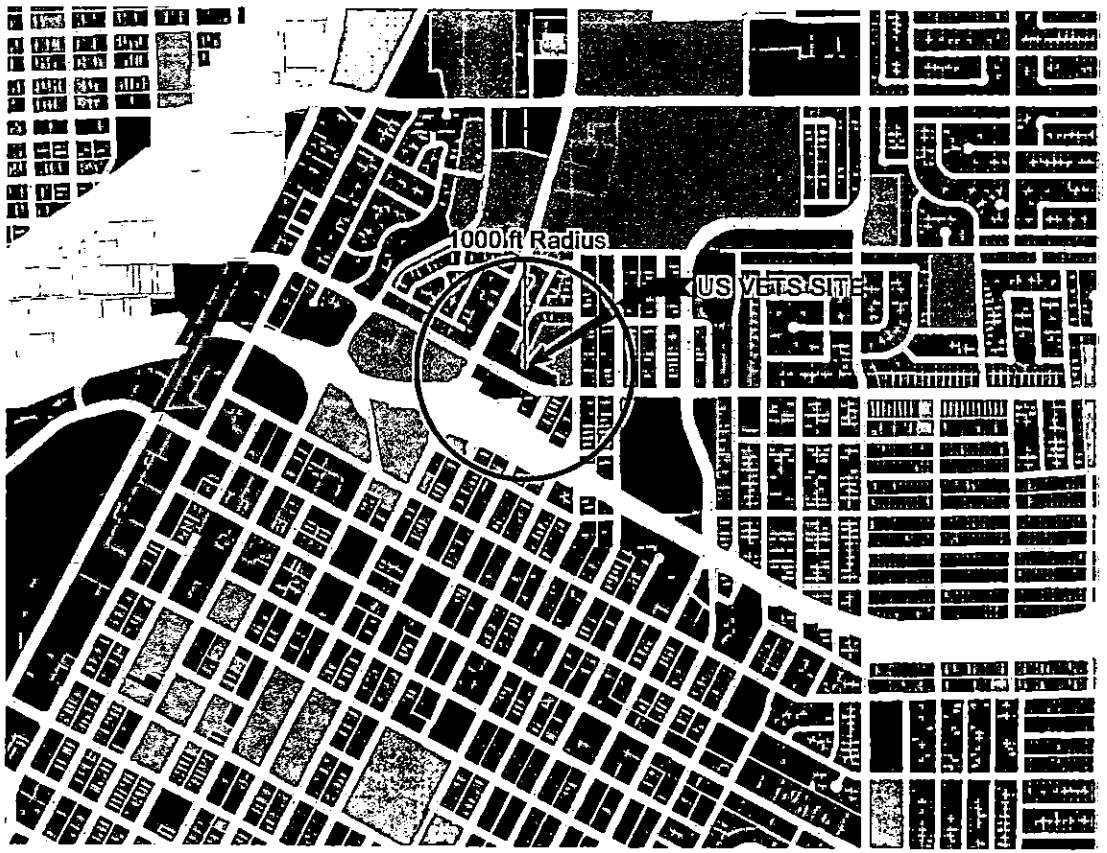
Print Name: Randall Bishop
Manager

Subscribed and sworn before me

This 16 day of March, 2007

_____
Notary Public in and for said County and State

NOTARY PUBLIC
SUSAN GRAY
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 21, 2010
No: 06-108677-1



City of Las Vegas

SOUTHEAST SECTOR
Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 9.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L,ML,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Public Facility
- Light Industrial / Research
- University Medical Center

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MAR 16 2007

North

Land Use Exhibit

Project # 905029 March 16, 2007

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

GPA-20611
04/26/07 PC

Perlman

Perlman
DESIGN GROUP

April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19655
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC
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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
ZON-19662 - REZONING RELATED TO GPA-20611- PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), Ward 5 (Williams).

C.C.: 05/16/07

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

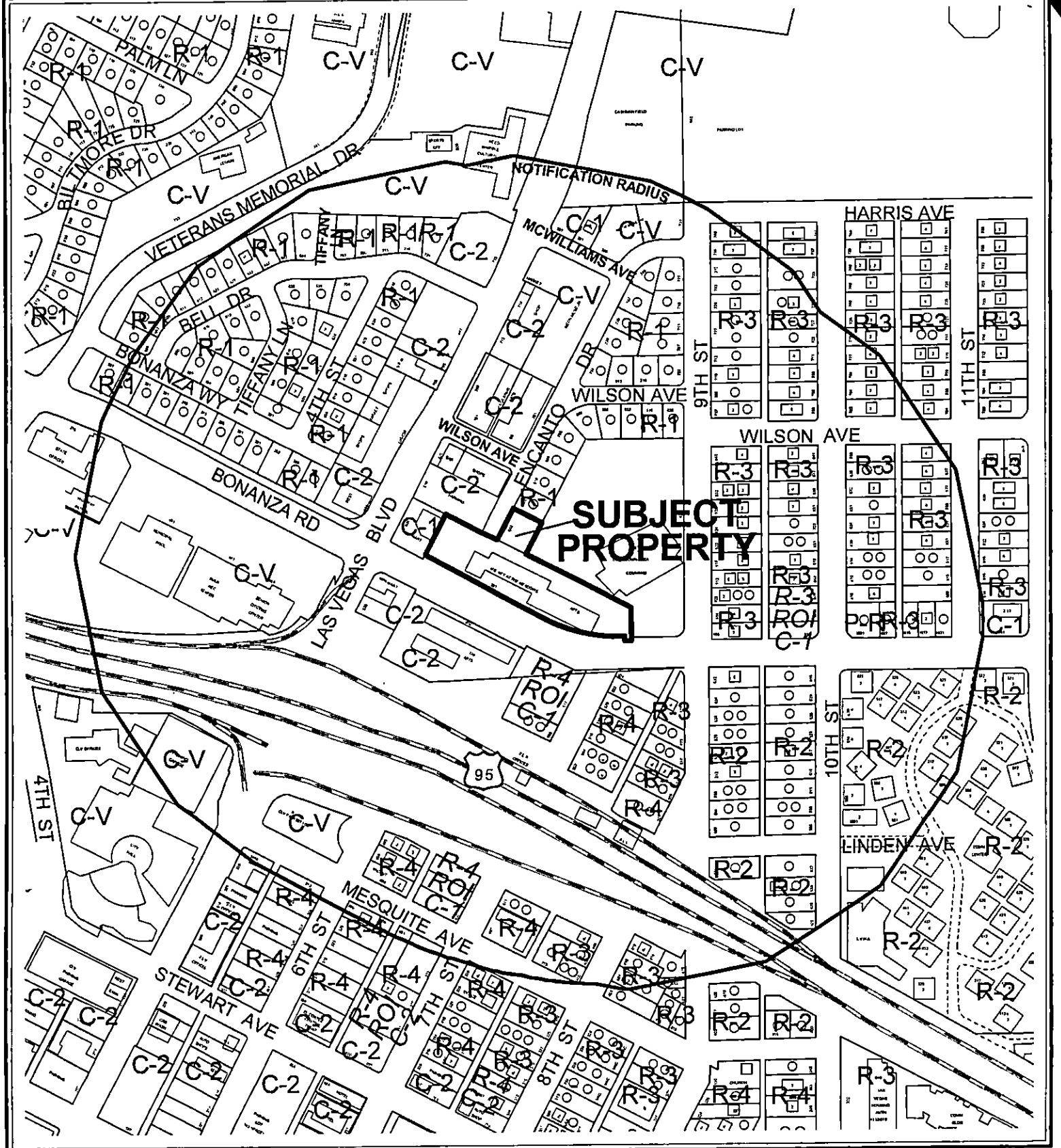
RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:
See Item 43 for related discussion.

(8:23 – 8:31)
2-1086



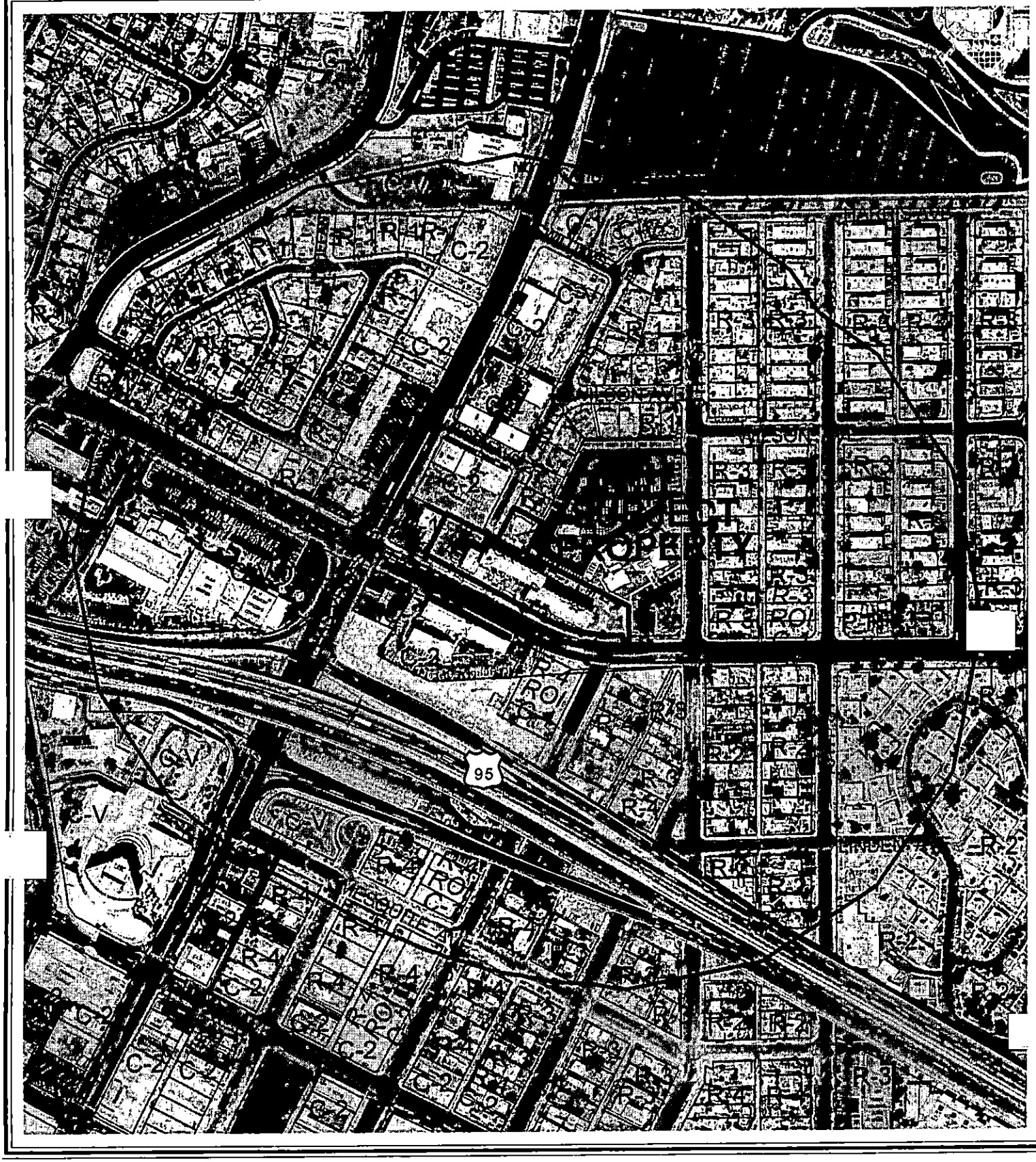
CASE: **ZON-19662**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)

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



CASE: **ZON-19662**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-19662 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-20611) to a PF (Public Facilities) 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-19659) 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. A Petition of Vacation, such as VAC-19669, shall be recorded for the full width of Encanto Drive adjacent to Assessor's Parcel Number 139-27-812-017 prior to the issuance of any permits for this site or the recordation of a map, whichever may occur first. In addition, a Waiver of Title 18.12.130, such as WVR-19668, shall be approved to allow Encanto Drive to terminate with a dead-end prior to the issuance of any permits for this site. If a Vacation and/or Waiver are not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Encanto Drive will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.

5. Dedicate additional right-of-way adjacent to this southeast corner of this site to provide for a uniform right-of-way width on Bonanza Road prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

6. 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.

7. 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.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

ZON-19662 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning to a C-V (Civic) District on 2.30 acres at 525 E. Bonanza Road and 602 Encanto Drive. The property currently consists of a developed parcel that is zoned C-2 (General Commercial) and an undeveloped parcel that is zoned R-1 (Single Family Residential).

The proposed rezoning to the C-V (Civic) zoning district is consistent with the PF (Public Facilities) General Plan designation being proposed as a General Plan Amendment (GPA-20611). The existing and proposed uses, multi-family residential/single room occupancy residence and social service provider, are appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.
04/26/07	Companion items for a General Plan Amendment (GPA-20611), Site Development Plan Review (SDR-19659), Waiver (WVR-19668), two Special Use Permits (SUP-19661 and SUP-20052), and a Vacation (VAC-19669) will be heard concurrently with this item. An additional concurrent Special Use Permit (SUP-20822) for 610 North Las Vegas Boulevard will also be heard with item.

ZON-19662 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
03/16/06	A business license for a N41 (NP Social Services (No State License Required) category license was processed in by the Department of Finance and Business Services. This license (N41-94602) was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.
03/19/07	A business license for a N42 (NP Intermediary Housing – not a rescue mission or homeless shelter. Can reside at location for up to 2 years. Resident must be registered in a program to reside at the facility.) category license was processed in by the Department of Finance and Business Services. This license (N42-91916) was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.
Pre-Application Meeting	
01/22/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed. NOTE: This pre-application meeting occurred prior to the determination that there would be a rezoning request to C-V (Civic) and development standards would be proposed by the applicant.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

RTS

ZON-19662 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed PF (Public Facilities)]	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use) [Proposed PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

RTS

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Used) on the Redevelopment Plan Area Map of the General Plan. There is an amendment to the General Plan (GPA-20611) that proposes to change the designation to PF (Public Facilities). This 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. The project proposes to expand the existing quasi-public purposes of affordable housing options and providing a veterans' service program on the 2.77 acres site. This is done by providing multi-family residential/single room occupancy residence and social service provider uses on site. The proposed expansion of the existing multi-family residential/single room occupancy residence use and the addition of the social service provider use are in compliance with the proposed PF (Public Facilities) designation.

This Rezoning proposes to change the sites zoning from C-2 (General Commercial) and R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The existing and proposed uses established at this location are permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable and defined as a part of the Site Development Plan Review (SDR-19659). Any future development will require review for determination of appropriate development standards.

The site is within the McCarren International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

The site encompasses two parcels with a proposed building built at the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for this C-V (Civic) zoning district. For this reason a condition has been added to the Site Development Plan Review (SDR-19659) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The rezoning has been submitted in conjunction with a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities); a Site Development Plan Review (SDR-19659) for a proposed expansion of 36,084 square feet to an existing building and to site a new 13,786 building; two Special Use Permits (SUP-19661 and SUP-20052) to allow the expansion of the Single Room Occupancy Residential use and to allow the Social Service Provider use; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

Because the site development plan review associated with this request is deemed an appropriate quasi-public purpose and the C-V (Civic) zoning district is compatible with the existing commercial, residential, and government facility developments in the area, staff is in support of this Rezoning.

FINDINGS

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

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

   The proposed rezoning would bring the zoning at this site into conformance with the PF (Public Facilities) designation being proposed as a General Plan Amendment (GPA-20611) of the Southeast Sector Plan of the General Plan. The PF (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. The site's existing and proposed buildings can accommodate the range of uses identified and is in compliance with the proposed General Plan category.

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 will be compatible with the residential, commercial and government facility developments in this area.

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

   Growth and development factors indicate a need for affordable housing options and services such as will be provided to locate in this area. Given the proposed General Plan designation of PF (Public Facilities) on the subject site, the rezoning to the C-V (Civic) zoning district is appropriate for the area.

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

   The subject site is adjacent to East Bonanza Road, a 100-foot wide primary arterial street that should be adequate to support the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with GPA-20611, WVR-19668, SUP-19661, SUP-20052, SUP-20822 & SDR-19659]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-19662 APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Perlman Design Group

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Randall B

Print Name: Randall Bishop

Subscribed and sworn before me Stephanie M. Duran

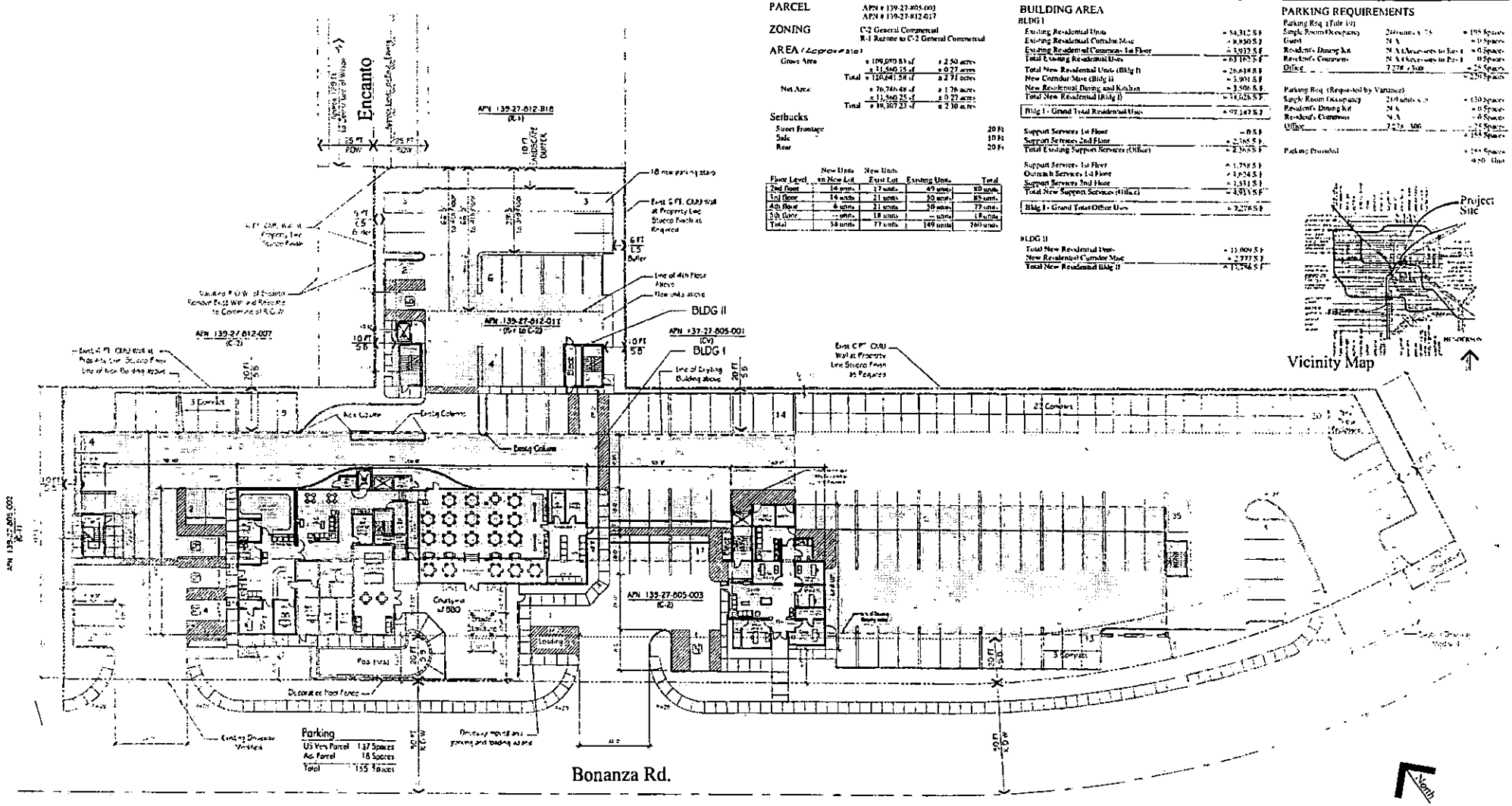
This 29 day of January, 20 07

Notary Public

Notary Public in and for said County and State

STEPHANIE M. DURAN
Comm. # 1412658
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires April 21, 2007

FEB 0 6 2007



Conceptual Site Plan - Scheme G

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

04/26/07 PC

ZON-19662 VAR-19665 SUP-19661 VAC-19669

WVR-19668 VAR-13666 SUP-20052 SDR-19659 REVISED

Perlman

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MAR 09 2007

Perlman
DESIGN GROUP

April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19655
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
WVR-19668 – WAIVER RELATED TO GPA-20611 AND ZON-19662 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW ENCANTO DRIVE TO CONTINUE TO END IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

C.C.: 05/16/07

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

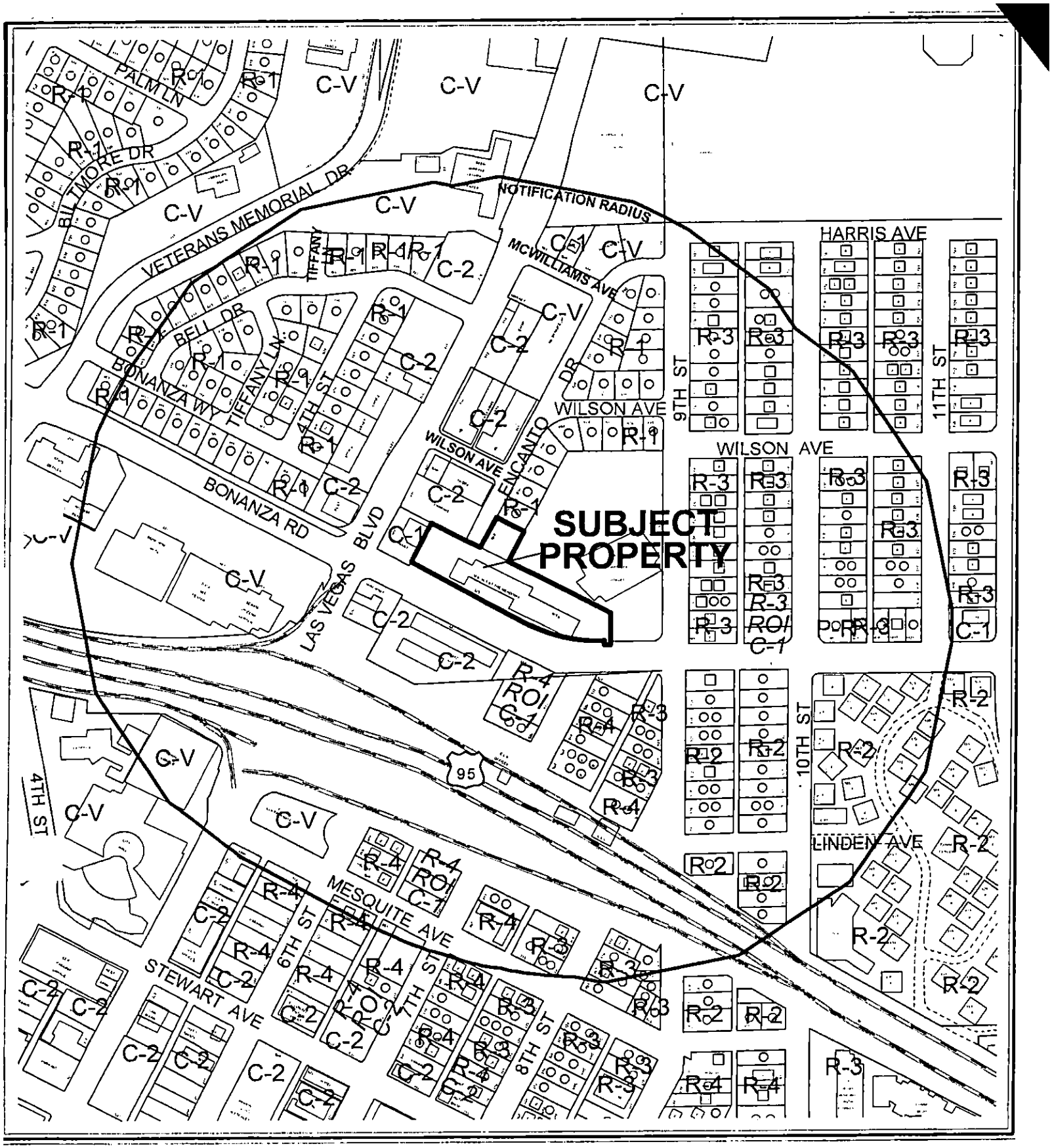
RECOMMENDATION:
Staff recommends **DENIAL.**

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

MOTION:
GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:
See Item 43 for related discussion.

(8:23 – 8:31)



0 500 Feet

CASE: **WVR-19668**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-19668 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19662), Special Use Permit (SUP-19661), Special Use Permit (SUP-20052), Vacation (VAC-19669) and Site Development Plan Review (SDR-19659) shall be required.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Prior to the submittal of any construction plans or the issuance of any permits, submit a plan for the termination of Encanto Drive acceptable to the City Engineer. The termination shall be constructed with curb, gutter and sidewalk and shall be constructed with a radius that accommodates street sweepers.

4. 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 Encanto Drive, shall meet the approval of the Department of Fire Services.

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19662 and Site Development Plan Review SDR-19659 and all other applicable site-related actions.

RTS

WVR-19668 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Waiver to Title 18.12.130 to allow Encanto Drive to continue to end in a dead end street where a cul-de-sac is required at 525 East Bonanza Road and 602 Encato Drive. The proposed waiver would allow Encanto Drive to continue to terminate as a dead end street if the companion Vacation (VAC-19669) of a 101-foot section of this public right-of-way is approved.

The applicant indicates that the area conditions created by the shortened street would be unchanged other than the street terminus would just be farther north than it currently is. Staff is recommending denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.
04/26/07	Companion items for a General Plan Amendment (GPA-20611), Rezoning (ZON-19662), Site Development Plan Review (SDR-19659), two Special Use Permits (SUP-19661 and SUP-20052), and a Vacation (VAC-19669) will be heard concurrently with this item. An additional concurrent Special Use Permit (SUP-20822) for 610 North Las Vegas Boulevard will also be heard with item.

RTS

WVR-19668 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
03/16/06	A business license for a N41 (NP Social Services (No State License Required) category license was processed in by the Department of Finance and Business Services. This license (N41-94602) was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.
03/19/07	A business license for a N42 (NP Intermediary Housing – not a rescue mission or homeless shelter. Can reside at location for up to 2 years. Resident must be registered in a program to reside at the facility.) category license was processed in by the Department of Finance and Business Services. This license (N42-91916) was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.
Pre-Application Meeting	
01/22/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed. NOTE: This pre-application meeting occurred prior to the determination that there would be a rezoning request to C-V (Civic) and development standards would be proposed by the applicant.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

RTS

WVR-19668 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed PF (Public Facilities)]	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use) [Proposed PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

RTS

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow a dead end street where a cul-de-sac is required	A cul-de-sac of sufficient radius for emergency vehicle and other large vehicle access	Denial

ANALYSIS

This request is not a Zoning Code compliance issue but a request for a Waiver in Title 18.12.130 of the Subdivision Ordinance to allow a street to terminate in a dead end where a cul-de-sac is required.

Specifically, Title 18.12.130 states:

> "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."

Public Works recommends denial of the Request for a Waiver of Title 18.12.130 to allow Encanto Drive, a 50-foot wide public street, to terminate without a circular cul-de-sac or emergency access gate where one is required for streets terminating other than at an intersection with another public street. Although Fire Services may support this waiver with an emergency access gate, 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 and the inability of proper street cleaning. In addition vehicles would tend to utilize private driveways to turn around in order to exit the "dead end" street. Staff is recommending denial as Public Works has an objection to this request.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not designing the site to properly accommodate the proper street terminus. Redesign of the project with attention to building siting would allow conformance to the Title 18 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 9

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with ZON-19662, SUP-19661, SUP-20052, SUP-20822 & SDR-19659]

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-19668** APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Perlman Design Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Randall Bishop

Subscribed and sworn before me Stephanie M. Duran

This 29 day of January, 2007

_____ Notary Public

Notary Public in and for said County and State

STEPHANIE M. DURAN
Comm. # 1412658
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires April 21, 2007

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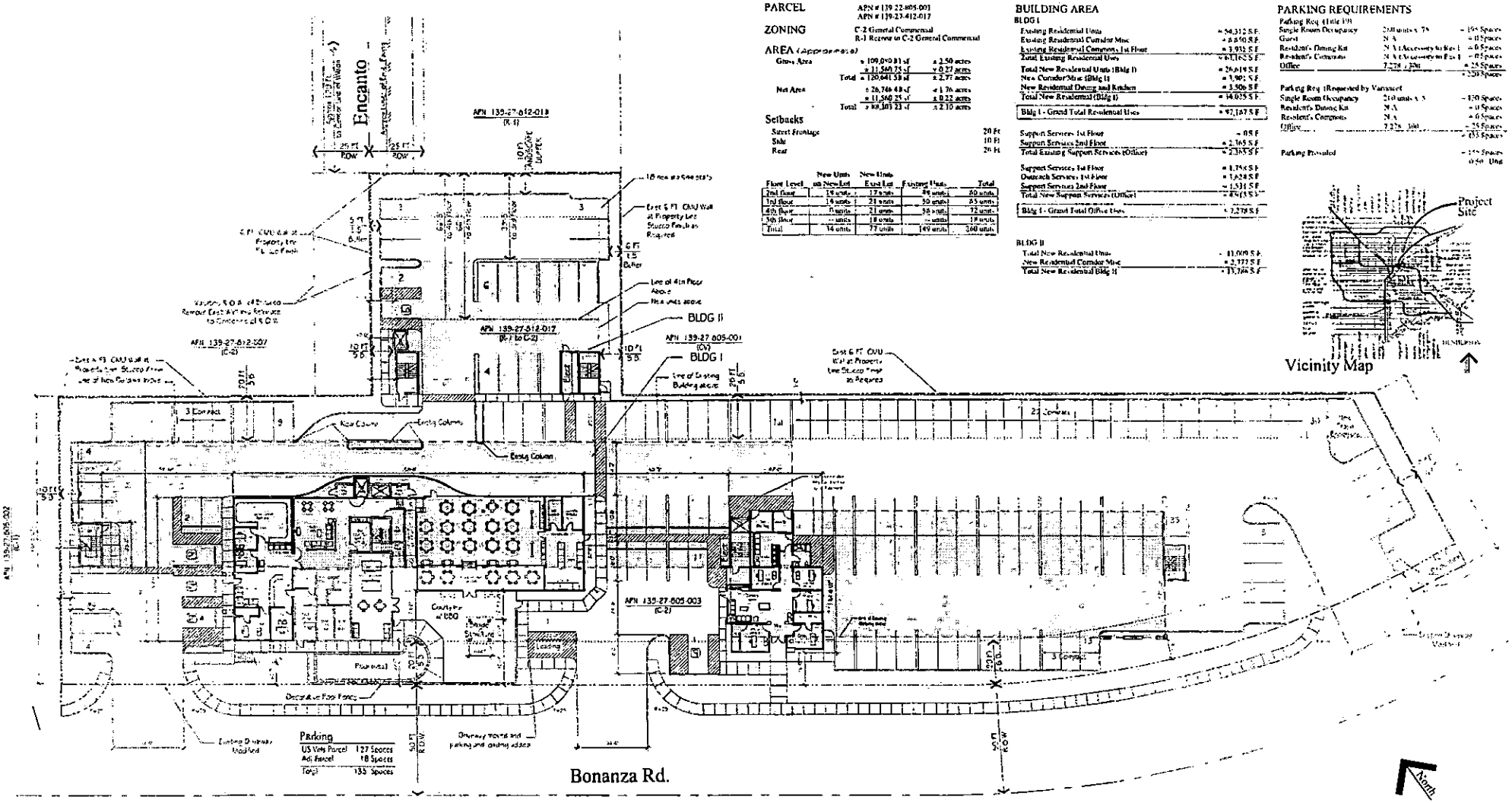

Conceptual Site Plan - Scheme G

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

04/26/07 PC

ZON-19662 WVR-19668
VAR-19665 VAR-13666
SUP-19661 SUP-20052
VAC-19669 SDR-19659
REVISED

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Perlman
DESIGN GROUP

April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SUP-19661 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, AND WVR-19668 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED EXPANSION OF A SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

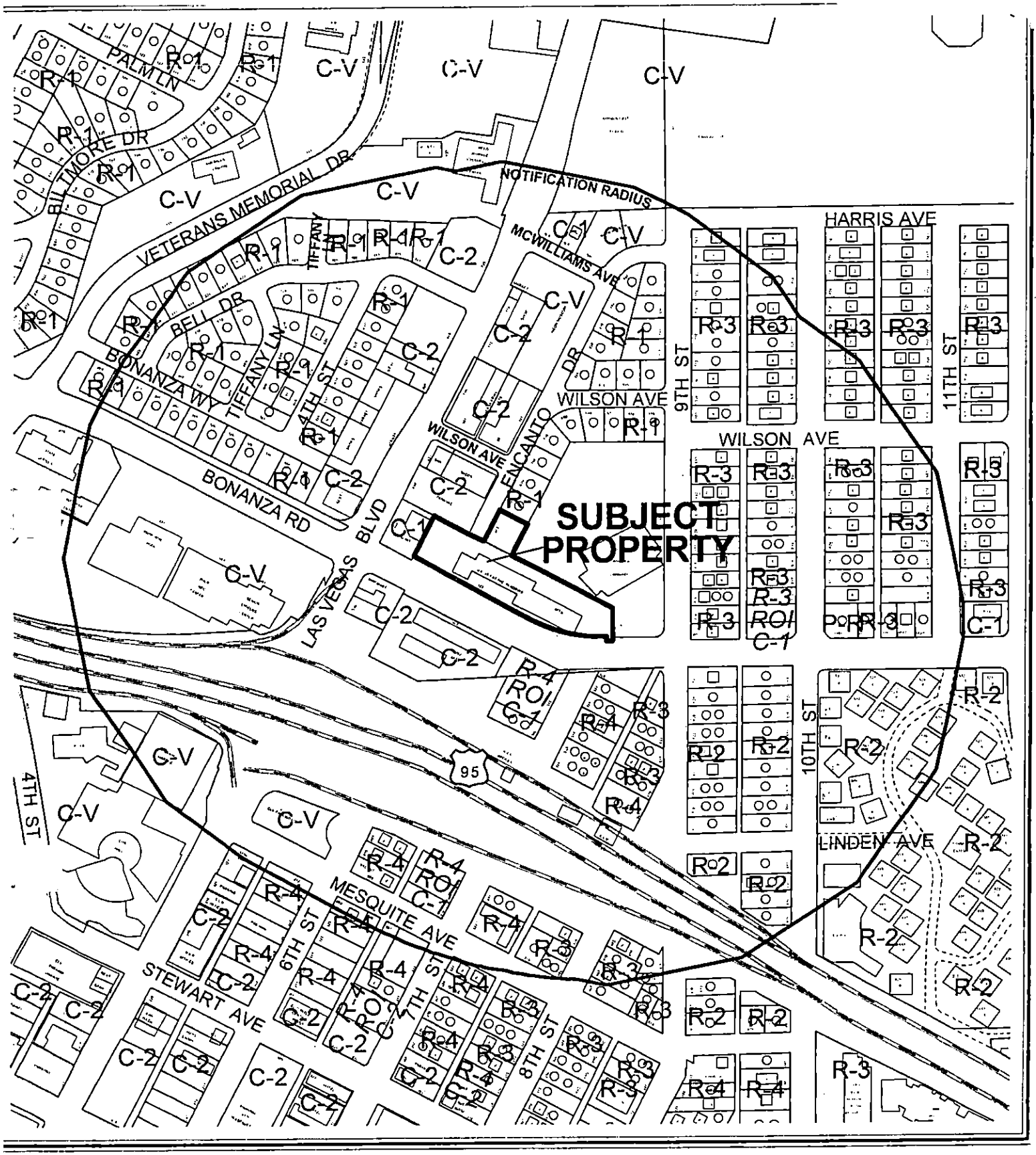
GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:

See Item 43 for related discussion.

(8:23 – 8:31)

2-1086

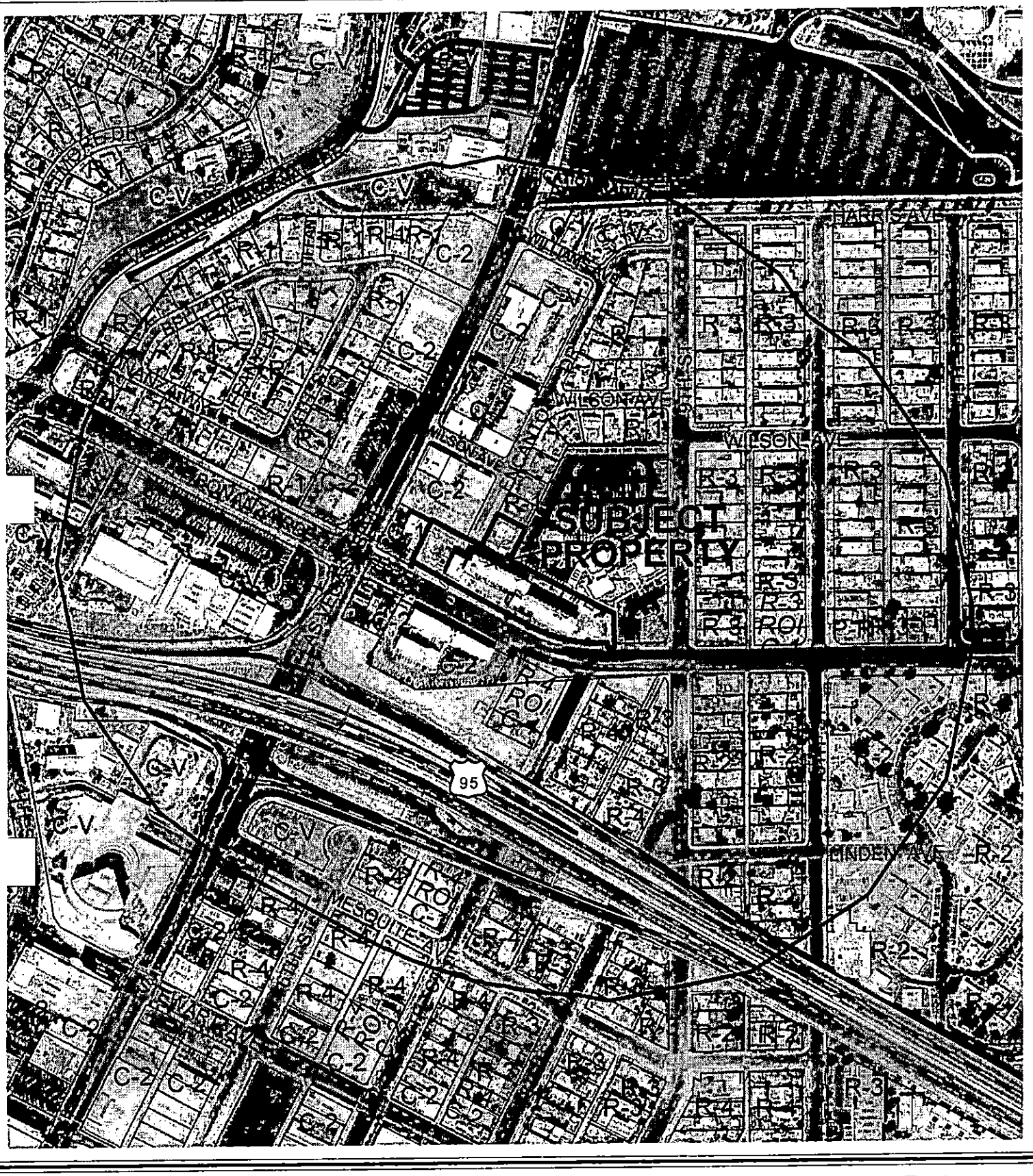


CASE: **SUP-19661**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)



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CASE: **SUP-19661**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-19661 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-19611), Rezoning (ZON-19662), Special Use Permit (SUP-20052), Vacation (VAC-19669), Waiver (WVR-19668), and Site Development Plan Review (SDR-19659) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

RTS

SUP-19661 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed expansion to a Single Room Occupancy Residence use on 2.30 acres at 525 East Bonanza Road and 602 Encato Drive. This location also serves as the operations/program site for the United States Veterans Initiative.

The applicant indicates that the existing building will be expanded to include 77 new residential units, 3,506 square feet of new dinning and kitchen facilities, and 4,913 square feet of new office space/support facilities. Further, the applicant proposes a second, four-story building on the rear of the site that will accommodate an additional 34 residential units. The extent of the changes to the site and the proposed uses are appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
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RTS

Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
03/16/06	A business license for a N41 (NP Social Services (No State License Required) category license was processed in by the Department of Finance and Business Services. This license (N41-94602) was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.
03/19/07	A business license for a N42 (NP Intermediary Housing – not a rescue mission or homeless shelter. Can reside at location for up to 2 years. Resident must be registered in a program to reside at the facility.) category license was processed in by the Department of Finance and Business Services. This license (N42-91916) was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.
Pre-Application Meeting	
01/22/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed. NOTE: This pre-application meeting occurred prior to the determination that there would be a rezoning request to C-V (Civic) and development standards would be proposed by the applicant.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

SUP-19661 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed: PF (Public Facilities)]	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use) [Proposed PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

RTS

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Used) on the Redevelopment Plan Area Map of the General Plan. There is an amendment to the General Plan (GPA-20611) that proposes to change the designation to PF (Public Facilities). This 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. The project proposes to expand the existing quasi-public purposes of affordable housing options and providing a veterans' service program on the 2.77 acres site. This is done by providing multi-family residential/single room occupancy residence and social service provider uses on site. The proposed expansion of the existing multi-family residential/single room occupancy residence use and the addition of the social service provider use are in compliance with the proposed PF (Public Facilities) designation.

There is a Rezoning (ZON-19662) that proposes to change the sites zoning from C-2 (General Commercial) and R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The existing and proposed uses established at this location are permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

The site encompasses two parcels with a proposed building built at the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for this C-V (Civic) zoning district. For this reason a condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

A Single Room Occupancy Residence is defined as a residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning and meals.

The applicant states that the site is to be used to provide an affordable housing option in a building that can support multi-family residential and single room occupancy residence uses. The applicant currently leases the units to the United States Veterans Initiative Program as a part of their approach to offering housing options to the community. This location meets the definition of a single room occupancy residence use.

- Conditions

  Pursuant to Title 19.04 there are no standard conditions that apply to the Single Room Occupancy Residence use.

  This special use permit has been submitted in conjunction with a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities); Rezoning (ZON-19662) to change to C-V (Civic) zoning; Special Use Permit (SUP-20052) to allow the Social Service Provider use; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

  The development is providing a needed and valuable service by providing an affordable housing option in the form of the multi-family residential/single room occupancy residence establishment. Further, the proposed inclusion of the on-site social service provider use provided by the United States Veterans Initiative Program, offers specific, tailored resources to the areas qualified veteran community. This request is deemed compatible with the existing commercial, residential, and government facility developments in the area and constituting an appropriate quasi-public purpose as it would relate to the proposed PF (Public Facility) general plan designation and C-V (Civic) zoning district; therefore, staff is in support of this Special Use Permit.

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."**

   As this site in a predominately MXU (Mixed Use) and PF (Public Facilities) designated area, the subject proposal will be harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan.

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

   There is an existing single room occupancy residence at this location, and the proposed expansion of this use will not greatly affect the intensity of uses on the site.

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

   The site is served by East Bonanza Road (a 100-foot wide primary arterial street). This thoroughfare can accommodate the proposed social service provider use.

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

   Approval of this request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan.

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

   Pursuant to Title 19.04 there are no standard conditions that apply to the Single Room Occupancy Residence use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

RTS

NOTICES MAILED 218 [Mailed with GPA-20611, ZON-19662, WVR-19668, VAR-19665, VAR-19666, SUP-20052 & SDR-19659]

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19661** APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Perlman Design Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Randall Bishop

Subscribed and sworn before me Stephanie M. Duran

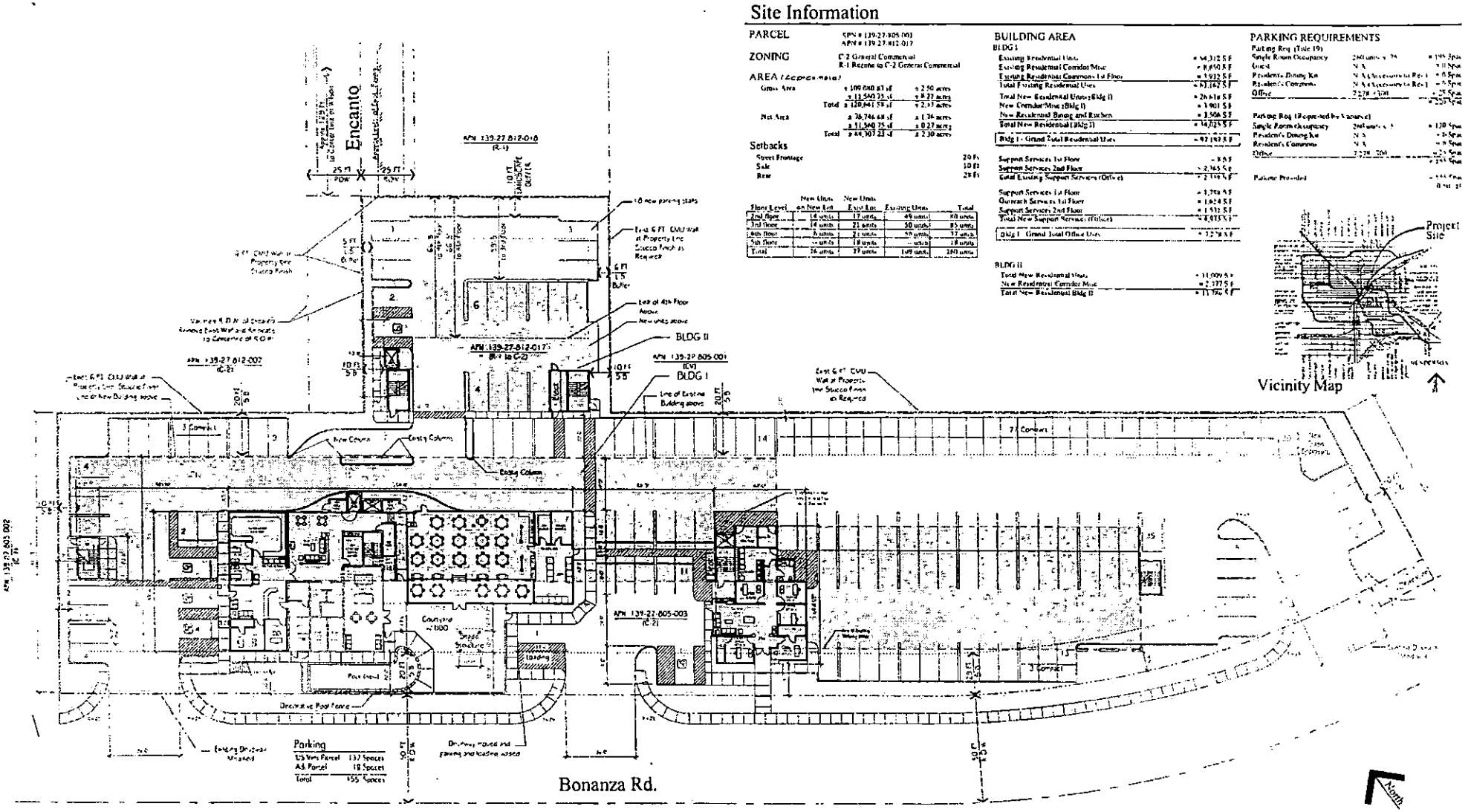
This 29 day of January, 2007

_____ Notary Public

Notary Public in ~~and for~~ said County and State

STEPHANIE M. DURAN
Comm. # 1412658
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires April 21, 2007

FEB 0 6 2007



Conceptual Site Plan - Scheme G

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

04/26/07 PC

ZON-19662
VAR-19665
SUP-19661
VAC-19669

WVR-19668
VAR-13666
SUP-20052
SDR-19659
REVISED

Perlman F

MAR 0 9 2007

Perlman
DESIGN GROUP

April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC
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Tel 702.990.0800 Fax 702.990.2222
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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
SUP-20052 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, WVR-19668, AND SUP-19661 - PUBLIC HEARING – APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

C.C.: 05/16/07

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

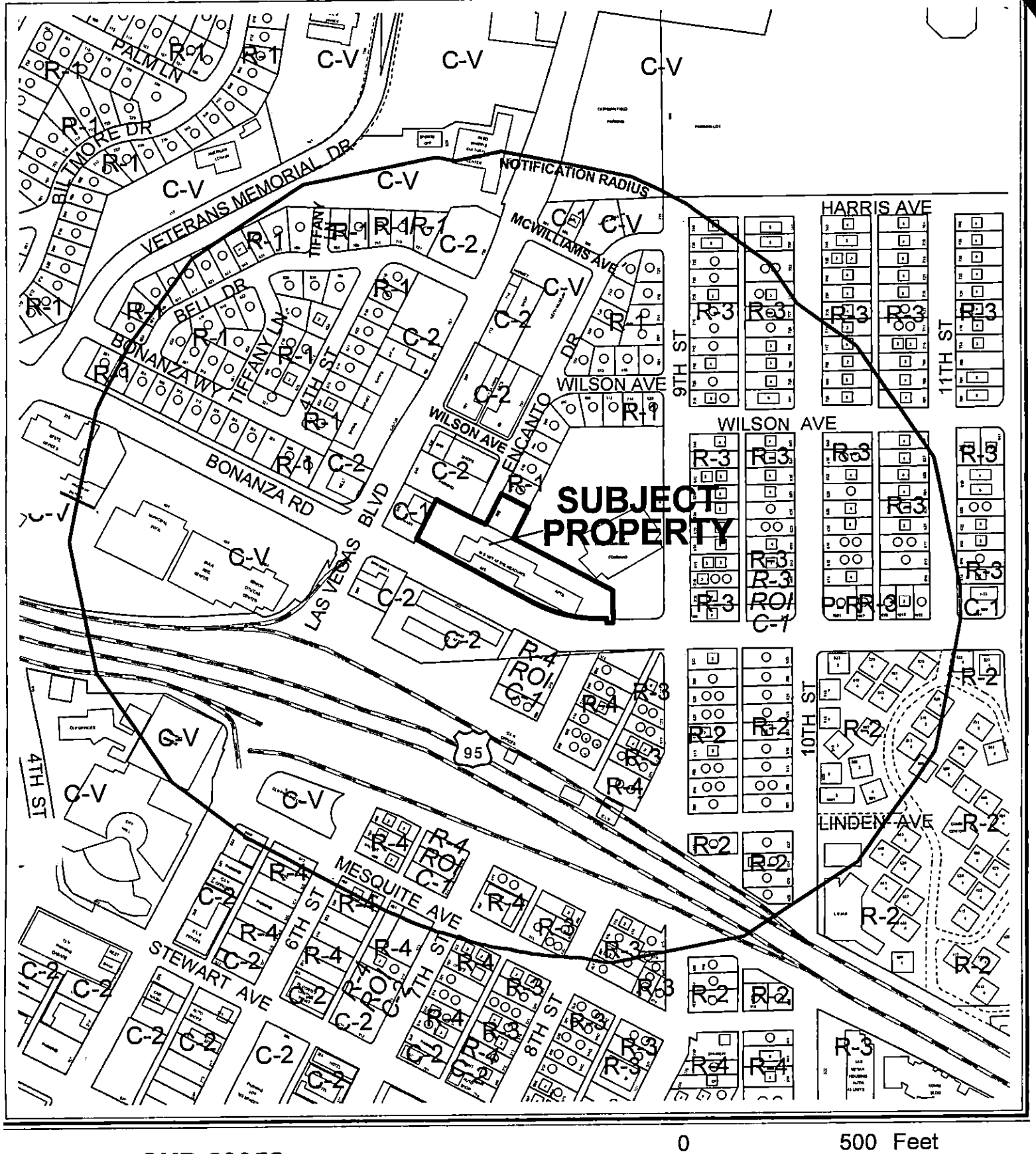
RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:
See Item 43 for related discussion.

(8:23 – 8:31)



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CASE: **SUP-20052**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

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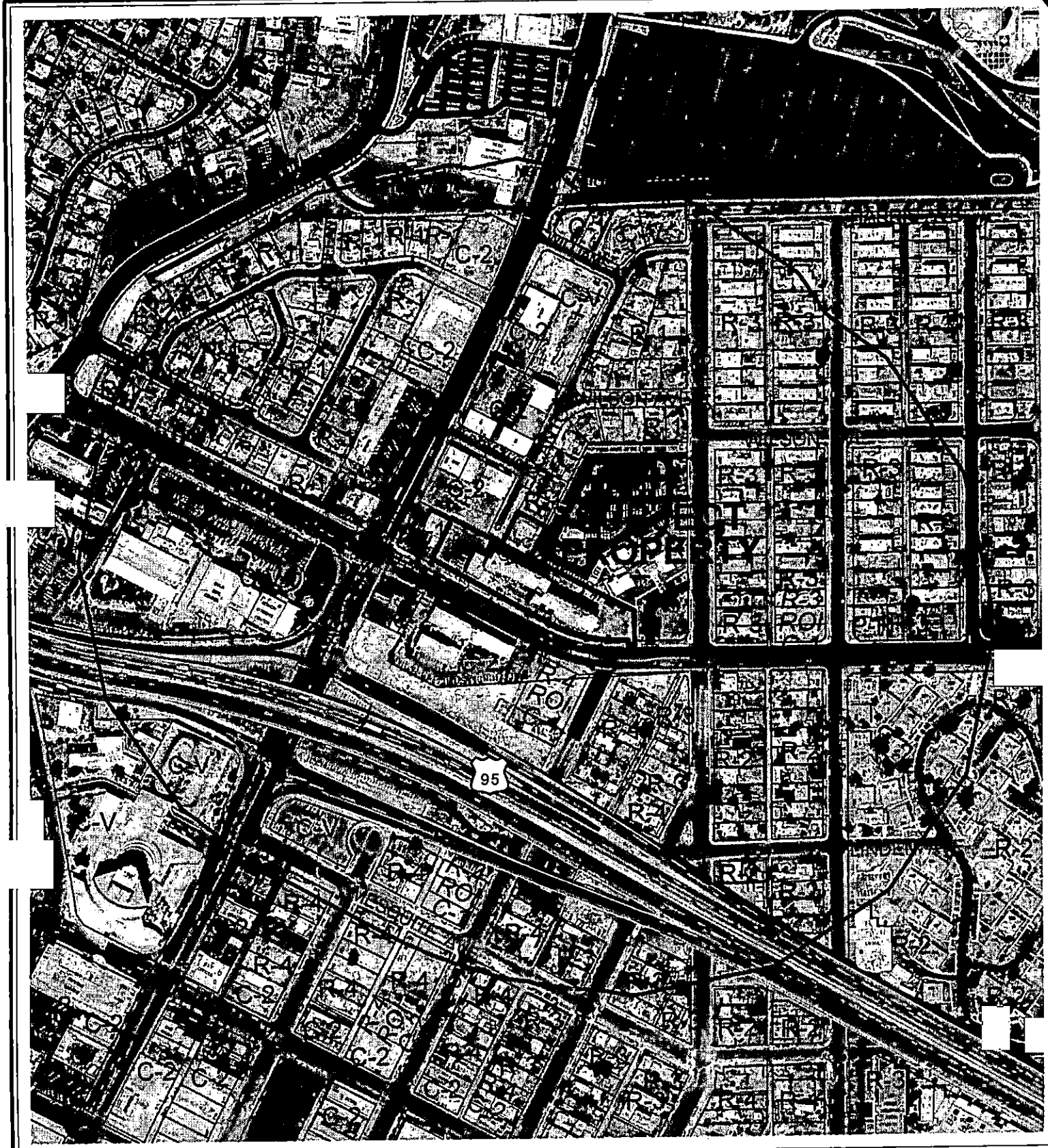

CASE: **SUP-20052**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20052 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-19611), Rezoning (ZON-19662), Special Use Permit (SUP-19661), Vacation (VAC-19669), Waiver (WVR-19668), and Site Development Plan Review (SDR-19659) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

RTS

SUP-20052 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Social Service Provider use within an existing multi-family residential/single room occupancy residential building that is proposed for expansion on 2.30 acres at 525 East Bonanza Road and 602 Encato Drive. This use permit would allow this location to serve as the operations/program site for the United States Veterans Initiative.

The applicant indicates that the existing building will be expanded to include 77 new residential units, 3,506 square feet of new dinning and kitchen facilities, and 4,913 square feet of new office space/support facilities. Further, the applicant proposes a second, four-story building on the rear of the site that will accommodate an additional 34 residential units. The extent of the changes to the site and the proposed uses are appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.

04/26/07	Companion items for a General Plan Amendment (GPA-20611), Rezoning (ZON-19662), Site Development Plan Review (SDR-19659), Waiver (WVR-19668), Special Use Permit (SUP-19661), and Vacation (VAC-19669) will be heard concurrently with this item. An additional concurrent Special Use Permit (SUP-20822) for 610 North Las Vegas Boulevard will also be heard with item.
Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
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Pre-Application Meeting	
01/22/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed. NOTE: This pre-application meeting occurred prior to the determination that there would be a rezoning request to C-V (Civic) and development standards would be proposed by the applicant.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

SUP-20052 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed PF (Public Facilities)]	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use) [Proposed PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Used) on the Redevelopment Plan Area Map of the General Plan. There is an amendment to the General Plan (GPA-20611) that proposes to change the designation to PF (Public Facilities). This 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. The project proposes to expand the existing quasi-public purposes of affordable housing options and providing a veterans' service program on the 2.77 acres site. This is done by providing multi-family residential/single room occupancy residence and social service provider uses on site. The proposed expansion of the existing multi-family residential/single room occupancy residence use and the addition of the social service provider use are in compliance with the proposed PF (Public Facilities) designation.

There is a Rezoning (ZON-19662) that proposes to change the sites zoning from C-2 (General Commercial) and R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The existing and proposed uses established at this location are permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

The site is within the McCarren International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

The site encompasses two parcels with a proposed building built at the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for this C-V (Civic) zoning district. For this reason a condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

A Social Service Provider is defined as a facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. This use includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter.

The applicant states that the site is to be used to provide life skills teaching and other resources to assist veterans in maintaining independent living. The goal is to help veterans acquire permanent housing and employment. Prospective veterans are screened to ensure they meet the criteria for assistance. A qualified veteran may use the program services and use of the site's single room occupancy residence housing option for up to two years as a part of their enrollment in United States Veterans Initiative Program. This meets the definition of a Social Service Provider.

- Conditions

  Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use.

  This special use permit has been submitted in conjunction with a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities); Rezoning (ZON-19662) to change to C-V (Civic) zoning; Special Use Permit (SUP-19661) to allow the expansion of the Single Room Occupancy Residential use; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

  The development is providing a needed and valuable service by providing an affordable housing option in the form of the multi-family residential/single room occupancy residence establishment. Further, the proposed inclusion of the on-site social service provider use provided by the United States Veterans Initiative Program, offers specific, tailored resources to the areas qualified veteran community. This request is deemed compatible with the existing commercial, residential, and government facility developments in the area and constituting an appropriate quasi-public purpose as it would relate to the proposed PF (Public Facility) general plan designation and C-V (Civic) zoning district; therefore, staff is in support of this Special Use Permit.

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."**

   As this site in a predominately MXU (Mixed Use) and PF (Public Facilities) designated area, the subject proposal will be harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan.

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

   A social service provider at this location will not greatly affect the intensity of uses on the site.

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

   The site is served by East Bonanza Road (a 100-foot wide primary arterial street). This thoroughfare can accommodate the proposed social service provider use.

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

   Approval of this request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan.

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

   Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with GPA-20611, ZON-19662, WVR-19668, SUP-19661 & SDR-19659]

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20052** APN: 139-29-805-003

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: United States Veterans Initiative

Name of Representative: Stephanie Buckley

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Randall Bishop
Manager

Subscribed and sworn before me

This 6 day of Feb, 20 07

Joceline Georges Los Angeles CA
Notary Public in and for said County and State

JOCELINE GEORGES
Commission # 1582047
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2009

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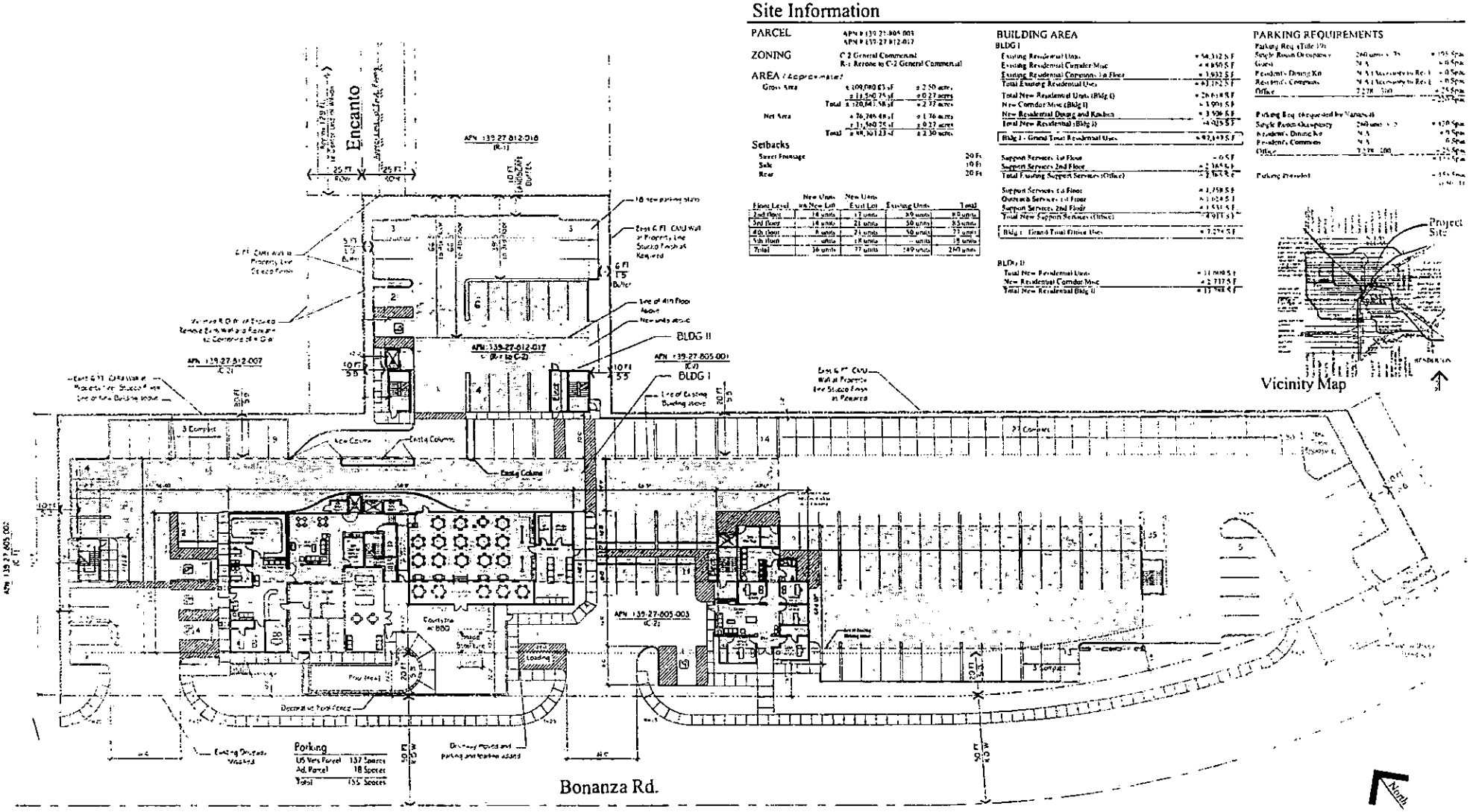

Conceptual Site Plan - Scheme G

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

04/26/07 PC

ZON-19662 VAR-19665 SUP-19661 VAC-19669

WVR-19668 VAR-13666 SUP-20052 SDR-19659

REVISED

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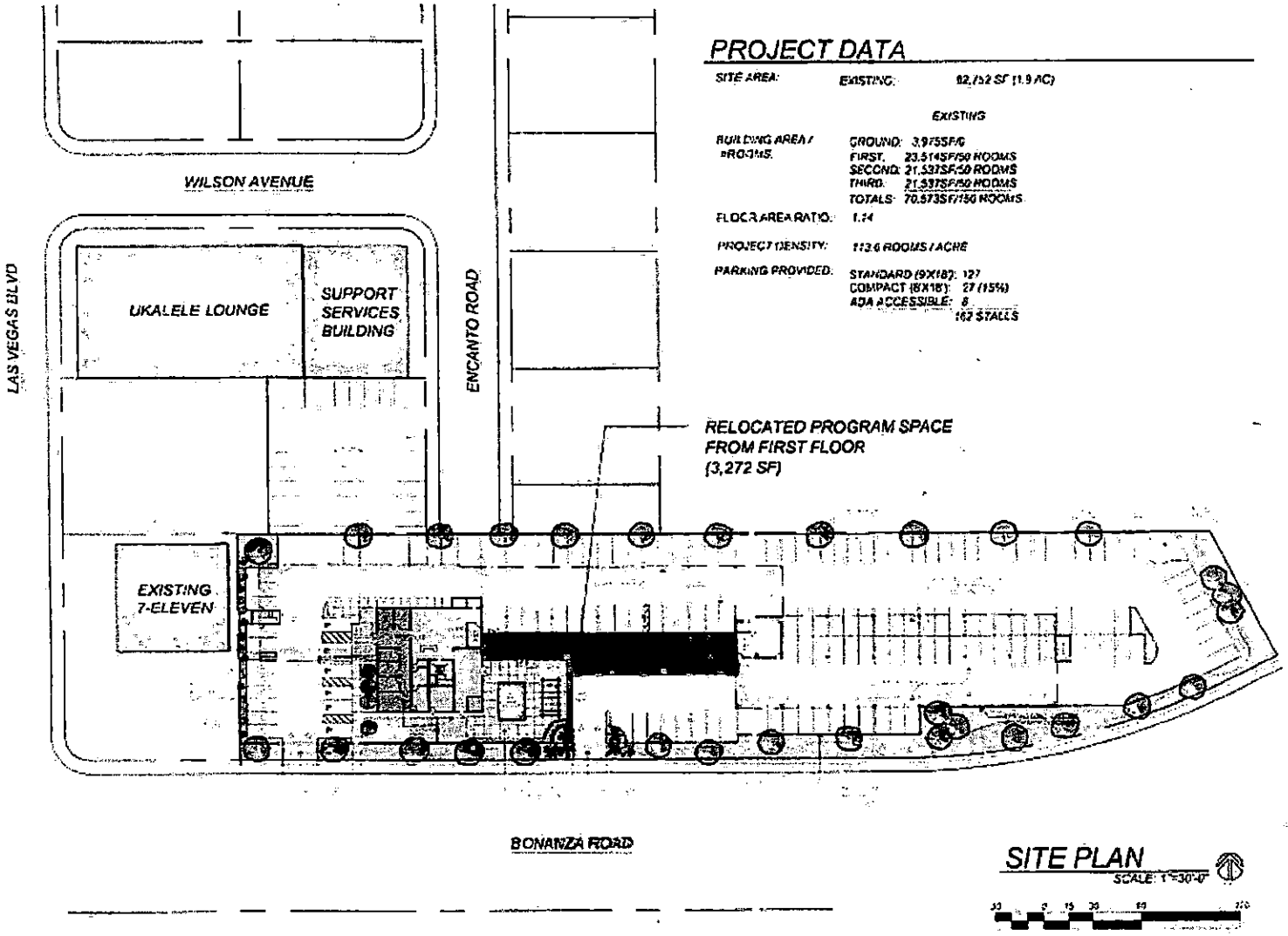
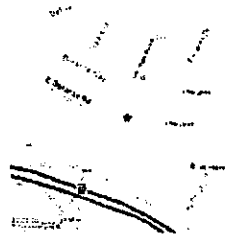


PROJECT DATA

SITE AREA:	EXISTING:	82,752 SF (1.9 AC)
		EXISTING
BUILDING AREA / ROOMS:		GROUND: 3,975SF/0 FIRST: 23,514SF/50 ROOMS SECOND: 21,537SF/50 ROOMS THIRD: 21,537SF/50 ROOMS TOTALS: 70,573SF/150 ROOMS
FLOOR AREA RATIO:		1.14
PROJECT DENSITY:		113.6 ROOMS / ACRE
PARKING PROVIDED:		STANDARD (9X18): 127 COMPACT (8X16): 27 (15%) ADA ACCESSIBLE: 8 162 STALLS

VICINITY MAP



SITE PLAN

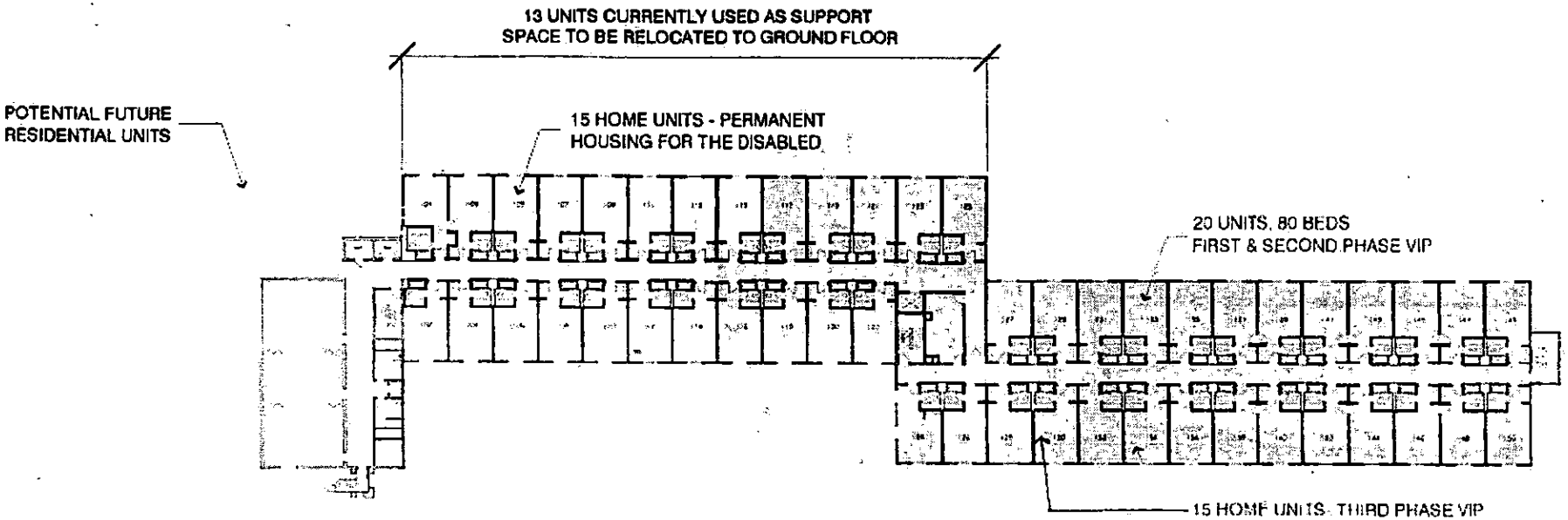
SCALE: 1"=30'-0"

SUAREZ ARCHITECTS, INC

US VETS AT THE MEADOWS

LAS VEGAS, NEVADA

SUP-20052
04/26/07 PC



SUMMARY

15 HOME UNITS - PERMANENT HOUSING FOR THE DISABLED
15 HOME UNITS - THIRD PHASE VIP
30 TOTAL HOME UNITS
20 UNITS - FIRST & SECOND PHASE VIP
50 TOTAL UNITS ON FLOOR

TOTAL FLOOR AREA: 23,514 SF/50 UNITS

LEGEND

15 HOME UNITS - PERMANENT HOUSING FOR THE DISABLED

15 VIP HOME UNITS - THIRD PHASE

20 UNITS, 80 BEDS
FIRST & SECOND PHASE VIP

FIRST FLOOR

SCALE: 1/32"=1'-0"

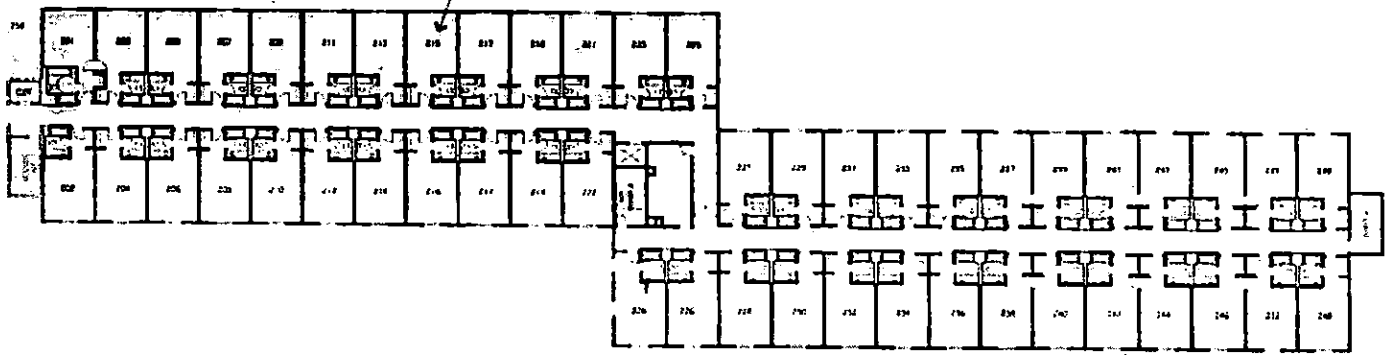
SUAREZ ARCHITECTS, INC

US VETS AT THE MEADOWS
LAS VEGAS, NEVADA

SUP-20052
04/26/07 PC

POTENTIAL FUTURE RESIDENTIAL UNITS

50 UNITS - VETERAN DIRECT RENT EFFICIENCY UNITS



SUMMARY

TOTAL FLOOR AREA: 21,537 SF/50 ROOMS

LEGEND

50 UNITS - VETERAN DIRECT RENT EFFICIENCY UNITS

THIRD FLOOR

SCALE: 1/32" = 1'-0"

SUAREZ ARCHITECTS, INC

US VETS AT THE MEADOWS

LAS VEGAS, NEVADA

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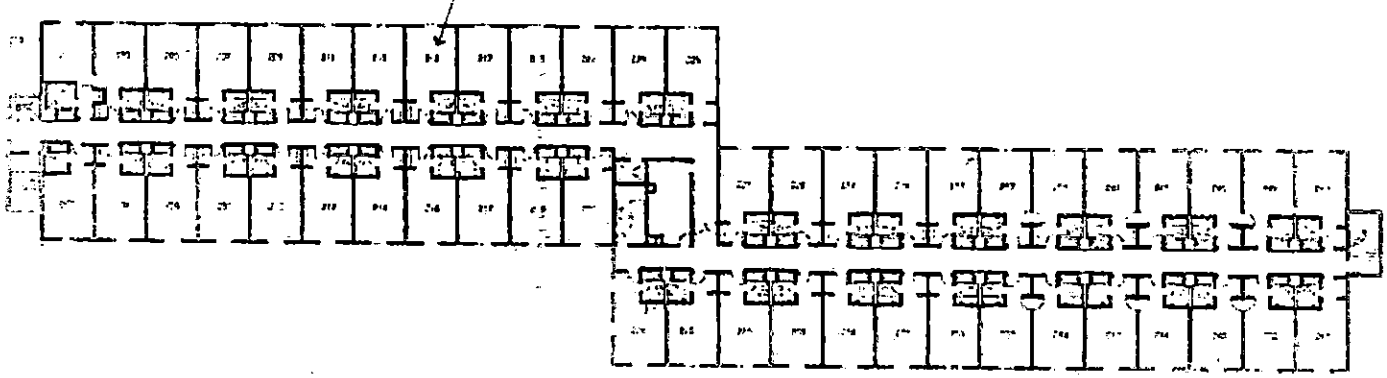
POTENTIAL FUTURE RESIDENTIAL UNITS

50 UNITS - VETERAN DIRECT RENT EFFICIENCY UNITS



SUMMARY

TOTAL FLOOR AREA: 21,537 SF/50 ROOMS

LEGEND

50 UNITS - VETERAN DIRECT RENT EFFICIENCY UNITS

THIRD FLOOR

SCALE: 1/32"=1'-0"

SUAREZ ARCHITECTS, INC

US VETS AT THE MEADOWS

LAS VEGAS, NEVADA

SUP-20052
04/26/07 PC

A COLLABORATION FOR HOMELESS VETERANS

United States Veterans Initiative
HONORARY BOARD OF DIRECTORS
President Jimmy Carter
Sidney Poitier
Oliver Stone
Dennis Franz

IN MEMORIAM
President Gerald Ford
Gregory Peck
Jimmy Stewart
Martha Raye
Jack Lemmon

NATIONAL
ADVISORY BOARD
Heather French Henry
Gus Hein
Tony Orlando

January 18, 2007

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

Re: United States Veterans Initiative

To Whom It May Concern:

United States Veterans Initiative (USVI) is a non-profit established to meet the unmet needs of homeless men and women. USVI is the largest organization in the country dedicated to helping homeless veterans and a nationally recognized leader in the field of service delivery to veterans. Our mission is 'The successful reintegration of the greatest number of homeless veterans to their highest level of independence as rapidly as possible.' The mission is accomplished through the co-location of housing, employment assistance and supportive services-case management to this challenging population.

The Veterans In Progress program (VIP) is a 122-bed program that assists veterans in preparing, obtaining and maintaining employment within a 90-day period. The veterans' employment issues tend to have a major impact on the success of his/her transition to independence. This three-phase system seeds to alleviate the social/personal and financial problems that interfere with employability that also includes pulse control, anger management and financial management.

This program offers:

- Employment assistance, vocational training, computer classes and educational programs
- Dorm-Style housing with 3 meals daily.
- Transportation
- Support groups
- Case management:
  - Therapeutic recreation
  - Life Skills groups
- Career Center
- NA/AA groups
- TV room

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A COLLABORATION FOR HOMELESS VETERANS

- Coin operated laundry facilities
- Parking
- Outdoor recreation
- Nearby MWR facilities (for eligible veterans)

Requirements:

- Honorably discharged/General Under Honorable
- Veterans eligible for VA medical services
- Homeless or at risk of being homeless
- NO INCOME necessary.
- Capable of finding and obtaining work and/or desire to improve their quality of life.

Should you have any questions or need any additional information please do not hesitate to contact me at 602-721-0678 or sbuckley@usvetsinc.org.

Sincerely,

Stephanie C. Buckley, MS
Regional Director
United States Veterans Initiative

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04/26/07 PC

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April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
SUP-20822 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, WVR-19668, SUP-19661 AND SUP-20052 - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: COBLENTZ ALEXANDER & T LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 610 Las Vegas Boulevard North (APN 139-27-812-007), C-2 (General Commercial) Zone, Ward 5 (Williams).

C.C.: 05/16/07

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

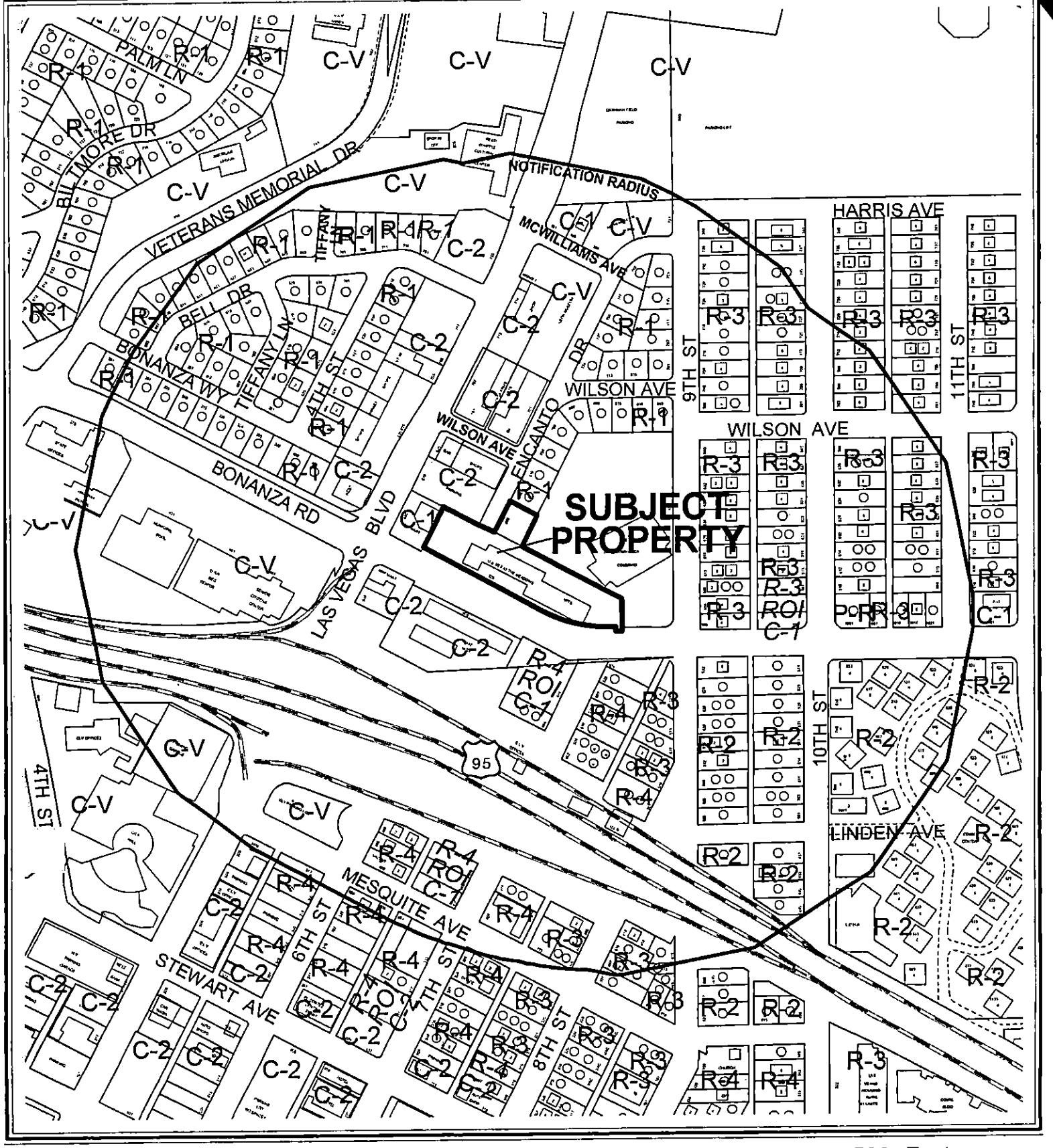
RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:
See Item 43 for related discussion.

(8:23 – 8:31)



CASE: **SUP-20822**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20822 - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: COBLENTZ ALEXANDER & T LIVING TRUST

** CONDITIONS **

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

Planning and Development

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

2. A 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 or business license, to reflect the changes herein. A detailed parking analysis is needed for the site that includes all uses identified and the square footages of all tenant spaces called out. Further, the revised site plan must depict the location and proper dimensioning of all handicap accessible spaces.

3. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the Social Service Provider use cease activity on this site. 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 Social Service Provider use cease activity on this site.

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

SUP-20822 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Social Service Provider use within an existing building on 0.85 acres at 610 North Las Vegas Boulevard. This use permit would allow this location to serve as the auxiliary support services center for the United States Veterans Initiative Program that has its primary location on an adjoining parcel at 525 East Bonanza Road.

The applicant indicates that the existing building will house some of the programs offices and other program support activities. This site differs in character and context from the principle program site. This use permit is inappropriate for this activity at this location; therefore denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/26/07	Companion items for 525 East Bonanza Road and 602 Encanto Drive for a Rezoning (ZON-19662), Waiver (WVR-19668), two Special Use Permits (SUP-19661 and SUP-20052), a Site Development Plan Review (SDR-19659), and Vacation (VAC-19669) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
12/15/04	A building permit application, plan check L-4259-04, was submitted for the site. This was for a Non-work Certificate of Occupancy for a meeting hall and offices for the United States Veterans Initiative Program. This permit (05000162) was reviewed by the Planning and Development Department and issued by the Building and Safety Department on 01/11/05. This permit failed the building final inspection on 01/13/05 and the permit was expired on 01/14/06.
Pre-Application Meeting	
03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

RTS

SUP-20822 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this auxiliary site and the neighboring principle site (525 East Bonanza Road). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance. There are no active or pending business licenses for 610 North Las Vegas Boulevard.

Details of Application Request	
Site Area	
Net Acres	0.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
South	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed PF (Public Facilities)]	C-2 (General Commercial) [Proposed C-V (Civic)
East	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
	Single Family, Detached	MXU (Mixed Use) [Proposed: PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)

RTS

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required Parking*			*Provided Parking*		*Compliance*
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Social Service Provider	1,652 SF	1 Space / 300 SF GFA	5 Spaces	1 Space			
TOTAL (including handicap)			6 Spaces		65 Spaces		N *

* A condition has been added that a revised site plan with a detailed parking analysis be provided to planning prior to any permits or business licenses being issued to verify that the parking standards are being met for the entire commercial development and that the accessibility space requirements are being met. The current site plan only shows a section of the available parking.

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Used) on the Redevelopment Plan Area Map of the Master Plan. This category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The project proposes to provide auxiliary support for a veterans' service program administered on the adjacent property (525 East Bonanza Road) on a portion of the 0.85 acre site at 610 North Las Vegas Boulevard.

RTS

The site is zoned C-2 (General Commercial) which is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. The proposed social service provider use established at this location is permissible in a C-2 (General Commercial) zoning district with the approval of a special use permit and is compatible with the MXU (Mixed Used) Master Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

A Social Service Provider is defined as a facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. This use includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter.

The applicant states that the site is to be used to provide ancillary supports services for the programs primary mission of providing life skills teaching and other resources to assist veterans in maintaining independent living. The principle site, located at 525 East Bonanza Road, is proposing to expand the office and training space available to the program per the proposed Site Plan Review (SDR-19659). It has been indicated by the applicant that at that time those activities located at 610 North Las Vegas Boulevard will be merged into the principle site. A condition has been added to the "if approved" conditions requiring a one-year review to evaluate the status of the building expansion efforts at the primary location and determine whether the program is able, at that time, to consolidate all program activities into the proposed new space and cease the need for this use on this subject site.

The goal is to help veterans acquire permanent housing and employment. Prospective veterans are screened to ensure they meet the criteria for assistance. A qualified veteran may use the program services and use of the primary site's single room occupancy residence housing option for up to two years as a part of their enrollment in the United States Veterans Initiative Program. This location is where the program's social/gathering area is and where intake interviews are conducted. This meets the definition of a Social Service Provider.

- Conditions

  Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use.

This special use permit has been submitted in conjunction with applications under review for the neighboring, primary program site at 525 East Bonanza Road. Those applications include: a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities); Rezoning (ZON-19662) to change to C-V (Civic) zoning; Special Use Permit (SUP-19661) to allow the expansion of the Single Room Occupancy Residential use; a Site Development

Plan Review (SDR-19659) for a proposed expansion of 36,084 square feet to an existing building and to site a new 13,786 building; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

While the United States Veterans Initiative Program is providing a needed and valuable service by offering specific, tailored resources to the areas qualified veteran community, the expansion of the Social Service Provider use beyond the primary program location is not deemed compatible with the commercial nature of this site, which until recently included a tavern use. Nor is the use compatible with the existing residential developments to the north and east of this property. This use may be permissible with the approval of a special use permit in a C-2 (General Commercial) zoning district; however, the location and activities proposed at this site are more appropriate within the proposed PF (Public Facilities) general plan designation and C-V (Civic) zoning district at the programs principle location to the south of this site. Staff can not support this Special Use Permit request.

FINDINGS

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

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

   While the site in a predominately MXU (Mixed Use) and PF (Public Facilities) designated area, the subject proposal will not be harmonious and compatible with existing surrounding land uses, specifically the commercial development where it is be located and the neighboring residential uses, and with potential future uses as projected by the General Plan.

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

   A social service provider at this location will not greatly affect the intensity of uses on the site.

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

   The site is served by North Las Vegas Boulevard (a 100-foot primary arterial). This thoroughfare can accommodate the proposed social service provider use.

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

   Approval of this request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan.

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

   Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052, & SDR-19659]

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20822** APN: 139-27-812-007

Name of Property Owner: 610 LLC

Name of Applicant: United States Veteran Initiative

Name of Representative: United States Veteran Initiative

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: Suzanne Feld

Print Name: Suzanne Feld

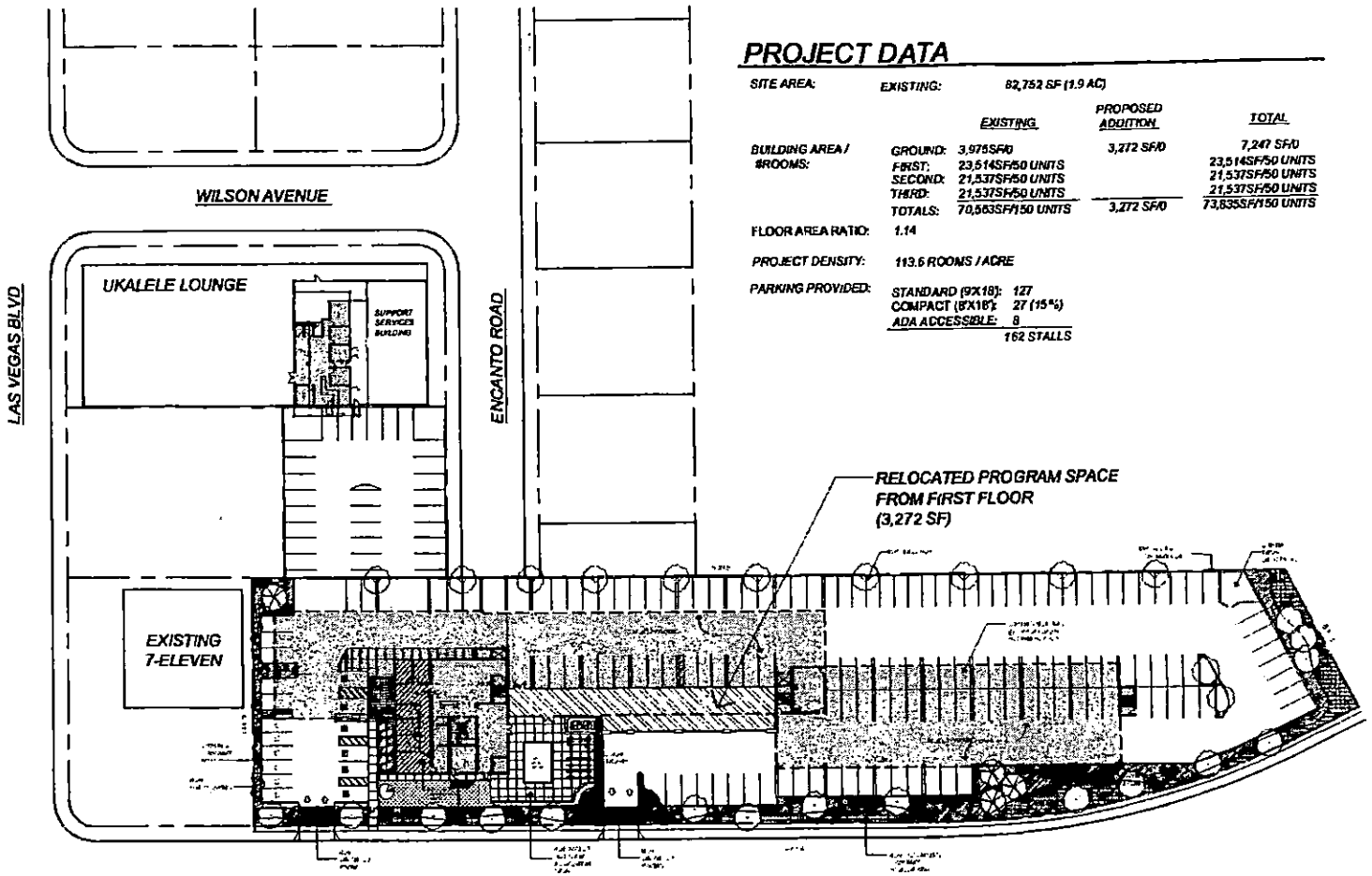
Subscribed and sworn before me

This 27th day of March, 2007

Erica Chih

Notary Public in and for said County and State

ERICA CHIH
Notary Public, State of Nevada
Appointment No. 06-107336-1
My Appt. Expires May 10, 2010



PROJECT DATA

SITE AREA:	EXISTING:	82,752 SF (1.9 AC)		
		EXISTING	PROPOSED ADDITION	TOTAL
BUILDING AREA / #ROOMS:	GROUND:	3,975SF/0	3,272 SF/0	7,247 SF/0
	FIRST:	23,514SF/50 UNITS		23,514SF/50 UNITS
	SECOND:	21,537SF/50 UNITS		21,537SF/50 UNITS
	THIRD:	21,537SF/50 UNITS		21,537SF/50 UNITS
	TOTALS:	70,563SF/150 UNITS	3,272 SF/0	73,835SF/150 UNITS
FLOOR AREA RATIO:	1.14			
PROJECT DENSITY:	113.6 ROOMS / ACRE			
PARKING PROVIDED:	STANDARD (9'X18'): 127			
	COMPACT (8'X16'): 27 (15%)			
	ADA ACCESSIBLE: 8			
	162 STALLS			

SITE PLAN

SCALE: 1"=60'-0"

60 0 30 60 120 240

SUP-20822
04/26/07 PC

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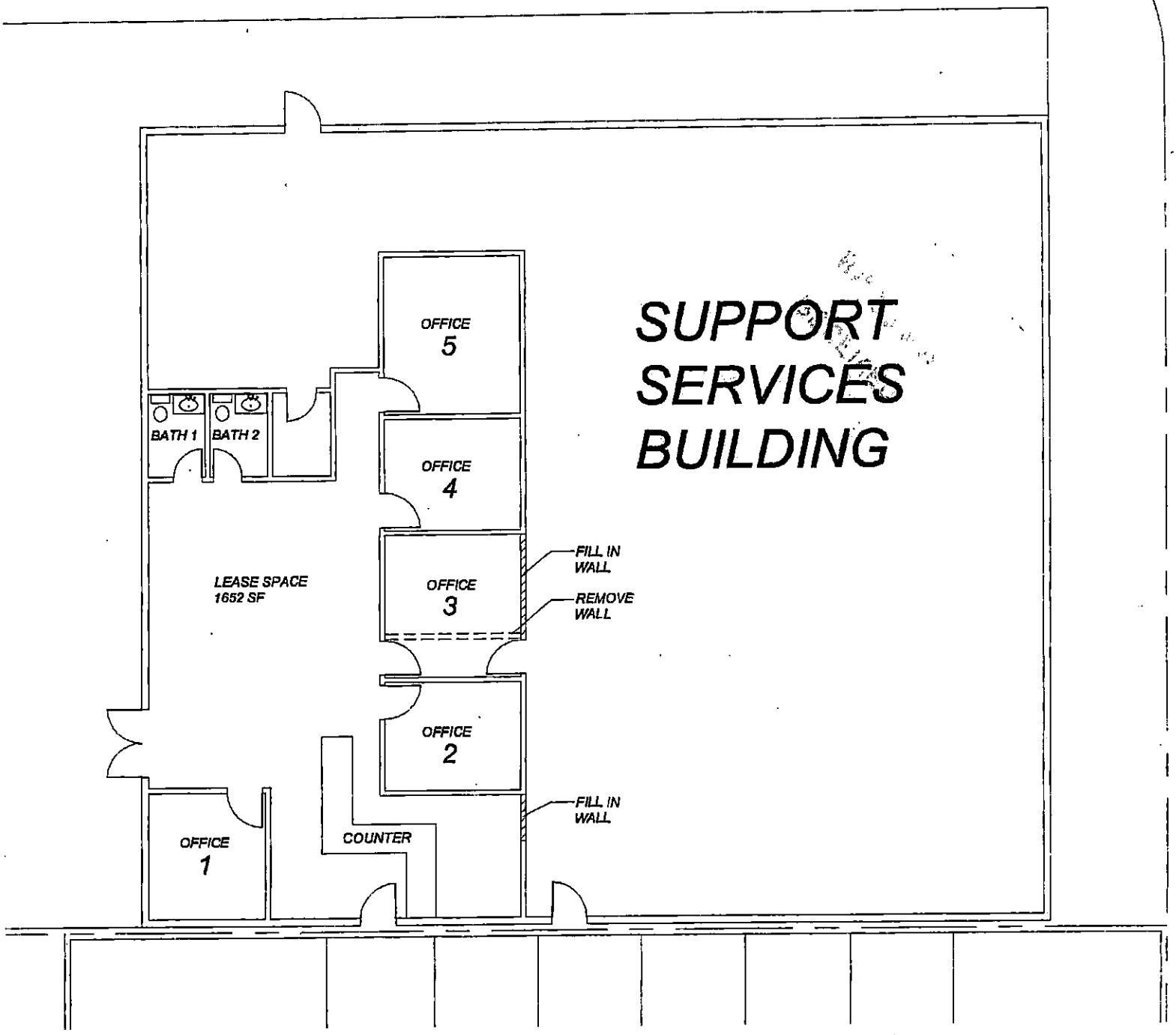

SUP-20822
04/26/07 PC

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DESIGN GROUP

April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER
Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION
This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING
This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

VAC-19669 - VACATION RELATED TO GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052 AND SUP-20822 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Petition to vacate the southern 101 feet of Encanto Drive, commencing approximately 97 feet south of the intersection of Encanto Drive and Wilson Avenue, Ward 5 (Williams).

SET DATE: 05/02/07
C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

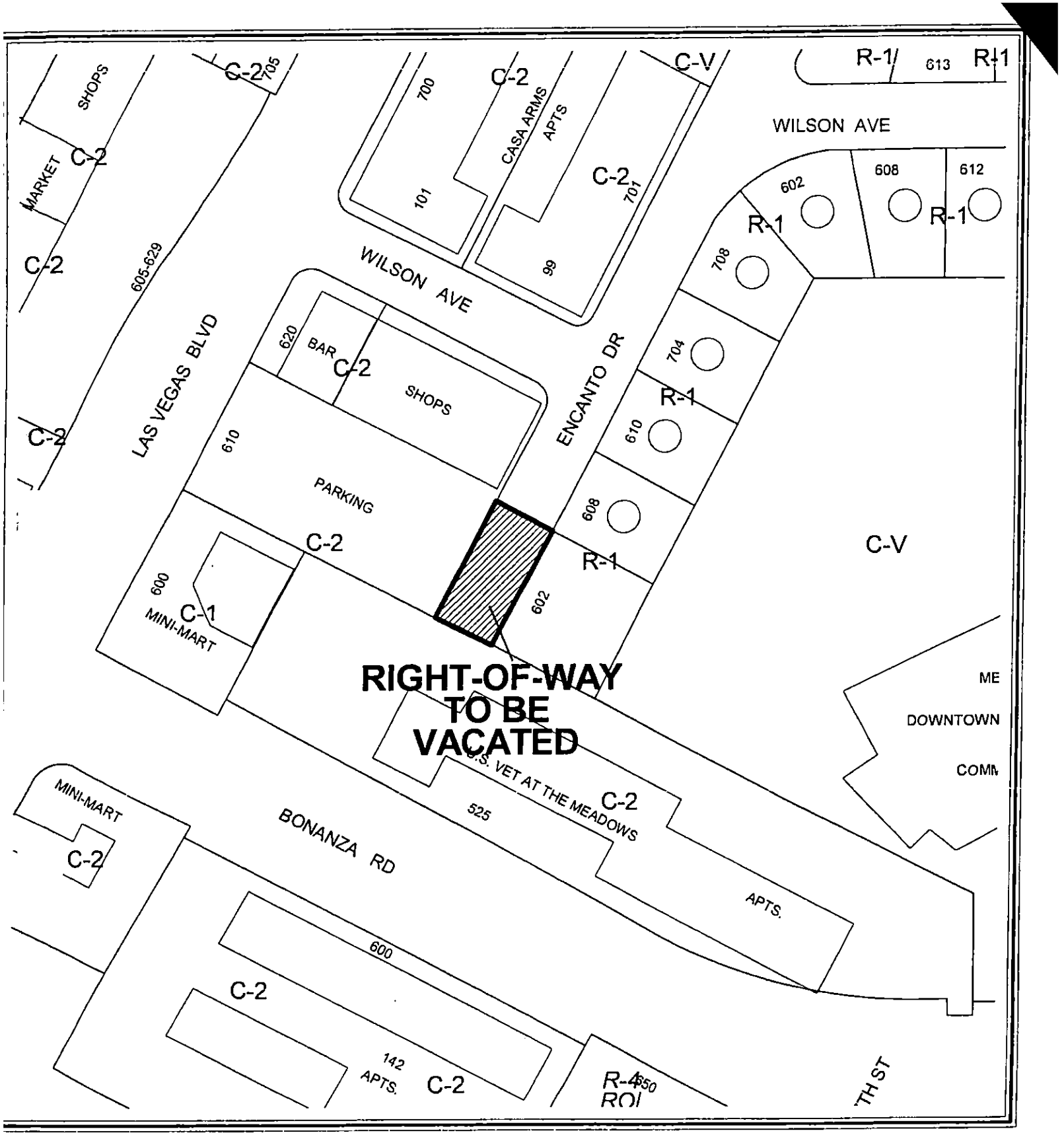
MOTION:

GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:

See Item 43 for related discussion.

(8:23 – 8:31)



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CASE: **VAC-19669**

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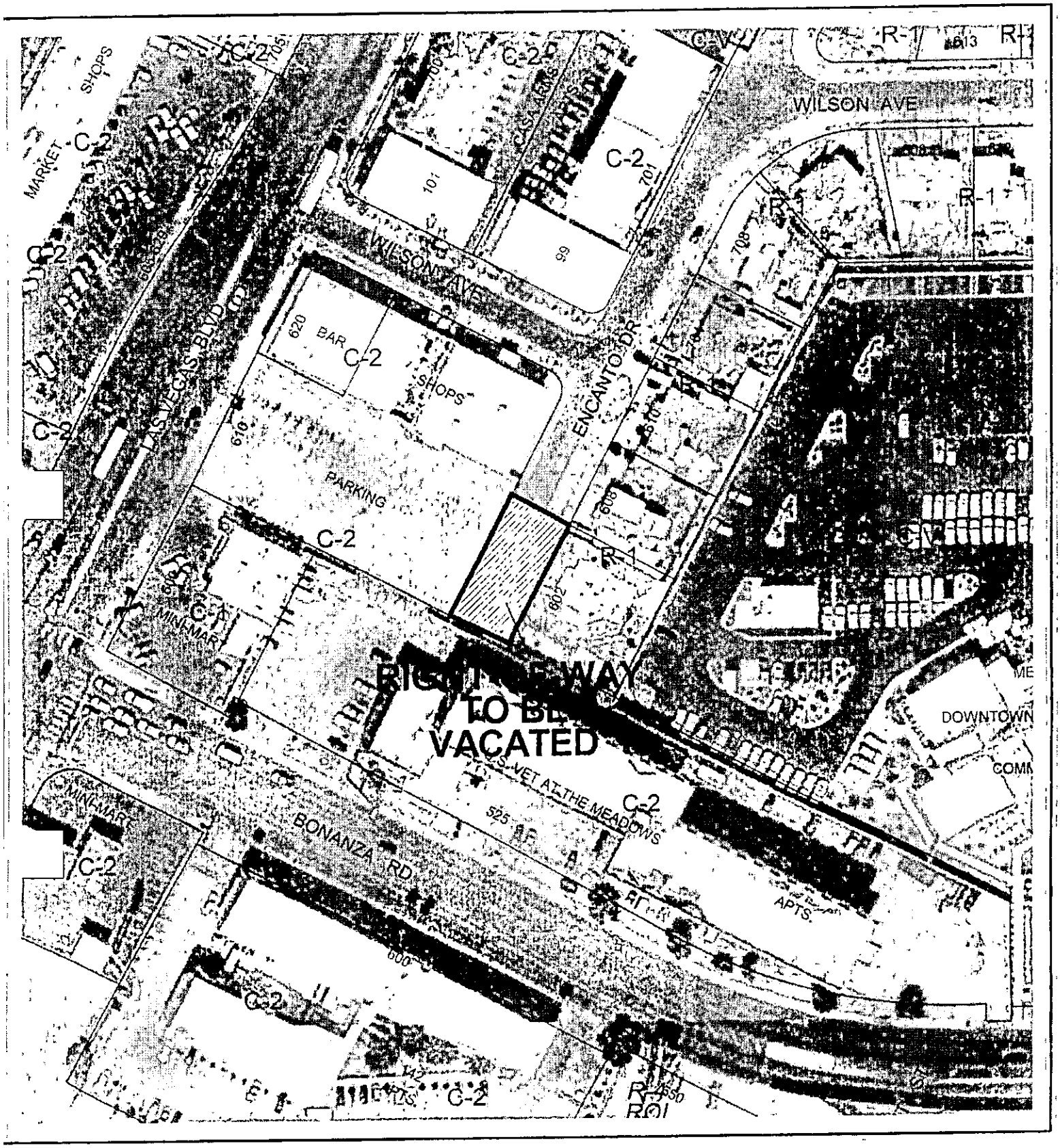

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CASE: VAC-19669

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19669 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

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

1. The limits of this Petition of Vacation shall be defined as the entire width of the southern 101 feet of Encanto Drive, south of Wilson Avenue, retaining and dedicating all rights-of-way necessary to terminate Encanto Drive in a cul-de-sac meeting current City Standards, unless a Waiver, such as WVR-19668, is approved to allow the termination of a public street in a manner other than a cul-de-sac. If a Waiver is not approved, or approved with conditions that require additional right-of-way, said right-of-way shall be dedicated concurrent with the Order of Vacation.

2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. 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.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

6. All development shall be in conformance with code requirements and design standards of all City Departments.

RTS

VAC-19669 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

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

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

VAC-19669 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request to Vacate a portion of a public right-of-way generally located approximately 97 feet south of the intersection of Encanto Drive and East Wilson Avenue. This application is being submitted to provide the necessary site area for the siting of a proposed additional building at 525 East Bonanza Road.

The applicant is proposing to vacate approximately 101 linear feet of the public right-of-way at the southern terminus of Encanto Drive. Approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.
04/26/07	Companion items for a General Plan Amendment (GPA-20611), Rezoning (ZON-19662), Site Development Plan Review (SDR-19659), Waiver (WVR-19668), and two Special Use Permits (SUP-19661 and SUP-20052) will be heard concurrently with this item. An additional concurrent Special Use Permit (SUP-20822) for 610 North Las Vegas Boulevard will also be heard with item.

RTS

VAC-19669 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
03/16/06	A business license for a N41 (NP Social Services (No State License Required) category license was processed in by the Department of Finance and Business Services. This license (N41-94602) was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.
03/19/07	A business license for a N42 (NP Intermediary Housing – not a rescue mission or homeless shelter. Can reside at location for up to 2 years. Resident must be registered in a program to reside at the facility.) category license was processed in by the Department of Finance and Business Services. This license (N42-91916) was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.
Pre-Application Meeting	
01/22/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed. NOTE: This pre-application meeting occurred prior to the determination that there would be a rezoning request to C-V (Civic) and development standards would be proposed by the applicant.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

RTS

VAC-19669 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use) [Proposed PF (Public Facilities)]	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use) [Proposed PF (Public Facilities)]	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DETAILS OF APPLICATION REQUEST

The property is legally described as a 50-foot wide public right-of-way beginning approximately 97 feet south of the intersection of Encanto Drive and East Wilson Avenue and extending approximately 101 feet south to the terminus of Encanto Drive.

Said property being a portion of the Southwest Quater (SW¼) of the East Half (E½) of the South Half (S½) of the Southeast Quarter (SE¼) of Section 27, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

- **Planning and Development**

  A Site Development Plan Review (SDR-19659) if approved would require that this vacation be approved and recorded in order to develop the site as reviewed. If the vacation is not approved by the City Council, then the site plan must be revised to conform to the existing right-of-way and resubmitted to the Planning and Development Department.

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

- **Public Works**

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

  A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in a uniform right-of-way width as it will completely eliminate the full width of a portion of Encanto Drive, south of Wilson Avenue.*

  B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since Encanto Drive currently ends as a dead end street.*

  C. Does it appear that the vacation request involves only excess right-of-way? *No, however if approved the vacated portion of Encanto Drive will be incorporated into the proposed adjacent site development.*

  D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Zoning Reclassification ZON-19662 and a Site Development Plan Review SDR-19659.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *Yes, the termination of a public street without an appropriate cul-de-sac terminus.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes, the vacation request will result in Encanto Drive, a 50-foot public right-of-way, to terminate in a dead end configuration. However, in conjunction with SDR-19659, there is a request for a Waiver of Title 18.12.130 to allow Encanto Drive to dead end. Public Works recommends denial of this Waiver request.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with GPA-20611, ZON-19662, WVR-19668, VAR-19665, VAR-19666, SUP-19661, SUP-20052 and SDR-19659]

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-19669** APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Perlman Design Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Randall Bishop

Subscribed and sworn before me Stephanie M. Duran

This 29 day of January, 20 07

_____ Notary Public

Notary Public in and for said County and State

STEPHANIE M. DURAN
Comm. # 1412658
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires April 21, 2007

Site Information

PARCEL APN # 139-27-805-003
APN # 139-27-812-012

ZONING C-2 General Commercial
R-1 Remote to C-2 General Commercial

AREA (Approximate)

Gross Area		± 109,080.85 sf	± 2.58 acres
		± 11,560.75 sf	± 0.27 acres
	Total	± 120,641.58 sf	± 2.77 acres
Net Area		± 76,748.48 sf	± 1.76 acres
		± 11,568.75 sf	± 0.27 acres
	Total	± 88,307.23 sf	± 2.30 acres

Setbacks

Street Frontage	28 Ft
Side	18 Ft
Rear	20 Ft

Floor Level	New Units on New Lot	New Units Exist Lot	Existing Units	Total
2nd floor	18 units	32 units	49 units	80 units
3rd floor	18 units	21 units	50 units	85 units
4th floor	6 units	21 units	50 units	72 units
5th floor	-- units	18 units	-- units	18 units
Total	34 units	71 units	149 units	250 units

BUILDING AREA

BLDG I

Existing Residential Units	= 54,312 S.F.
Existing Residential Corridor/Mux	= 4,850 S.F.
Existing Residential Commons 1st Floor	= 3,952 S.F.
Total Existing Residential Uses	= 63,162 S.F.
Total New Residential Units (Bldg I)	= 26,618 S.F.
New Corridor/Mux (Bldg I)	= 3,901 S.F.
New Residential Dining and Kitchen	= 3,506 S.F.
Total New Residential (Bldg I)	= 34,025 S.F.
Bldg I - Grand Total Residential Uses	= 97,187 S.F.
Support Services 1st Floor	= 0 S.F.
Support Services 2nd Floor	= 2,365 S.F.
Total Existing Support Services (Office)	= 2,365 S.F.
Support Services 1st Floor	= 1,758 S.F.
Outreach Services 1st Floor	= 1,624 S.F.
Support Services 2nd Floor	= 1,591 S.F.
Total New Support Services (Office)	= 4,973 S.F.
Bldg I - Grand Total Office Uses	= 7,278 S.F.

BLDG II

Total New Residential Units	= 11,049 S.F.
New Residential Corridor/Mux	= 2,777 S.F.
Total New Residential (Bldg II)	= 13,786 S.F.

PARKING REQUIREMENTS

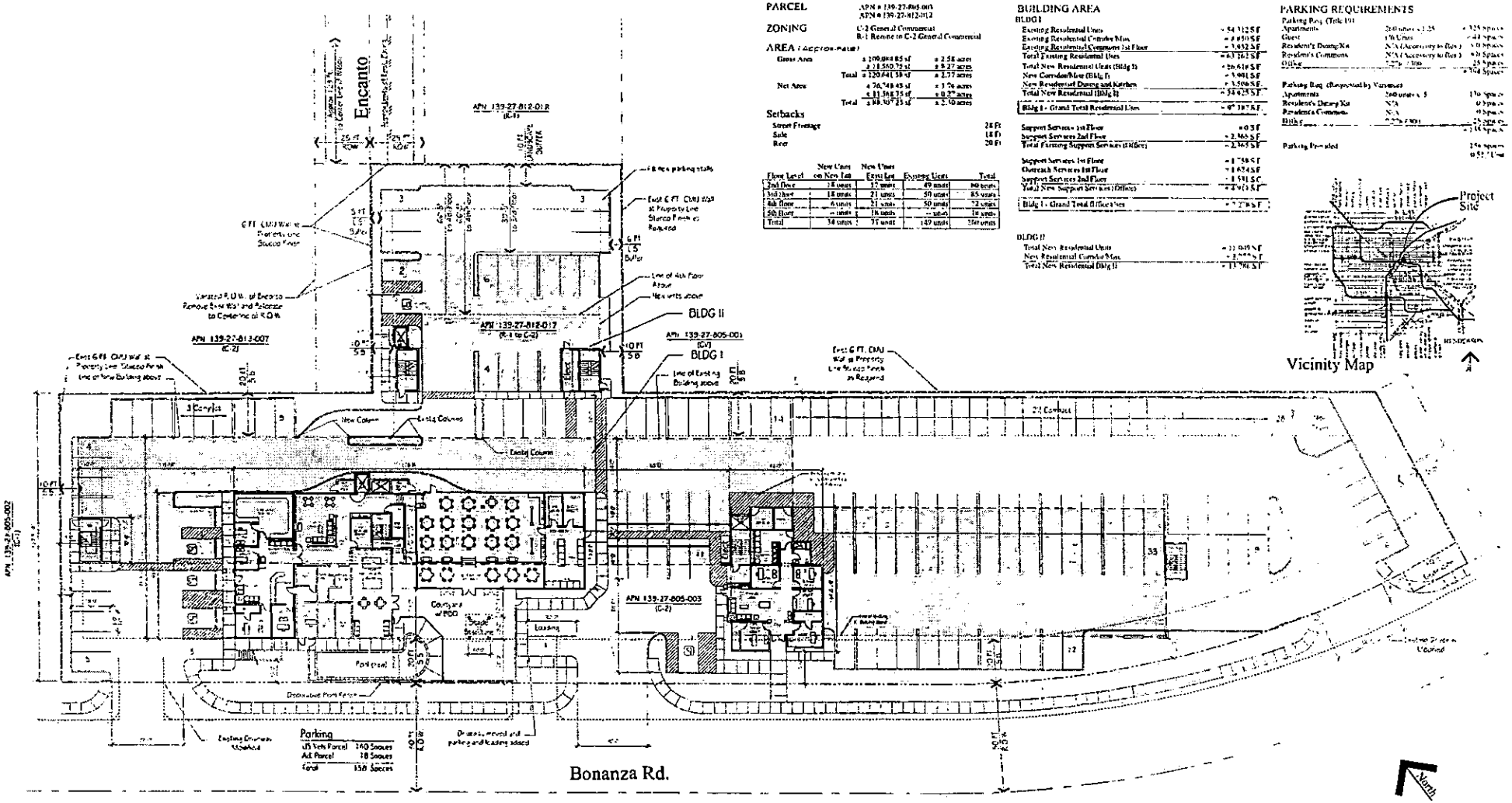
Parking Req. (Title 19)

Apartments	260 units x 1.25	= 325 Spaces
Guest	130 Units	= 44 Spaces
Resident's Dining/Kit	N/A (Accessory to Res.)	= 0 Spaces
Resident's Commons	N/A (Accessory to Res.)	= 0 Spaces
Office	7,278 / 300	= 25 Spaces
		= 394 Spaces

Parking Req. (Requested by Variance)

Apartments	260 units x .5	130 Spaces
Resident's Dining/Kit	N/A	0 Spaces
Residents Commons	N/A	0 Spaces
Office	7,278 / 300	= 25 Spaces
		= 155 Spaces

Parking Provided 150 Spaces
0.5 / Unit



Conceptual Site Plan - Scheme G

Project # P05029 February 2, 2007

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman F1

VAC-19669
04/26/07 PC

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April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19655
GPA-20611, REVISED 04/26/07 PC

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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SDR-19659 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052, SUP-20822 AND VAC-19669 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

C.C.: 05/16/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

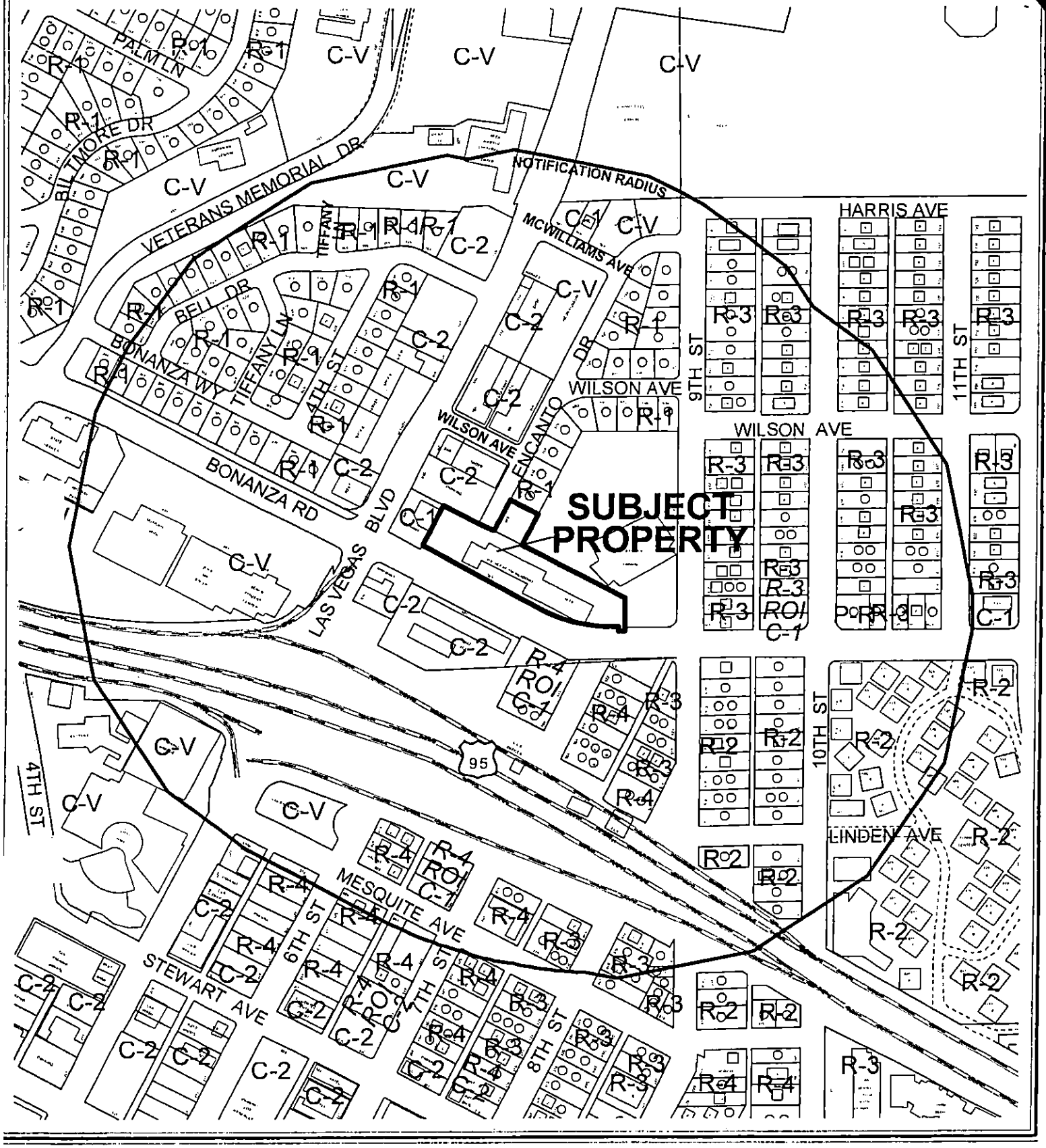
GOYNES – HOLD IN ABEYANCE to 6/28/2007 – UNANIMOUS

MINUTES:

See Item 43 for related discussion.

(8:23 – 8:31)

2-1086



CASE: **SDR-19659**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19659 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-19611), Rezoning (ZON-19662), Waiver (WVR-19668), Special Use Permits (SUP-19661 and SUP-20052) and Vacation (VAC-19669) shall be required.

2. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 03/09/07, and building elevations, date stamped 02/06/07, except as amended by conditions herein.

5. All signage shall adhere to Title 19.14.06(C)(5) and have proper permits obtained through the Building and Safety Department.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Any property line wall shall be decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Bonanza Road.

16. Landscape and maintain all unimproved right-of-way, if any, on Bonanza Road adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19662, Waiver WVR-19668 and all other applicable site-related actions.

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** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed expansion to an existing multi-family residential/single room occupancy residential building on 2.30 acres at 525 East Bonanza Road and 602 Encato Drive. This location also serves as the operations/program site for the United States Veterans Initiative.

The applicant indicates that the existing building will be expanded to include 77 new residential units, 3,506 square feet of new dinning and kitchen facilities, and 4,913 square feet of new office space/support facilities. Further, the applicant proposes a second, four-story building on the rear of the site that will accommodate an additional 34 residential units. The extent of the changes to the site and the proposed uses are appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.
04/26/07	Companion items for a General Plan Amendment (GPA-20611), Rezoning (ZON-19662), Waiver (WVR-19668), two Special Use Permits (SUP-19661 and SUP-20052), and a Vacation (VAC-19669) will be heard concurrently with this item. An additional concurrent Special Use Permit (SUP-20822) for 610 North Las Vegas Boulevard will also be heard with item.

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April 26, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/15/91	A business license for a H05 (Hotel - 199 rooms or less – a building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms & personal service shops) category license was re-classified from an A07 category license (A07-01155) by the Department of Finance and Business Services. This license (H05-01011) was subsequently issued by Business Services on 09/11/91 and later, due to a change of name and ownership, re-issued on 07/24/00. There was no apparent Planning and Development review either time.
03/16/06	A business license for a N41 (NP Social Services (No State License Required) category license was processed in by the Department of Finance and Business Services. This license (N41-94602) was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.
03/19/07	A business license for a N42 (NP Intermediary Housing – not a rescue mission or homeless shelter. Can reside at location for up to 2 years. Resident must be registered in a program to reside at the facility.) category license was processed in by the Department of Finance and Business Services. This license (N42-91916) was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.
Pre-Application Meeting	
01/22/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed. NOTE: This pre-application meeting occurred prior to the determination that there would be a rezoning request to C-V (Civic) and development standards would be proposed by the applicant.
Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 East Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project.
Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

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April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	2.77
Net Acres	2.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Room Occupancy Residence	MXU (Mixed Use)	C-2 (General Commercial) [Proposed: C-V (Civic)]
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential) [Proposed: C-V (Civic)]
North	General Retail, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facility)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

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

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DEVELOPMENT STANDARDS

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable. Any future development will require review for determination of appropriate development standards.

The following development standards are proposed for this C-V (Civic) District:

Standard	***Provided***
Min. Lot Width	>100 Feet
Min. Setbacks • Front • Side o West o East • Corner • Rear	 9 Feet 8.5 Feet 105 Feet n/a 20 Feet
Min. Setback from a Primary Arterial Street	9 Feet
Min. Distance Between Buildings	20 Feet
Max. Building Height	53 Feet
Trash Enclosure	Screened and Covered
Mech. Equipment	Screened
Residential Adjacency Standards	***Provided***
3:1 proximity slope	66.42 Feet
Adjacent development matching setback	39.42 Feet
Trash Enclosure	>50 Feet
Landscaping and Open Space Standards	***Provided***
Parking Area	10 Trees (Most parking is under the buildings)
Buffer: Min. Trees	 80 Trees (24-inch box trees @ 20 FT O.C.)
TOTAL	90 Trees
Min. Zone Width: North - Interior P|L (Adj. to R-1 Zone) (Adj. to C-V Zone) (Adj. to C-2 Zone) East - Interior P|L (Adj. to C-V Zone) West - Interior P|L (Adj. to C-V Zone) South - P|L @ ROW (Adj. to E. Bonanza Rd.)	 10 Feet (Double row of 24-inch box trees) 3 Feet 3 Feet 10 Feet 6 Feet 0 Feet (LS in ROW via PW Encroachment)
Wall Height	Existing and Proposed 6 Foot CMU at Rear of Site

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Parking Standards				
	Gross Floor Area or Number of Units	*Provided*		
			Parking	
Use		*Parking Ratio*	Regular	Handi-capped
Single Room Occupancy Residence	260 Units	0.5 Spaces / Dwelling Unit	126 Spaces	4 Spaces
Office, Other Than Listed	7, 278 SF	1 Space / 300 SF GFA	24 Spaces	1 Space
TOTAL (including handicap)			155 Spaces	
Loading Spaces	118,251 SF	1 Space @ 118,251 SF GFA	1 Space	

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Used) on the Redevelopment Plan Area Map of the General Plan. There is an amendment to the General Plan (GPA-20611) that proposes to change the designation to PF (Public Facilities). This 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. The project proposes to expand the existing quasi-public purposes of affordable housing options and providing a veterans' service program on the 2.77 acres site. This is done by providing multi-family residential/single room occupancy residence and social service provider uses on site. The proposed expansion of the existing multi-family residential/single room occupancy residence use and the addition of the social service provider use are in compliance with the proposed PF (Public Facilities) designation.

There is a Rezoning (ZON-19662) that proposes to change the sites zoning from C-2 (General Commercial) and R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The existing and proposed uses established at this location are permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

The site encompasses two parcels with a proposed building built at the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for this C-V (Civic) zoning district. For this reason a condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The site development plan review has been submitted in conjunction with a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities); Rezoning (ZON-19662) to change to C-V (Civic) zoning; two Special Use Permits (SUP-19661 and SUP-20052) to allow the expansion of the Single Room Occupancy Residential use and to allow the Social Service Provider use; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

- Site Plan

  The site lies just east of the intersection of North Las Vegas Boulevard and East Bonanza Road. This is an existing multi-family residential/single room occupancy residence establishment that houses the United States Veterans Initiative Program.

  The site was originally approved as a motel building and has subsequently been converted into its current configuration to support the multi-family residential use through efficiency apartments and the single room occupancy residence use which allows the residents access to community meals and other common facilities and services. The site plan illustrates an expansion of the existing building, increasing the footprint of the building towards the west property line. The expansion will include additional ground level parking, a new pool/community area, and new first floor office/support areas for the United States Veterans Initiative Program. Further, the proposed addition will provide added residential units on the second through fifth floors. There is also a second building proposed for the site that is to be located to the rear of the existing building on the lot currently addressed as 602 Encanto Drive. This new building will have ground level parking with residential units on the second, third, and fourth floors.

  As indicated, the standards for a development within a C-V (Civic) zoning district are proposed by the applicant and approved as apart of the zoning action and/or site development plan review. In this case that applicant is proposing 155 parking spaces were similar uses in a commercial zoning district would require 220 parking spaces. Further, the various setback requirements and the residential adjacency standard established under this site development plan review are less restrictive than those that

would be imposed under either the C-1 (Limited Commercial) or C-2 (General Commercial) commercial zones. Due to the existing building's position on the site, various dedications for right-of-way and position of neighboring development the less restrictive standards proposed by this site development plan review are deemed appropriate for this location.

- Landscape Plan

The landscape plan depicts various landscape buffers around the perimeter of this site. The portion of the site where the new building is intended (the former R-1 (Single Family Residential) lot and the site's portion of the Encanto vacation) has landscape buffers of five feet abutting the neighboring C-2 (General Commercial) lot's portion of the Encanto vacation to the west, ten feet abutting the R-1 (Single Family Residential) lot to the north, and six feet abutting the C-V (Civic) parcel to the east. The buffers for the larger parcel, where the existing building is, are three-foot along the northeastern and northwestern property lines abutting the C-V (Civic) and C-2 (General Commercial) properties. The buffer is six-feet along the western property line abutting the C-1 (Limited Commercial) property and ten-feet along the eastern property line abutting the C-V (Civic) property.

The perimeter landscape buffers are depicted as having a minimum 24-inch box tree planted every 20 feet on center, with a double row planted at the far northern property line adjacent to the residential lot. Due to much of the parking being at ground level but under the buildings there is limited parking lot landscaping.

- Elevations/Floor Plan

The building elevations illustrate some façade work along the front, southern side of the existing building to complement the proposed addition and new building. The existing building will be at 43.75 feet while the proposed addition will bring the western portion of the building up to 53 feet. While the site plan no longer shows the existing freestanding sign in the front of the development, the elevations indicate the applicant's intention to place wall signage in three places on the front, southern elevation of the addition. The elevation does not indicate what or who the signage is for. A condition has been added that any signage must be reviewed at the time of sign permit application and must adhere to Title 19.14.060(C)(5).

The floor plans show that there will be added residential units and increased office and program areas as apart of the expansion of the existing building. Further, the floor plans show that the new building will contain only residential units.

The development is providing a needed and valuable service by providing an affordable housing option in the form of the multi-family residential/single room occupancy residence establishment. Further, the proposed inclusion of the on-site social service provider use provided by the United States Veterans Initiative Program, being considered

under a Special Use Permit (SUP-20052), provides specific, tailored resources to the areas qualified veteran community. This request is deemed compatible with the existing commercial, residential, and government facility developments in the area and constituting an appropriate quasi-public purpose as it would relate to the proposed PF (Public Facility) general plan designation and C-V (Civic) zoning district; therefore, staff is in support of this Site Development Plan Review.

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 development is compatible with adjacent residential, commercial, and government facility developments in the surrounding area.

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

   The proposed C-V (Civic) zoning district allows for the development standards to be set by the zoning action and/or subsequent site development plan review. The site plan shows a compatible, urban development that is upgrading the existing facility and is actively screening the proposed new structure from the adjacent residential property with increased landscape planting along the shared property line to the north.

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

   The subject site is adjacent to East Bonanza Road, a 100-foot wide primary arterial street that should be adequate to support the proposed use.

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

   The building elevations depict design and materials that provide an acceptable building and are compatible with the surrounding residential, commercial, and government facility developments. The proposed landscaping is adequate to screen the site from neighboring properties in this area.

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

   The proposed expansion of the existing multi-family residential/single room occupancy residence use and addition of the social service provider use are compatible with other development in the area from a building elevation, design characteristics and aesthetic features point of view.

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

   The proposed expansion of the existing multi-family residential/single room occupancy residence use and addition of the social service provider use are subject to regular building and business licensing inspections and therefore should not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with ZON-19668, WVR-19668, SUP-20052 & SUP-19661, & SUP-20822]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-19659 APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Perlman Design Group

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Randall Bishop

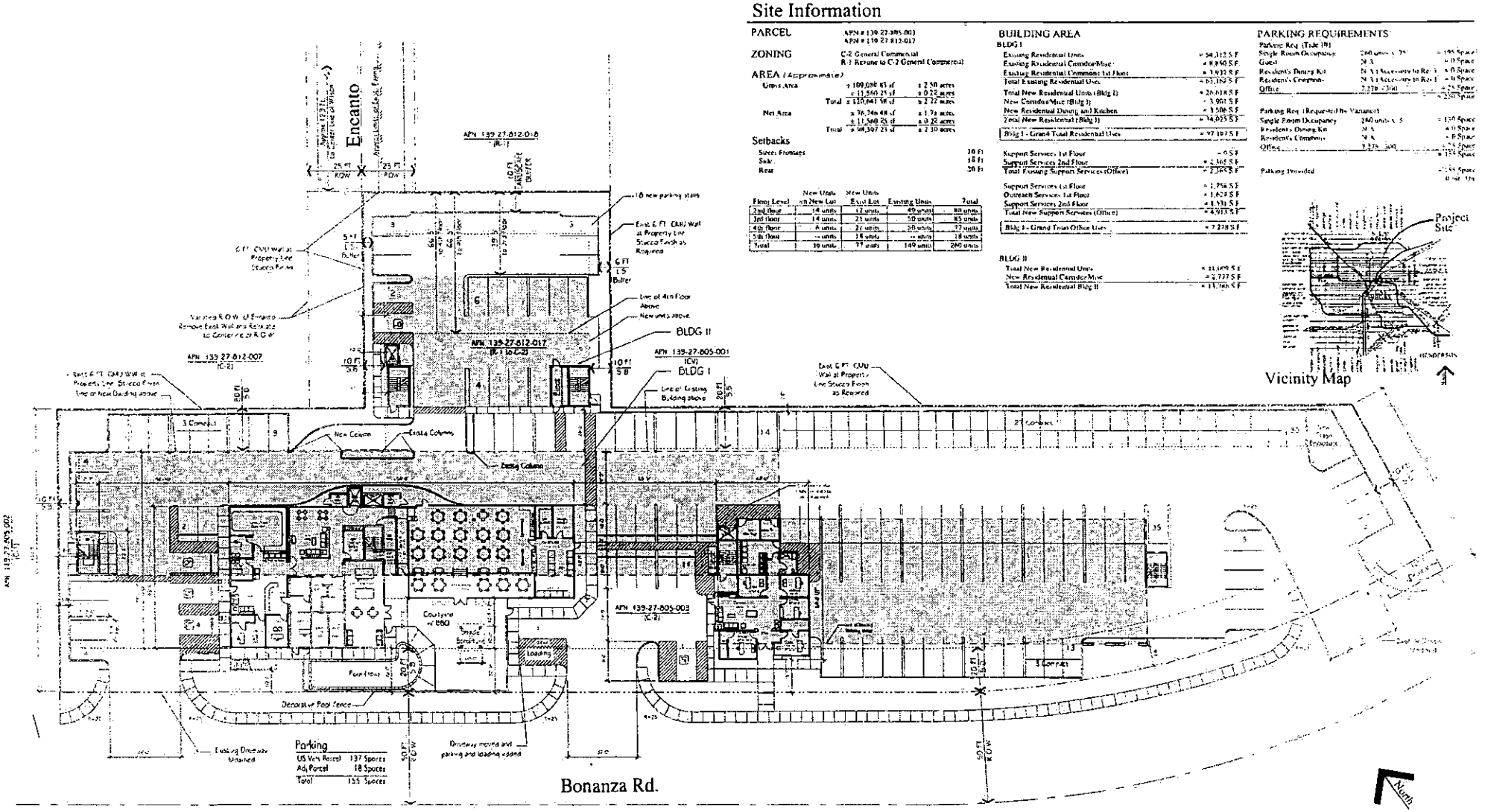
Subscribed and sworn before me Stephanie M. Duran

This 29 day of January, 2007

_____ Notary Public

Notary Public in and for said County and State

STEPHANIE M. DURAN
Comm. # 1412658
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires April 21, 2007



Conceptual Site Plan - Scheme G

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

04/26/07 PC

ZON-19662 WVR-19668
VAR-19665 VAR-13666
SUP-19661 SUP-20052
VAC-19669 SDR-19659
REVISED

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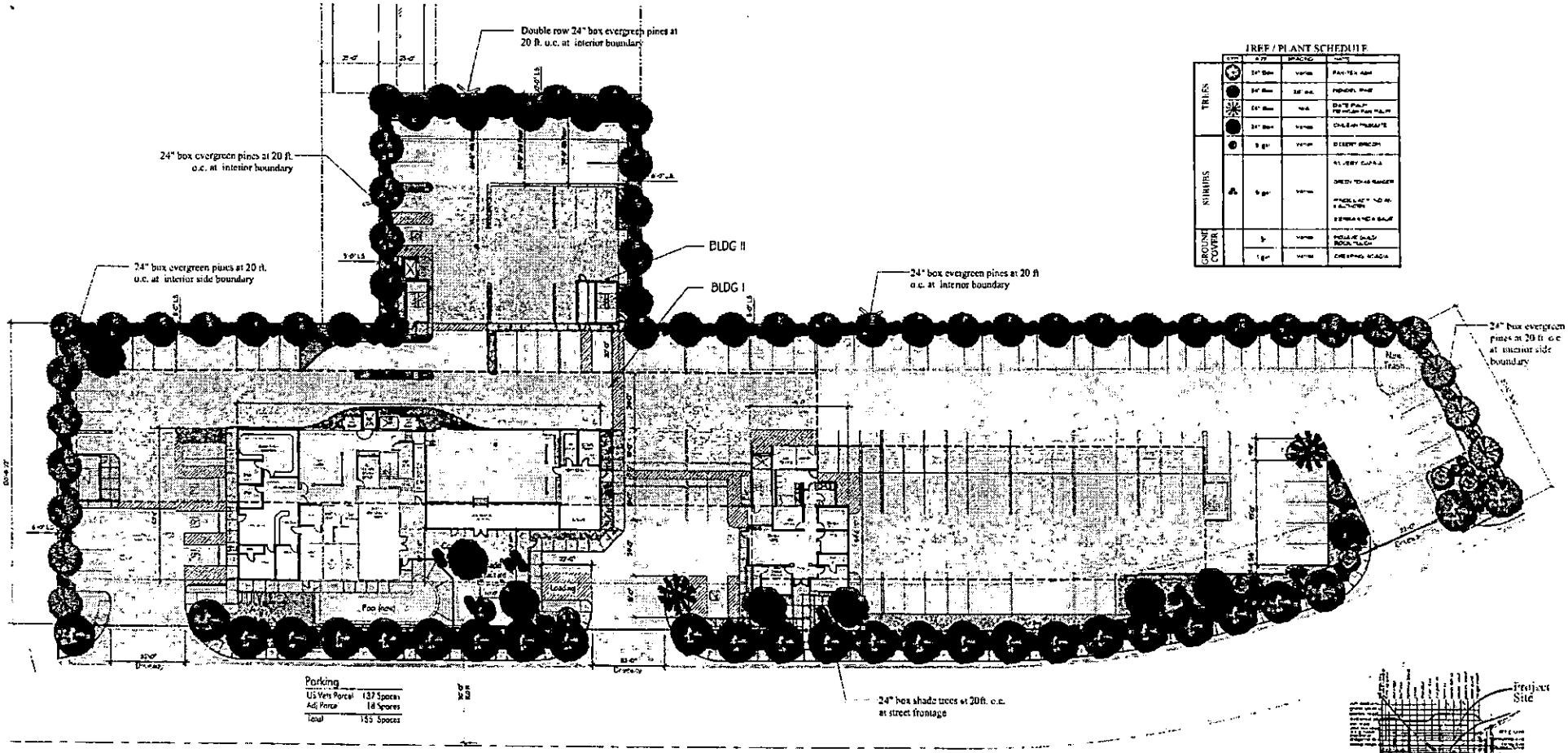

Conceptual Landscape Plan

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

ZON-19662	WVR-19668
VAR-19665	VAR-13666
SUP-19661	SUP-20052
VAC-19669	SDR-19659
04/12/07 PC	REVISED

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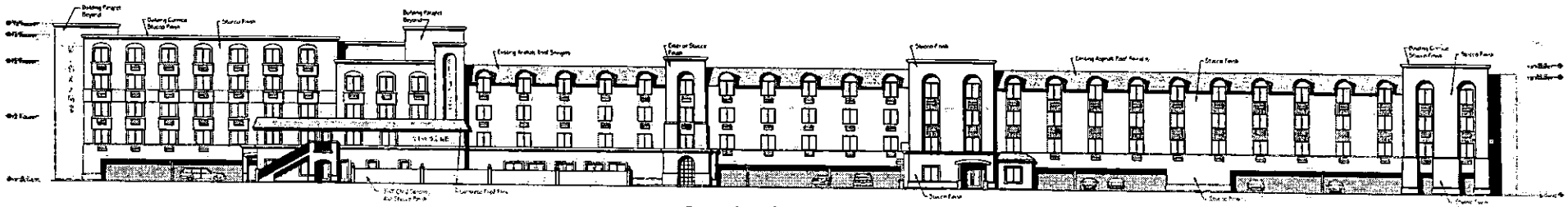
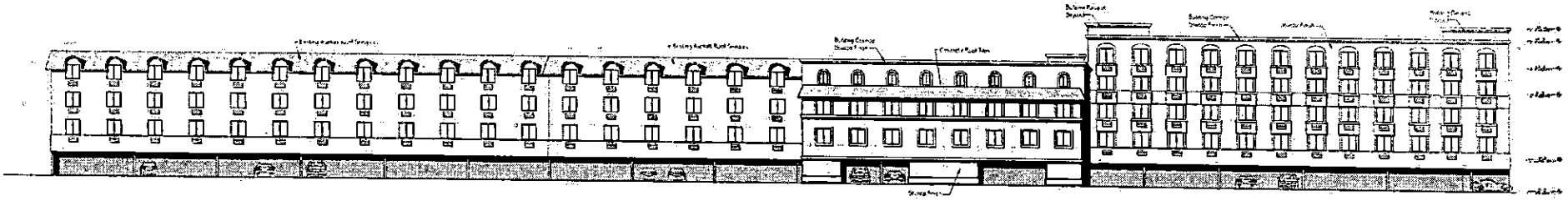
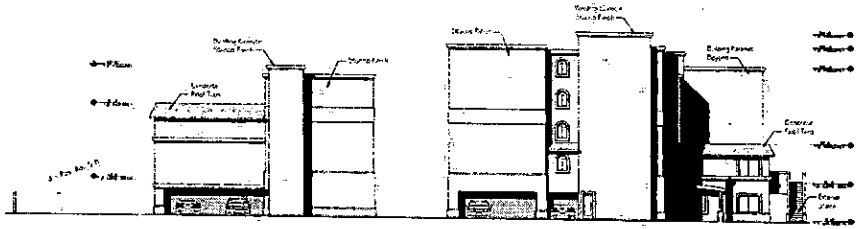


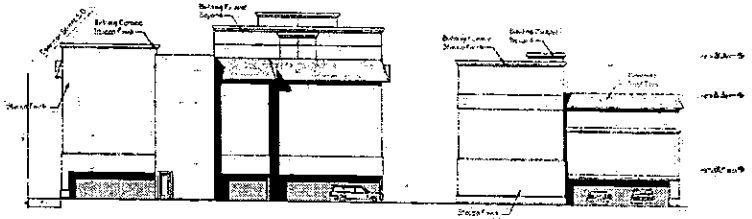
South Elevation



North Elevation



West Elevation



East Elevation

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Scale: 1/16" = 1'-0"
0 16 32
Project # 905029 February 2, 2007

Conceptual Elevations

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

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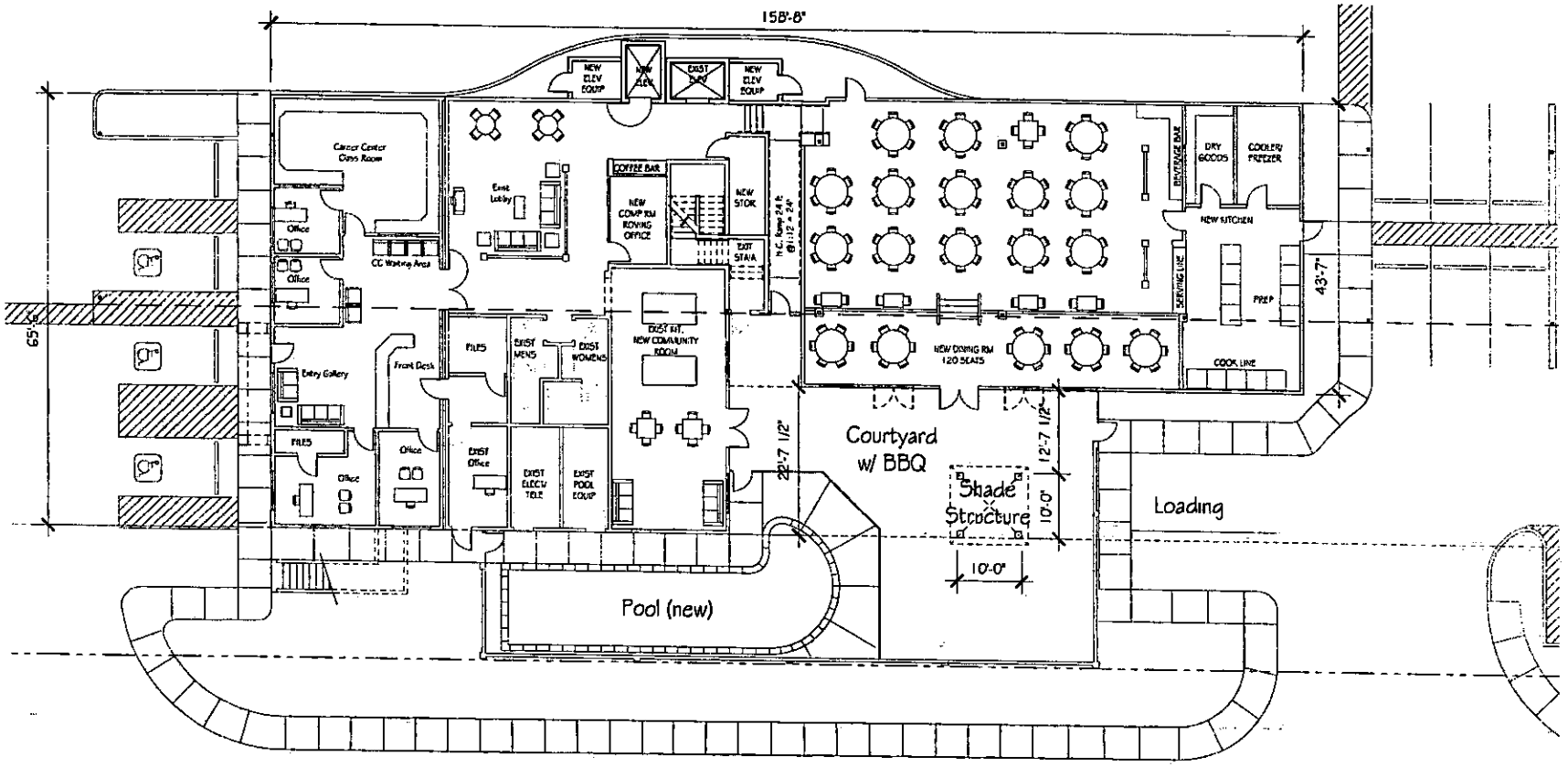
SDR-19659
04/26/07 PC



BLDG. 1

New Support Services = 1758 Sq. Ft.
New Residential Dining & Kitchen = 3506 Sq. Ft.
Exist. Residential Commons = 3257 Sq. Ft.

FEB 06 2007

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

Project # 905029 February 2, 2007

Conceptual 1st Floor Plan

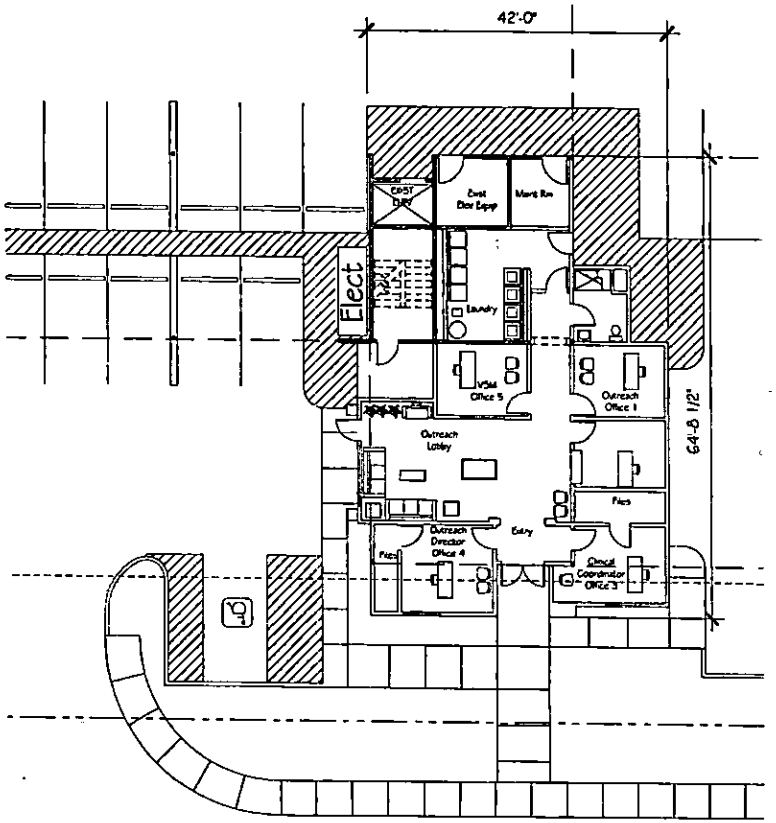
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman FP1a

SDR-19659
04/26/07 PC



BLDG. I

New Outreach Services = 1624 Sq. Ft.

Exist. Residential Commons = 675 Sq. Ft.

FEB 0 6 2007

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

Project # 905029 February 2, 2007

Conceptual 1st Floor Plan

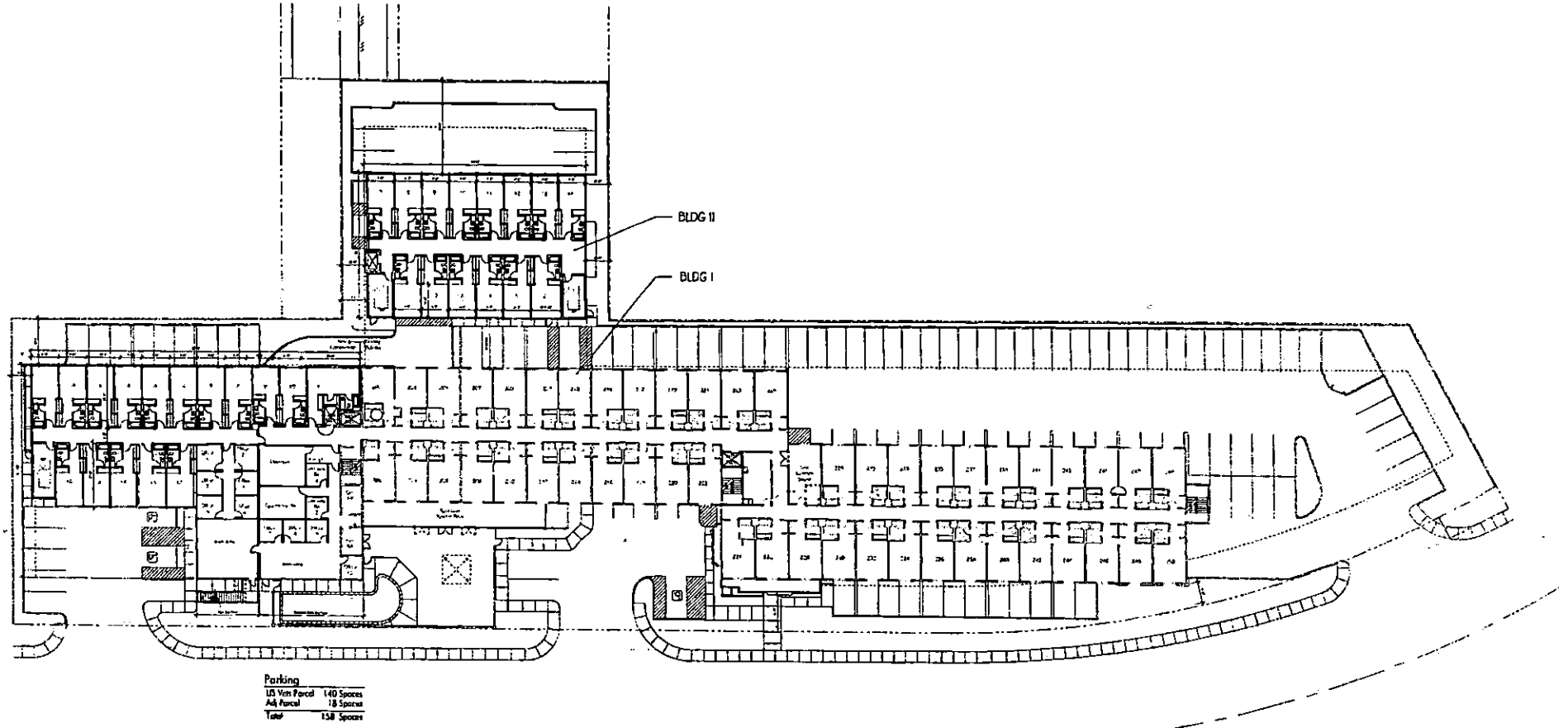
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman FP1b

SDR-19659
04/26/07 PC



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FEB 06 2007

Conceptual 2nd Floor Plan

Scale: 1" = 20'-0"

Project # 905029 February 02, 2007

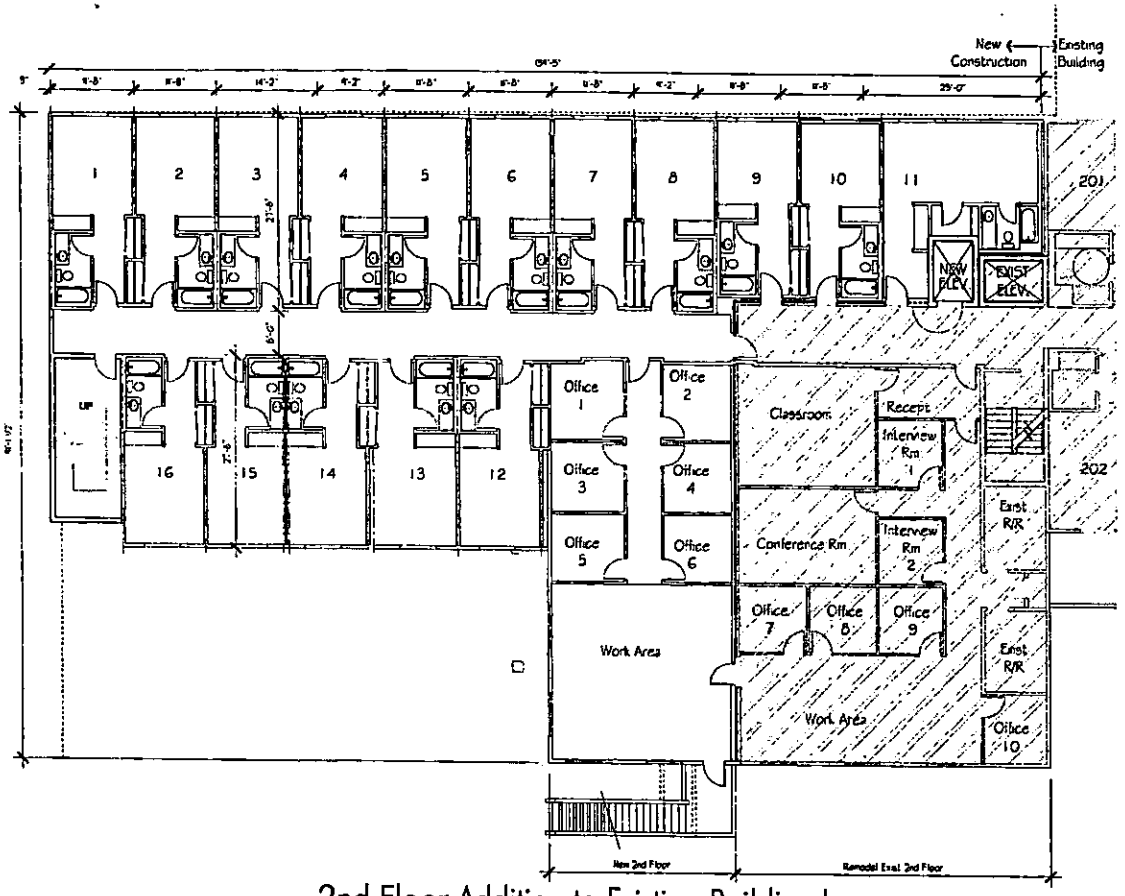
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman F2

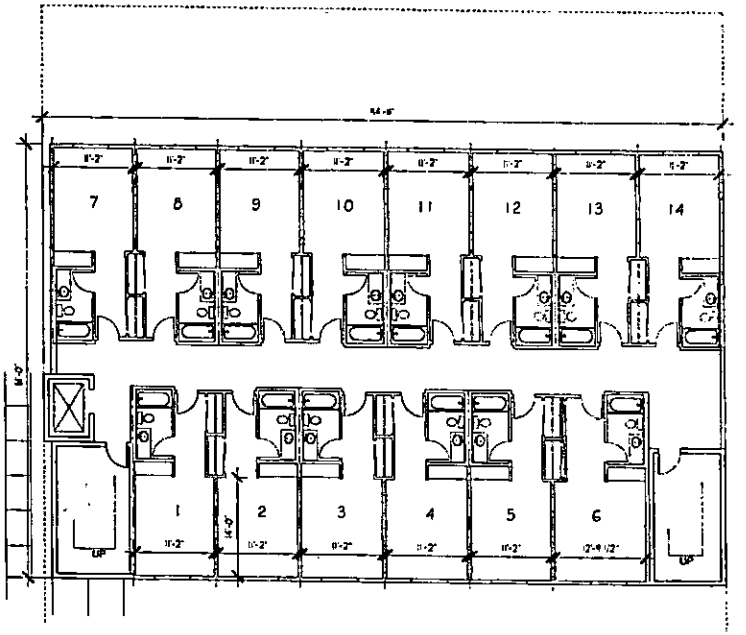
SDR-19659
04/26/07 PC



2nd Floor Addition to Existing Building I

BLDG. I

New Residential Units = 5218 Sq. Ft.
New Support Services = 1531 Sq. Ft.
New Residential Corridor / Misc. = 616 Sq. Ft.
Exist. Residential Units = 18103 Sq. Ft.
Exist. Support Services = 2365 Sq. Ft.
Exist. Residential Corridor / Misc. = 3131 Sq. Ft.



2nd Floor New Building II

BLDG. II

New Residential Units = 4522 Sq. Ft.
New Residential Corridor / Misc. = 712 Sq. Ft.

Extents of Existing Building

FEB 06 2007

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

Project # 905029 February 02, 2007

Conceptual 2nd Floor Plan

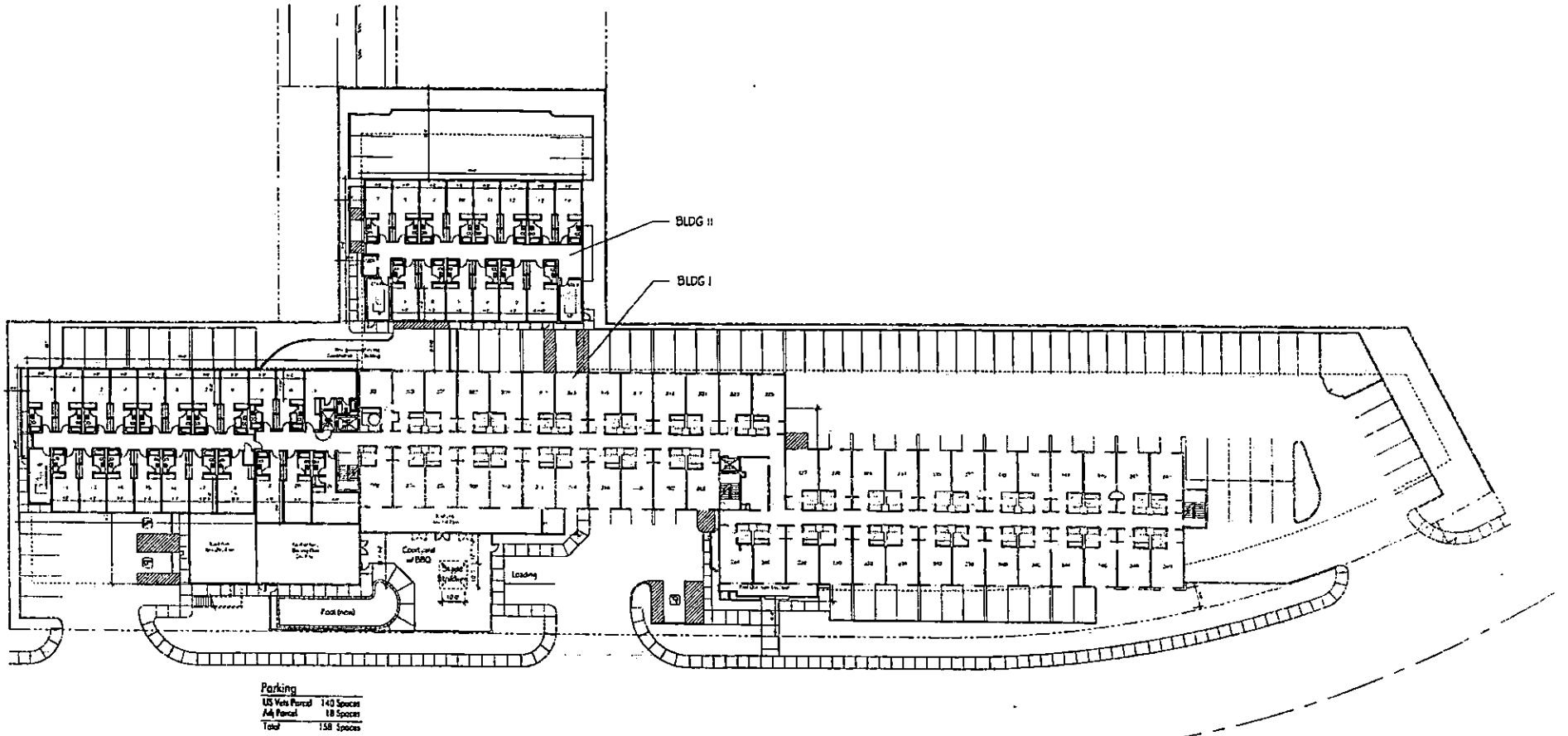
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman FP2

SDR-19659
04/26/07 PC



RECEIVED
FEB 0 6 2007

Scale: 1" = 20'-0"
0 20

Project # 905029 February 02, 2007

Conceptual 3rd Floor Plan

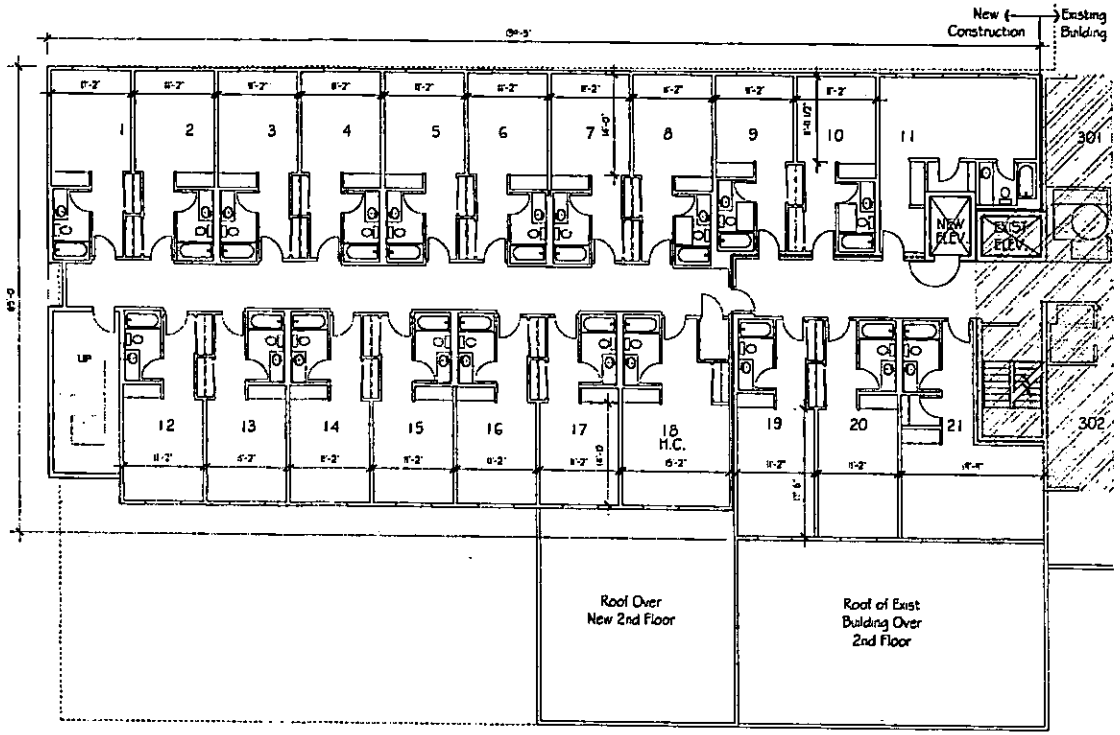
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman F3

SDR-19659
04/26/07 PC

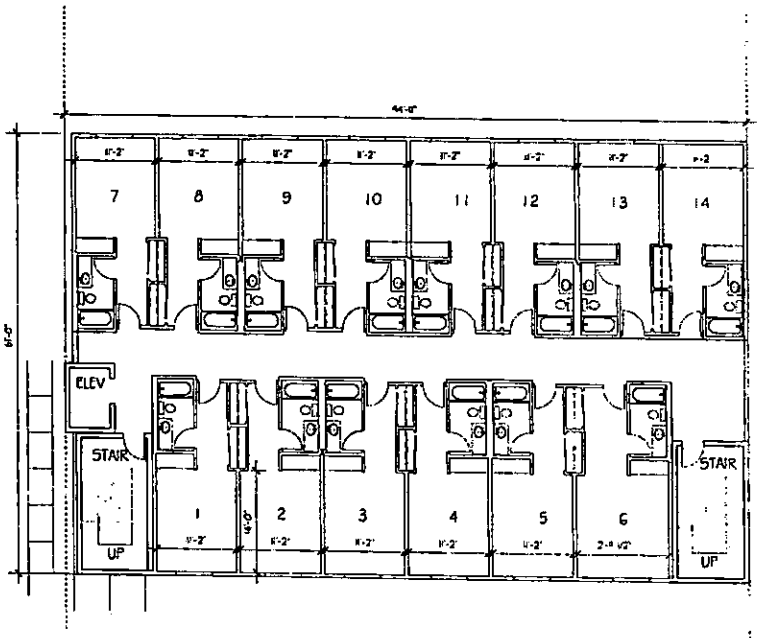


3rd Floor Addition to Existing Building I

BLDG. I

New Residential Units = 7142 Sq. Ft.
New Residential Corridor / Misc. = 905 Sq. Ft.

Exist. Residential Units = 18106 Sq. Ft.
Exist. Residential Corridor / Misc. = 2861 Sq. Ft.



3rd Floor New Building II

BLDG. II

New Residential Units = 4522 Sq. Ft.
New Residential Corridor / Misc. = 712 Sq. Ft.

Extents of Existing Building

RECEIVED
FEB 06 2007

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

Project # 905029 February 02, 2007

Conceptual 3rd Floor Plan

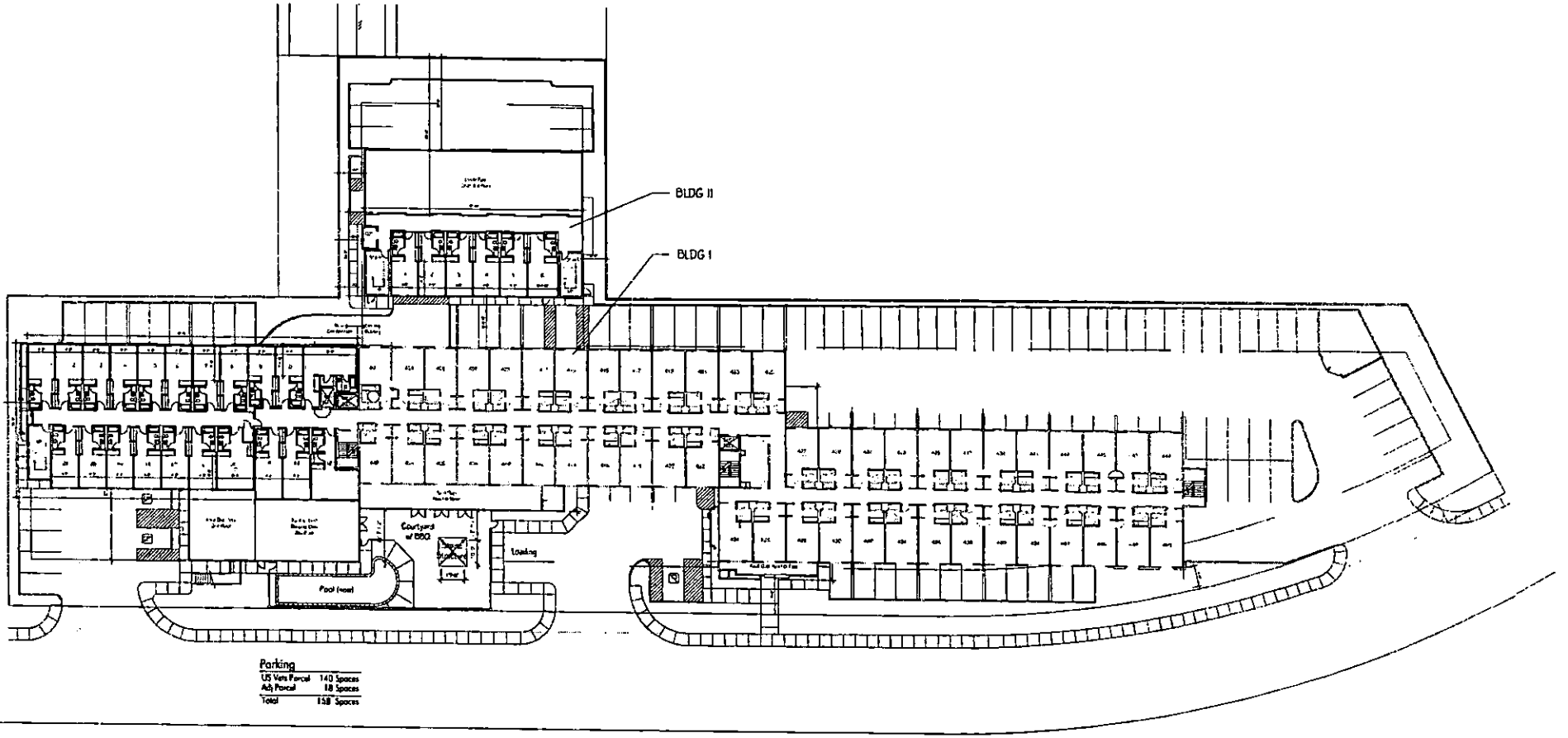
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman FP3

SDR-19659
04/26/07 PC



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Scale: 1" = 20'-0"

Project # 905029 February 02, 2007

Conceptual 4th Floor Plan

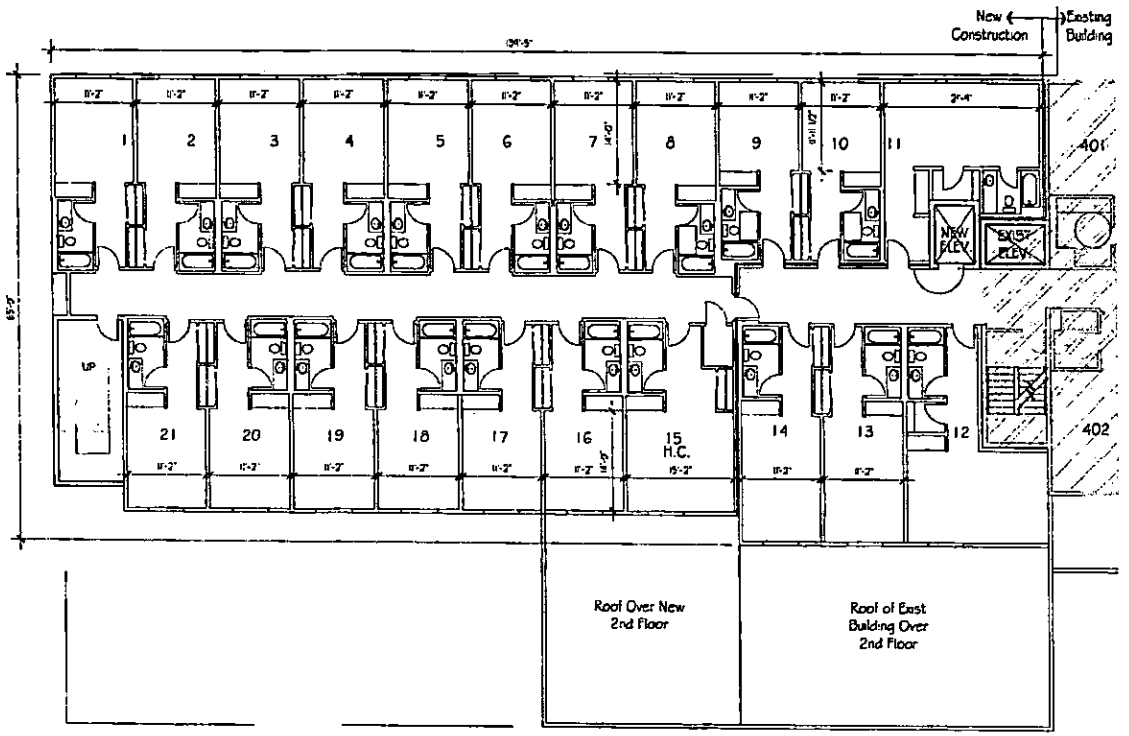
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Pulte Homes F4

SDR-19659
04/26/07 PC

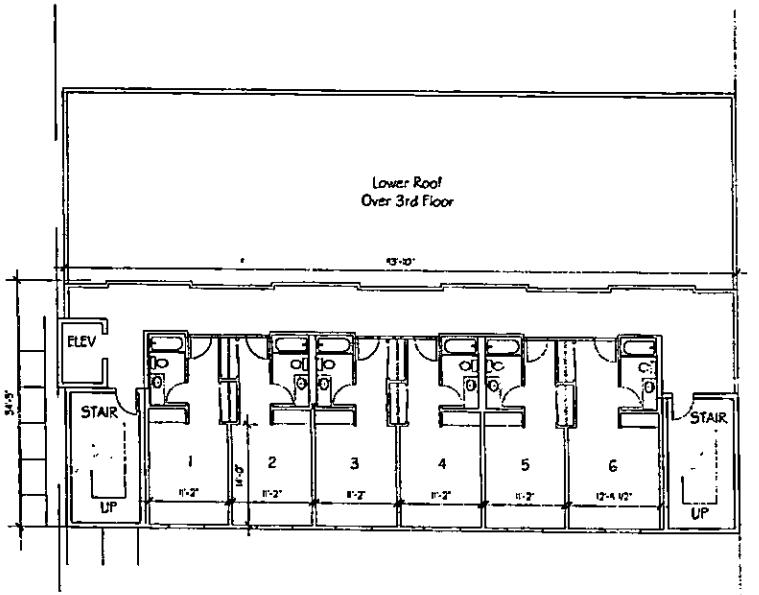


4th Floor Addition to Existing Building I

BLDG. I

New Residential Units = 7135 Sq. Ft.
New Residential Corridor / Misc. = 905 Sq. Ft.

Exist. Residential Units = 18103 Sq. Ft.
Exist. Residential Corridor / Misc. = 2858 Sq. Ft.



BLDG. II

New Residential Units = 1965 Sq. Ft.
New Residential Corridor / Misc. = 713 Sq. Ft.

4th Floor New Building II

Extents of Existing Building

FEB 0 6 2007

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

Project # 905029 February 02, 2007

Conceptual 4th Floor Plan

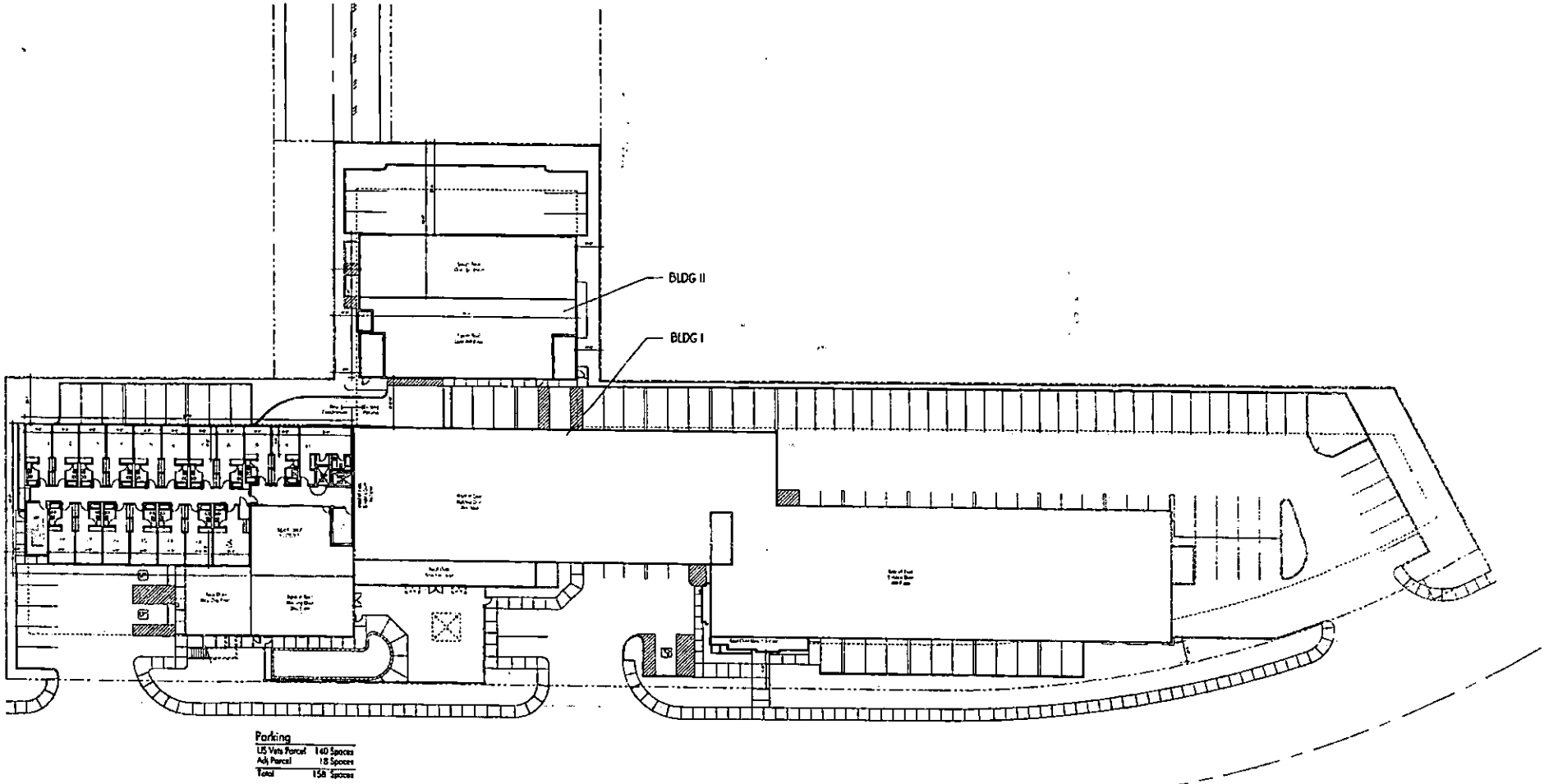
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman FP4

SDR-19659
04/26/07 PC



Conceptual 5th Floor Plan

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FEB 0 6 2007

Scale: 1" = 20'-0"
0 20 40
Project # 905029 February 02, 2007

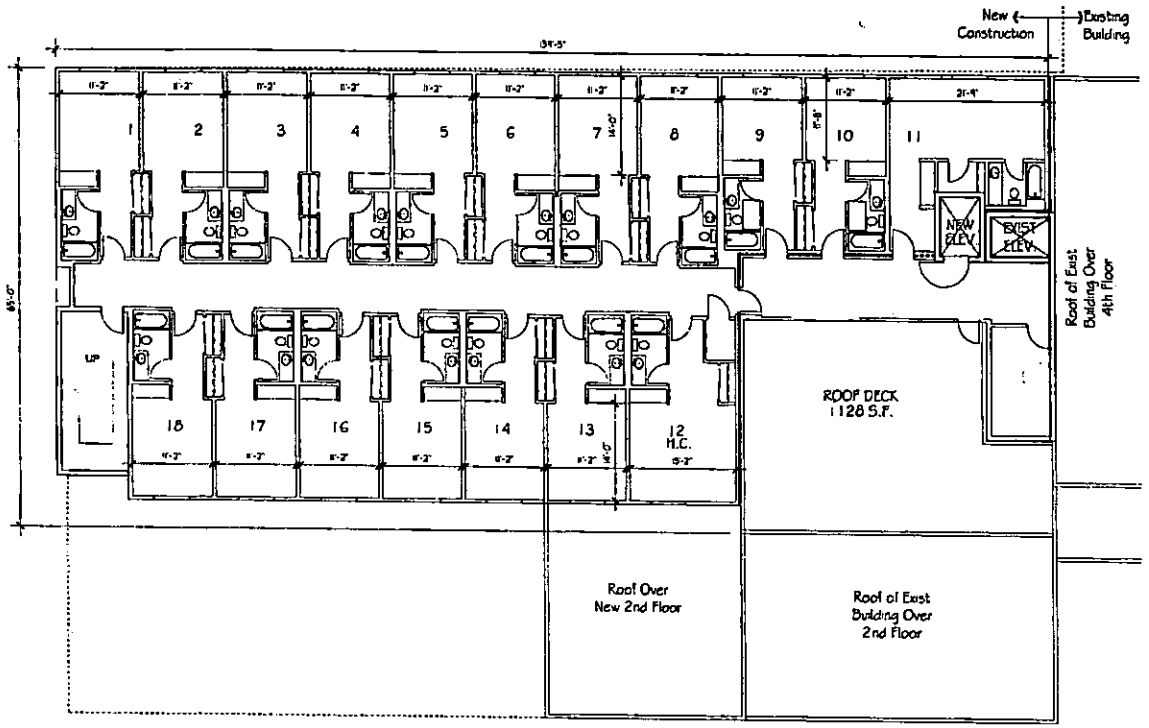
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

Perlman F5

SDR-19659
04/26/07 PC



5th Floor Addition to Existing Building

New Residential Units = 7123 Sq. Ft.
New Residential Common / Misc. = 220 Sq. Ft.

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

Project # 905029 February 02, 2007

Conceptual 5th Floor Plan

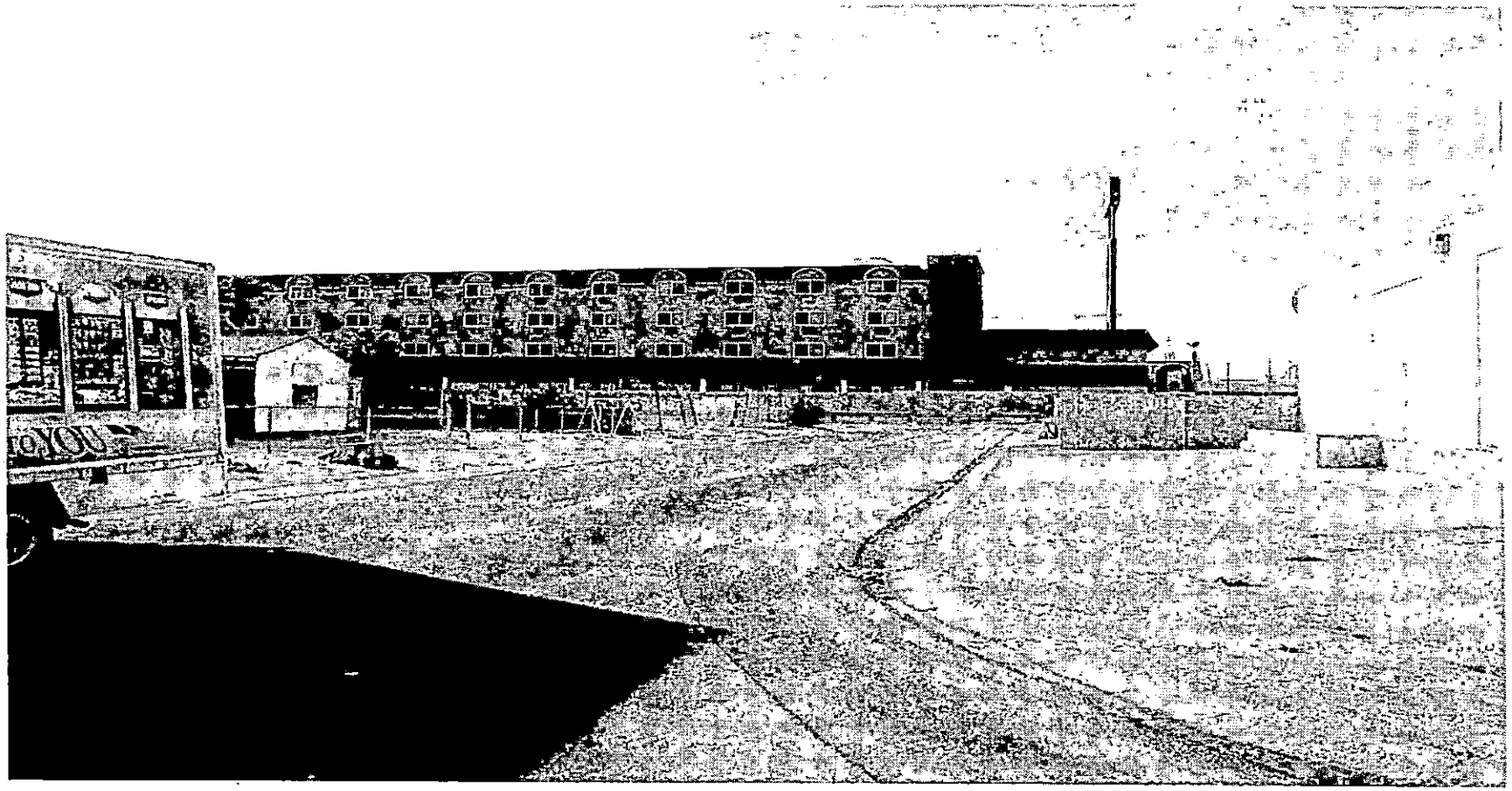
Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

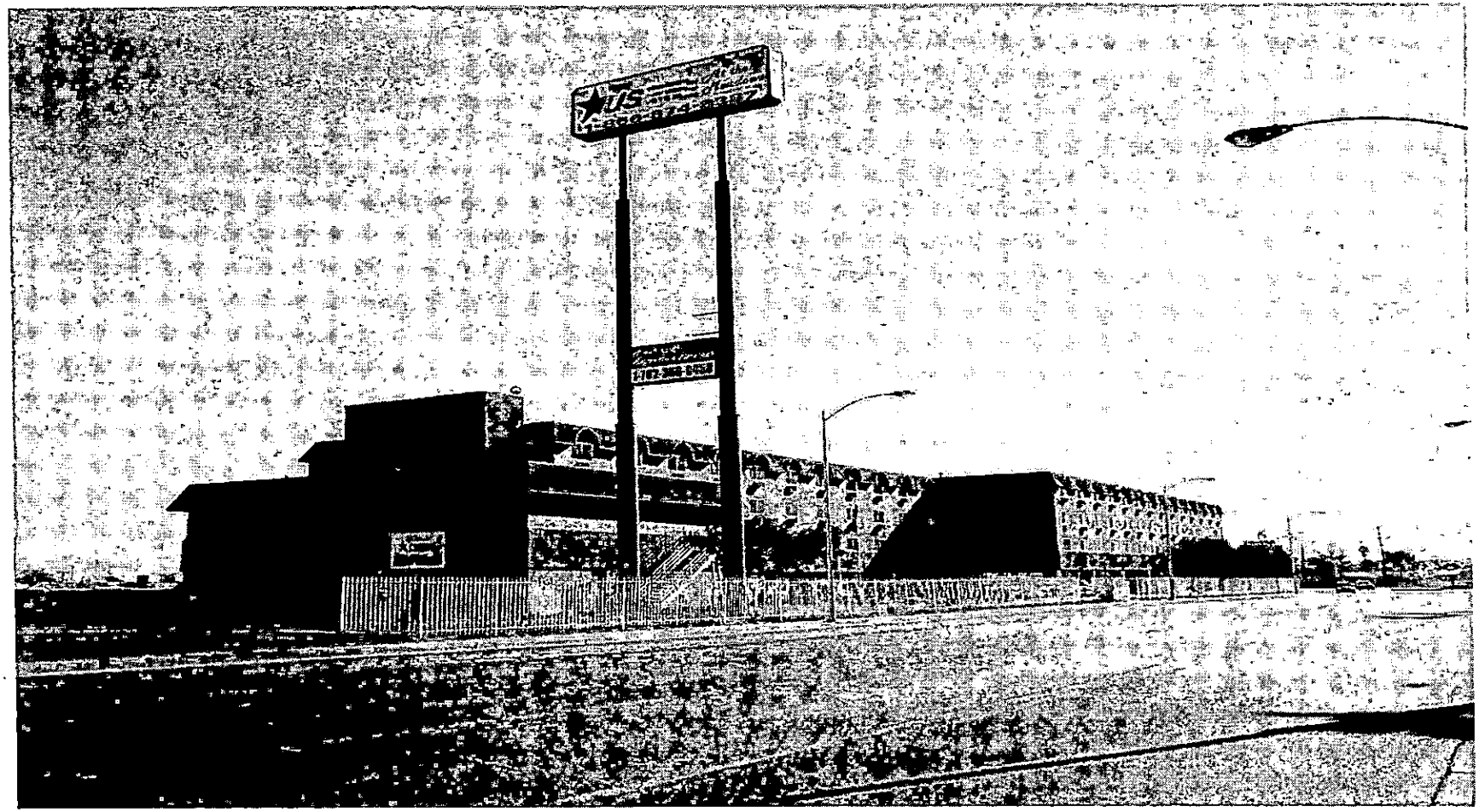
Perlman FP5

SDR-19659
04/26/07 PC



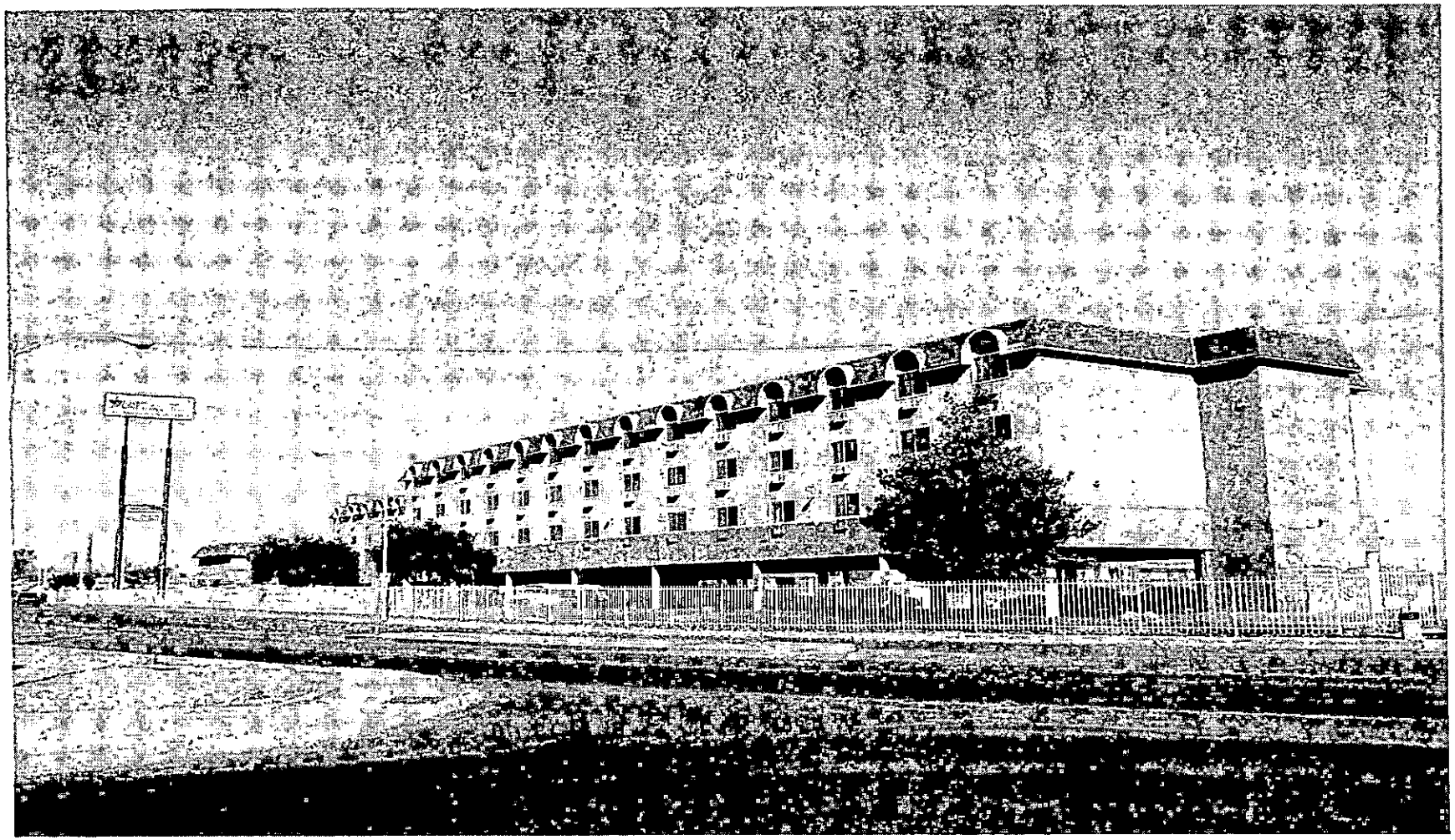
GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052, SDR-20822, VAC-19669 AND SDR-19659 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC
525 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

02/08/07



GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052, SUP-20822, VAC-19669 AND SDR-19659 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC
525 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

02/20/07



GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052, SUP-20822, VAC-19669 AND SDR-19659 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC
525 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

02/20/07

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DESIGN GROUP

April 3, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road:

1. Special Use Permit for Social Service Provider
2. Special Use Permit for the expansion of the single room occupancy residence
3. Site Development Plan Review for the expansion of an existing multi-family residential/single room occupancy establishment
4. Waiver of Section 18.12.130 Cul-de-sacs
5. Vacation of a portion of Encanto Drive
6. Zone change from R-1 and C-2 to C-V.
7. General Plan Amendment from MXU to PF

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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SPECIAL USE PERMIT

Section 19.06 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-V zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive.

Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.

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; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

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 approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing multi-family residential/single room occupancy establishment. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
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The Site Plan proposes the following:

1. 260 units with 155 parking spaces
2. Minimum front yard setback of 9 feet, minimum side yard setback of 8 feet 6 inches, minimum rear yard setback of 20 feet.
3. Landscape planter along Bonanza Road to vary from 0 feet to 10 feet, landscape planter adjacent to west property line to be 5 feet wide, landscape planter adjacent to the rear property line to be 3 feet wide, landscape planter adjacent to east property line to be 6 feet wide.
4. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39'5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66'5".

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
   The proposed multi-family residential/Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
   The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.

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

   The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.

4. Building and landscape materials are appropriate for the area and for the City;
   The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.

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;

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The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

WAIVER
Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

VACATION
This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive, Las Vegas Blvd. or Wilson Ave.

REZONING
This plan proposes the rezoning of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from R-1 and C-2 to C-V. The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Southeast Sector Land Use Plan designates the site as Mixed Use. The proposed C-V zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the property and the rezoning of the property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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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.
Bonanza Road is an arterial street and provides adequate access to the site.

GENERAL PLAN AMENDMENT

This plan proposes amend the land use designation of the property located at 525 N. Bonanza (APN: 139-27-812-017) and the property located at 602 Encanto Drive (APN: 139-27-805-003) from Mixed Use (MXU) to Public Facility (PF). The Southeast Sector Land Use Plan currently designates the site as Mixed Use. The proposed PF land use designation is consistent with the existing use of the land as a Veterans Facility.

The Las Vegas 2020 Land Use Plan states that PF (Public Facilities) "category allows for large government 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. The Veterans facility is considered by staff to be a semi-public use and is therefore compatible with this designation.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

ZON-19662, WVR-19668, SUP-19661
SUP-20052, VAC-19669, SDR-19659
GPA-20611, REVISED 04/26/07 PC

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City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:
ZON-20495 - REZONING - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 2.13 acres on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue (APN 138-14-501-007), Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he has an interest in property within the notice area

NOTE: COMMISSIONER STEINMAN disclosed that as the Chairman of the Architectural Review Committee of Sun City, he has dealt with the applicant relative to a facility of Sun City. He never received contributions for his involvement and stated he would be comfortable participating in this matter.

To be heard by City Council on 6/6/2007

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 51-53.

MINUTES – Continued:

ANDY REED, Planning Supervisor, stated that the zone change and site plan conform to the pattern of development occurring in the area and the use permit complies with the separation requirements and he recommended approval.

BLIDE WILSON, John Johnson Architects, stated the request would accommodate a new 14,000 square foot neighborhood market specializing in fresh produce and other quality products. MR. WILSON noted LENI SKARR'S assistance with the project as the developer is looking to have numerous locations throughout the City.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 51-53.

(8:31 – 8:35)

2-1357

CONDITIONS:

Planning and Development

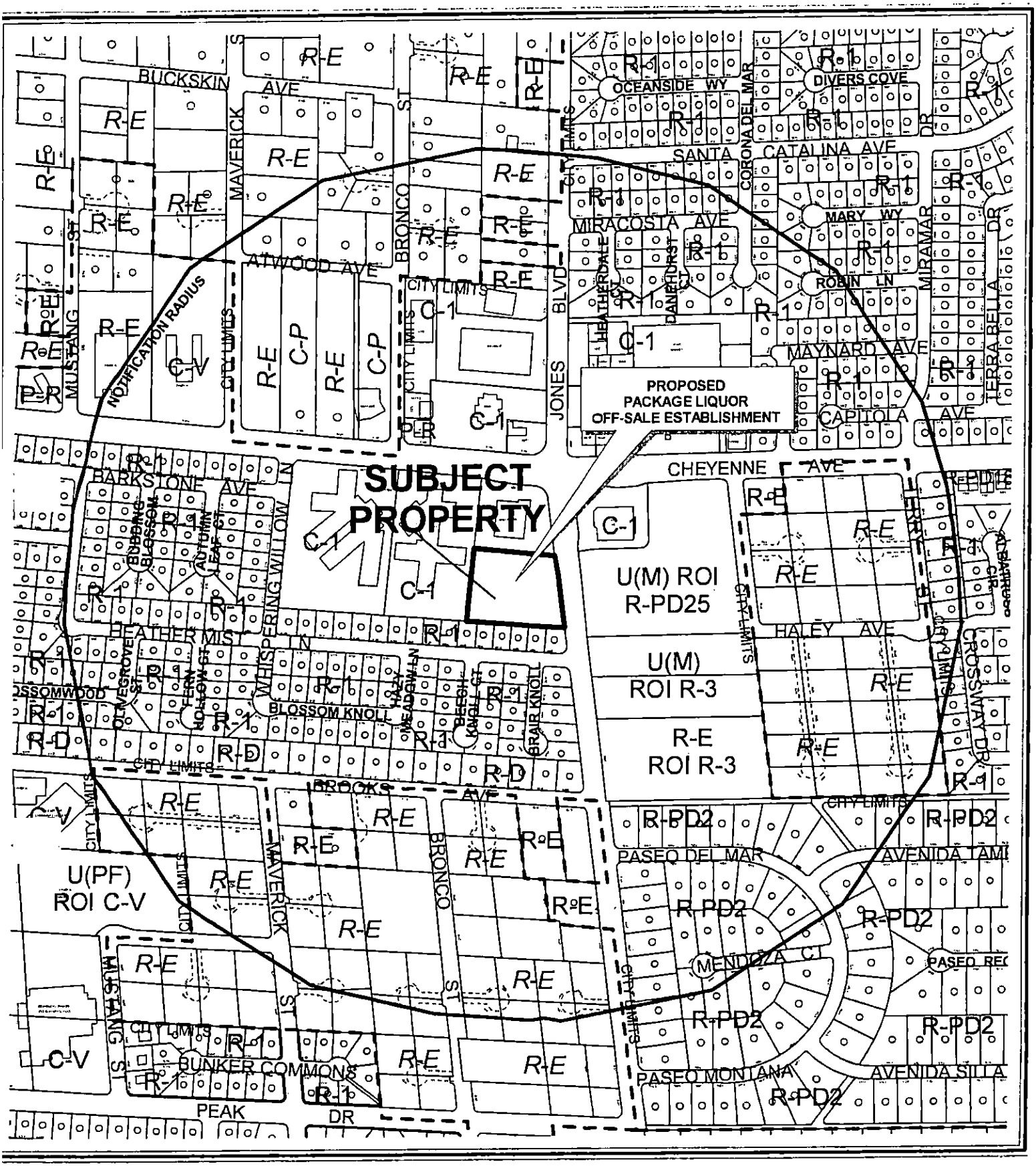
1. A Resolution of Intent with a two-year time limit is hereby granted.

2. A Site Development Plan Review (SDR-20503) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. 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.



0 400 800 Feet

CASE: **ZON-20495**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N

CASE: **ZON-20495**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20495- APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.

2. A Site Development Plan Review (SDR-20503) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. 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-20495 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project request is for a Rezoning from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on a 2.13 acre site located on the west side of Jones Boulevard approximately 275 feet south of Cheyenne Avenue. The zone change will allow for a commercial development that will complement surrounding existing retail, residential, and community service uses. The C-1 (Limited Commercial) zone is consistent with the General Plan designated land use of SC (Service Commercial) and will allow for a new development within a General Plan designated revitalization area. Staff recommendation is for approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/04/87	The City Council approved the Reclassification of Property (Z-92-86) southwest of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-PD10 (Residential Planned Development), C-1 (Limited Commercial), for a proposed Single Family Residential, Townhouses, and Shopping Center uses. Planning Commission and staff recommended denial.
Related Building Permits/Business Licenses	
None	
Pre-Application Meeting	
02/12/07	A Pre-application meeting was held where Planning staff advised the applicant of the submittal requirements.
Neighborhood Meeting	
A Neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.13 acre site

JA

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-family residential	L (Low Density Residential)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	R-1 (Single-family Residential)
West	Institutional – Community Service	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation]

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

DEVELOPMENT STANDARDS

In accordance with Title 19.08, the following commercial development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	270 feet	Y
Min. Setbacks			
• Front	20 feet	137 feet	Y
• Side	10 feet	75 ft., 60 ft.	Y
• Corner	-	-	
• Rear	20 feet	52 feet	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	15%	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
General Retail Store – Other (>3,500 sf)	14,028 square feet	1 space / 175 square feet gross floor area	80	4	85	4	Y
SubTotal			80		85		
TOTAL			80		85		Y
Loading Spaces			2		2		Y
Percent Deviation							

ANALYSIS

The proposed zone change to C-1 (Limited Commercial) will allow for commercial development consistent with the current General Plan land use designation of SC (Service Commercial) and revitalization goals.

FINDINGS

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

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

   The proposed zone change to C-1 (Limited Commercial) conforms with the General Plan land use.

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

   The rezone will allow for commercial/retail uses that will complement adjacent commercial, residential, and institutional uses.

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

   The project site is an underutilized parcel that via the rezone, will allow for an infill development within a suburban community.

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."**

   Public roads have adequate capacity and provide direct access to the project site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 441 [Mailed with SUP-20505 and SDR-20503]

APPROVALS 0

PROTESTS 1

JA

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20495** APN: 138-14-501-007

Name of Property Owner: Cutpear, LLC

Name of Applicant: Drake Real Estate Services / Jon. Hardy

Name of Representative: Leni Skaar

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Maxwell Stolzberg

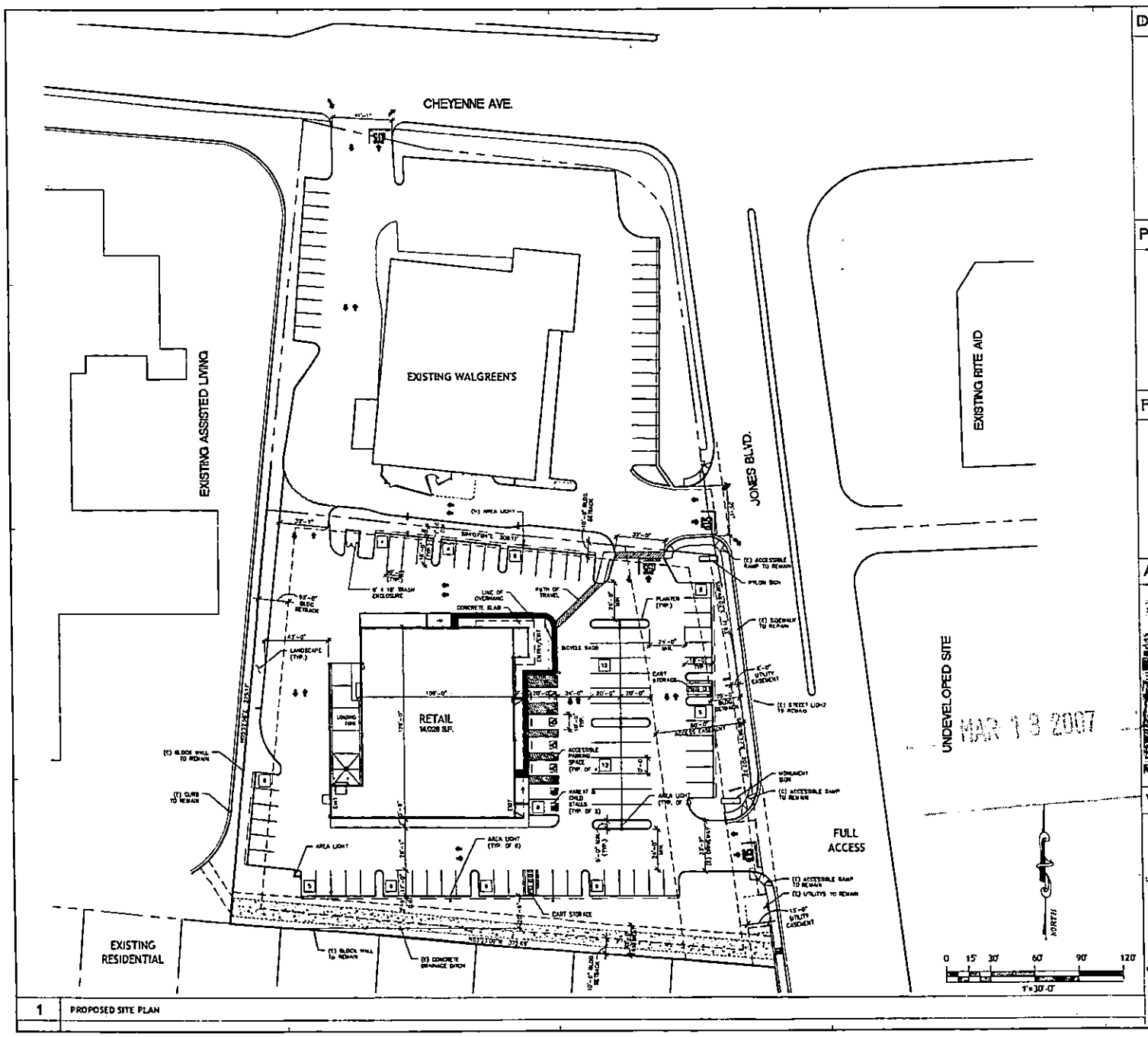
Subscribed and sworn before me

This 9 day of February, 2007

_____
Notary Public in and for said County and State

ARI J. MARKENSON
Notary Public, State of New York
No. 02MA5075680
Qualified in New York County
Commission Expires April 7, 2007

MAR 1 2 2007



1 PROPOSED SITE PLAN

DRAWING INDEX

SP1 PROPOSED SITE PLAN
SP1A SITE PLAN COLORED
A1.1 FIRST FLOOR PLAN
A2.1 BUILDING ELEVATIONS
BUILDING ELEVATIONS (COLORED)
L1 LANDSCAPE PLAN
L2 COLORED LANDSCAPE PLAN

PROJECT DATA

PARKING ANALYSIS:
RETAIL BUILDING AREA= 15,879 SQ. FT.
PARKING SPACES REQUIRED= 81 SPACE (1 SPACE / 175 SQ. FT.)
PARKING PROVIDED
STANDARD STALL = 79
ACCESSIBLE STALL = 4
PARLIET STALL = 2
TOTAL PARKING PROVIDED= 85
PROPERTY SITE = 92,797 SQ. FT. (2.13 ACRES)
DENSITY = 15.6
F.A.R. = 0.15
LANDSCAPE AREA = 11,688 SQ. FT.

PROJECT DIRECTORY

PROPERTY OWNER
HARRIS SCHWARTZBERG
THE SCHWARTZBERG COMPANIES
41 SOUTH BROADWAY, SUITE 616
WHITE PLAINS, NEW YORK 10601
TEL. (914) 280-4200
FAX. (914) 421-7777

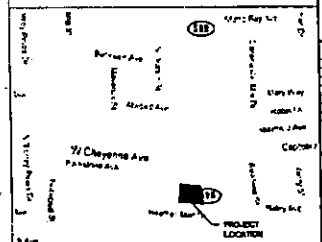
ARCHITECT
BLYTHE WILSON
JOHN W. JOHNSON, ARCHITECT
1137 N. MCDOWELL BLVD
PETALUMA, CA 94954
TEL. (707) 765-1660
FAX. (707) 765-9908

DEVELOPER
JOHN HARDY
DRAKE REAL ESTATE SERVICES
808 17TH STREET, SUITE 200S
DENVER, COLORADO 80202
TEL. (303) 629-6900
FAX. (914) 421-7777

LANDSCAPE ARCHITECT
BLYTHE WILSON
JOHN W. JOHNSON, ARCHITECT
1137 N. MCDOWELL BLVD
PETALUMA, CA 94954
TEL. (707) 765-1660
FAX. (707) 765-9908

AERIAL MAP

VICINITY MAP



DRAKE
808 17TH STREET, SUITE 1000
DENVER, COLORADO 80202
PH: 303-629-6900
FAX: 303-629-7299

JOHN W. JOHNSON, ARCHITECT
1137 NORTH MCDOWELL BLVD.
PETALUMA, CALIFORNIA 94954
(707)765-1660

PROPOSED SITE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

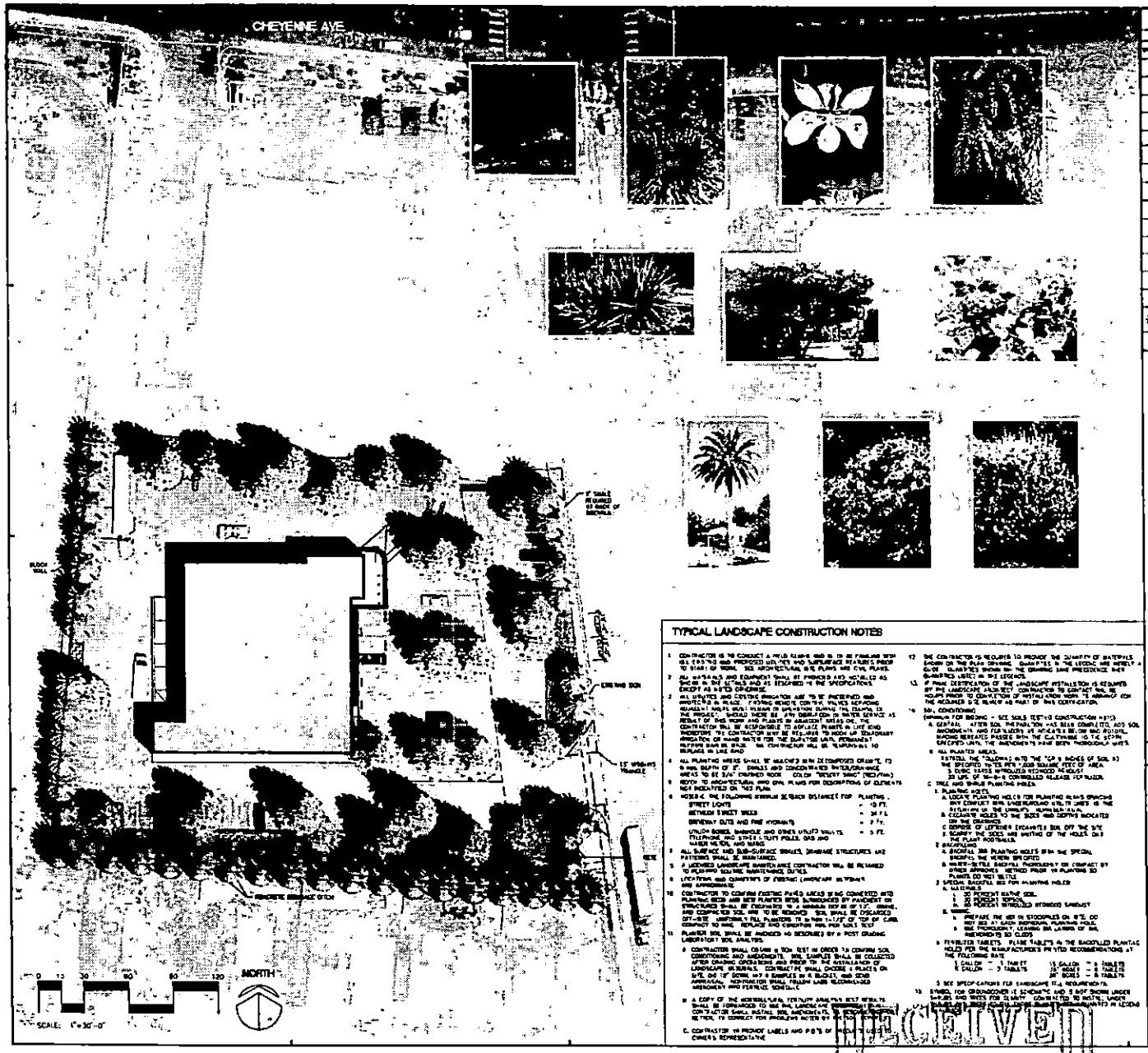
NO.	DATE	REVISIONS/ISSUES
1	3/19/07	REVISIONS PER PRE-APPLICATION MEETING
2	4/13/07	REVISIONS PER CITY COMMENTS

SUBMITTAL REVIEW	INITIAL	DATE
PLANNING CLIP		
TEE OF SUBMITTAL		
DESIGN REVIEW		
PRELIMINARY SITE PLAN		
FINAL SITE PLAN		
LANDSCAPE		
ARCHITECTURAL		
BUILDING PERMIT		

SHEET TITLE
PROPOSED SITE PLAN

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
SHEET NO. SP1

ZON-20495
04/26/07 PC



PLANTING LEGEND

TYPICAL LANDSCAPE CONSTRUCTION NOTES

CITY SPECIFIC REQUIREMENTS

WATER CONSERVATION CONCEPT

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS INITIALED IN TITLE BLOCK BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

SHIELD BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS

JOHN W. JOHNSON, ARCHITECT
1137 SOUTH MCDOWELL BLVD.,
PETALUMA, CALIFORNIA 94954
(707)778-1160

PRELIMINARY LANDSCAPE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

PRELIMINARY LANDSCAPE PLAN

L1

RECEIVED
MAR 13 2007

ZON-20495
04/26/07 PC

RECEIVED
MAR 13 2007

ZON-20495

04/26/07 PC

Bradshaw & Associates

A Land Use Consulting Company

January 25, 2007

Dear Sir or Madam,

Our client, Tesco Stores West, would like to build a grocery store on the vacant lot adjacent to the west side of Jones, just south of Cheyenne. The APN # is 138-14-501-007.

This parcel is master planned SC (Service Commercial) and the current zoning is U (Undeveloped). We are requesting a Zone Change to C-1, in conformance with the master plan.

Tesco, like other grocery retailers throughout the valley, would like to be able to provide package liquor as a convenience for its customers. Therefore, we will also be seeking a Special Use Permit to allow the sale of beer, wine and distilled spirits at this location.

Due to the existing concrete drainage conveyance along the southern portion of the site, which accepts flows from the Assisted Living facility to the west, we are proposing an alternative landscape planter design in that area, which may require a waiver from the City's landscaping standards.

We believe a grocery store is an appropriate use at this location because it will allow the residents of the Assisted Living facility to shop for everyday items without having to cross a busy street. Because Tesco's store will be smaller, and therefore more convenient than a large super store, we also believe many of the retired people, who will soon live in the Senior Apartments on the east side of Jones, will also enjoy shopping in this store.

Both Jones and Cheyenne are major streets, designed to carry significant traffic, and are capable of accommodating any additional vehicle trips generated by this use.

Sincerely yours,

Leni Skaar

Leni Skaar

MAR 13 2007

ZON-20495

04/26/07 PC

3753 Howard Hughes Pkwy. • Suite 200 • Las Vegas, NV 89109 • Office 702.492.0708 • Fax 702.492.0709

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

April 15, 2007

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

RE: ZON-20495, SDR-20503 & SUP-20505

Dear Mr. Reed:

I am **OPPOSED** to the Rezoning (ZON-20495), Site Development Plan Review (SDR-20503) and the Special Use Permit (SUP-20505) as proposed by Drake Real Estate Services-Outpar, LLC.

Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Another grocery/convenience type store will greatly increase vehicular and pedestrian traffic at the intersection. We already have a grocery store on the northwest corner and two convenience type stores on the opposing corners with the proposed site located next door to a convenience store. We have absolutely no need for a package liquor store with the same across the street.

Another consideration is increased loitering, by juveniles, which has increased substantially over the last couple of years around these type establishments that are already here.

Sincerely

Aaron J. Kramer

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SUP-20505 - SPECIAL USE PERMIT RELATED TO ZON-20495 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue (APN 138-14-501-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

1. Location and Special Maps
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he has an interest in property within the notice area

NOTE: COMMISSIONER STEINMAN disclosed that as the Chairman of the Architectural Review Committee of Sun City, he has dealt with the applicant relative to a facility of Sun City. He never received contributions for his involvement and stated he would be comfortable participating in this matter.

To be heard by City Council on 6/6/2007

MINUTES:

See Item 51 for related discussion.

(8:31 – 8:35)

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 52 – SUP-20505

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20495), and Site Development Plan Review (SDR-20503) if approved.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20495) and Site Development Plan Review (SDR-20503) shall be required.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

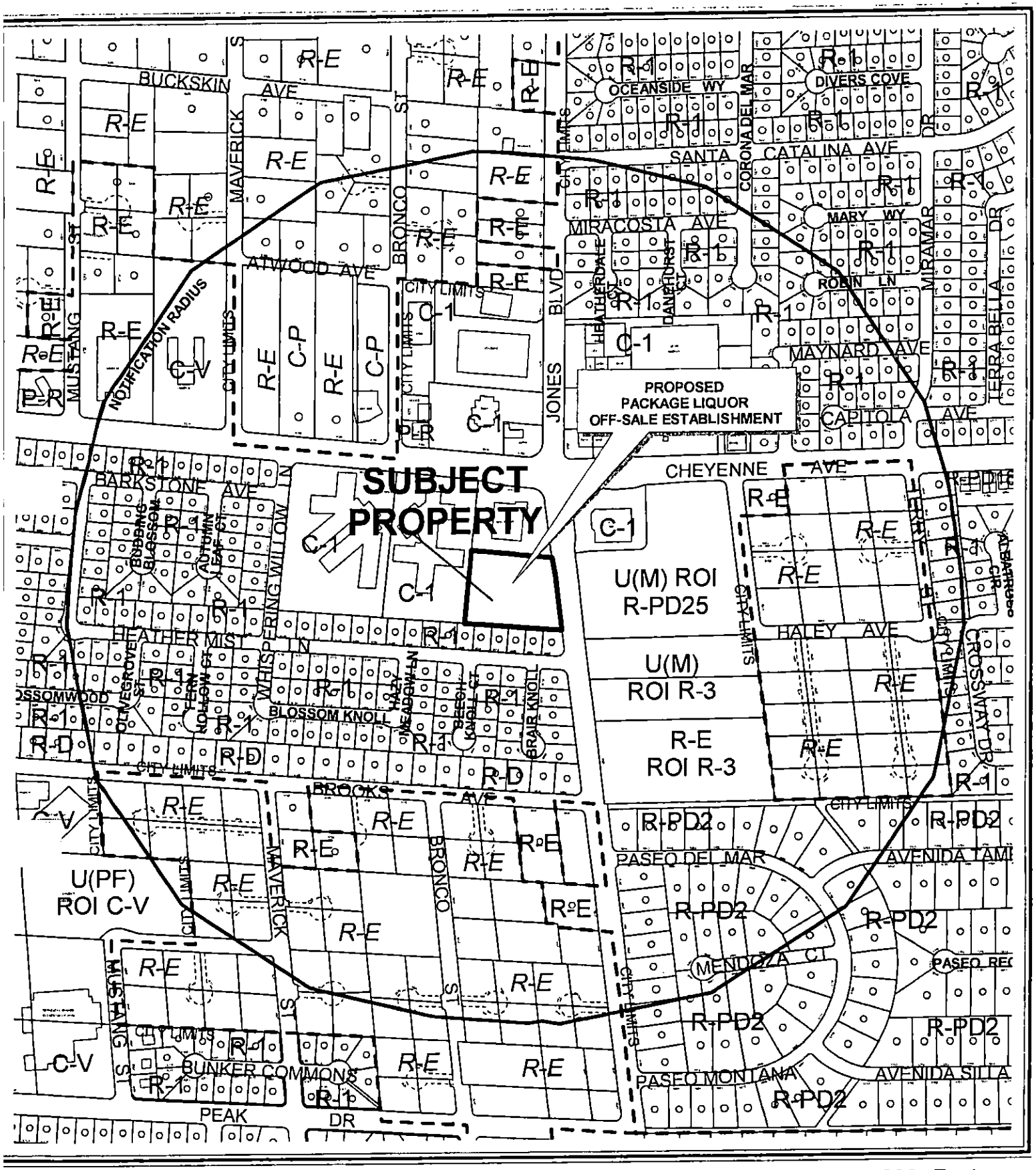
4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

7. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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

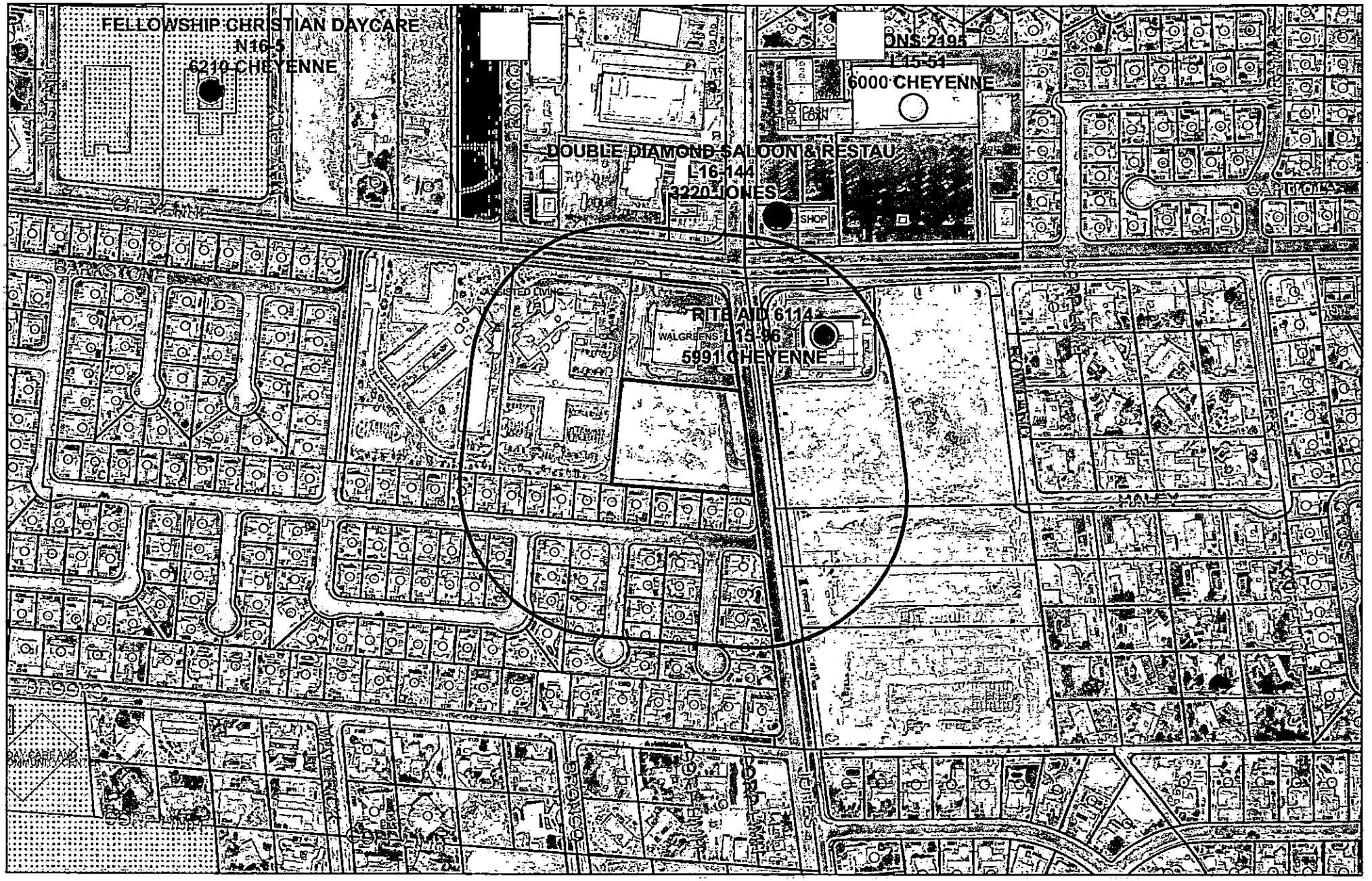


CASE: **SUP-20505**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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



SUP-20505

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Supper Club/ Restaurant Service Bar
- Tavern
- Liquor on/off Sales

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20505 - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20495), and Site Development Plan Review (SDR-20503) if approved.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20495) and Site Development Plan Review (SDR-20503) shall be required.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

7. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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

JA

SUP-20505 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for an Retail Establishment with Accessory Package Liquor off-sale located on the west side of Jones Boulevard approximately 275 feet south of Cheyenne Avenue. The project will comply with the special use conditions in accordance with Title 19.04. Staff recommendation is for approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/04/87	The City Council approved the Reclassification of Property southwest of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-PD10 (Residential Planned Development), C-1 (Limited Commercial), for a proposed Single Family Residential, Townhouses, and Shopping Center uses. Planning Commission and staff recommended denial.
Related Building Permits/Business Licenses	
None	
Pre-Application Meeting	
02/12/07	A Pre-application meeting was held where Planning staff advised the applicant of the submittal requirements.
Neighborhood Meeting	
A Neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.13 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (SC): Undeveloped (Service Commercial – General Plan Designation)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-family residential	L (Low Density Residential)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	R-1 (Single-family Residential)
West	Institutional – Community Service	M (Medium Density Residential)	U(M): Undeveloped (Medium Density Residential – General Plan Designation)

JA

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

DEVELOPMENT STANDARDS

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

Parking Requirement							
		Required			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
General Retail Store – Other (>3,500 sf)	14,028 square feet	1 space / 175 square feet gross floor area	80	4	85	4	Y
SubTotal			80		85		
TOTAL			80		85		Y
Loading Spaces			2		2		Y
Percent Deviation							

ANALYSIS

The proposed project to allow liquor retail sales at a proposed commercial (grocery store) establishment complies with the special use requirements for a Retail Establishment with Accessory Package Liquor Off-sale establishment. The square footage for the liquor sales display will be less than 10 percent of the floor area for the proposed grocery store.

The project will be located within 500 feet of the City boundary with Clark County. In accordance with Ordinance No. 5477, an Environmental Impact Assessment was prepared and is available for review at the Planning and Development Department offices.

JA

FINDINGS

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

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

   The proposed use can be operated to complement neighboring retail, community service, and residential uses.

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

   The project site is vacant and is capable of accommodating the project.

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."**

   A public street adequately serves the project site via Jones Boulevard.

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 use can be implemented without detrimental effects to human health and public safety.

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

   The project will meet all requirements of Title 19.04 for Retail Establishment with Accessory Package Liquor Off-sale Establishment.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED	441 [Mailed with ZON-20495 and SDR-20503]
APPROVALS	0
PROTESTS	1

JA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20505** APN: 138-14-501-007

Name of Property Owner: Outpar, LLC

Name of Applicant: Drake Real Estate Services / Jon Hardy

Name of Representative: Leni Skaar

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MAXWELL STOLZBERG

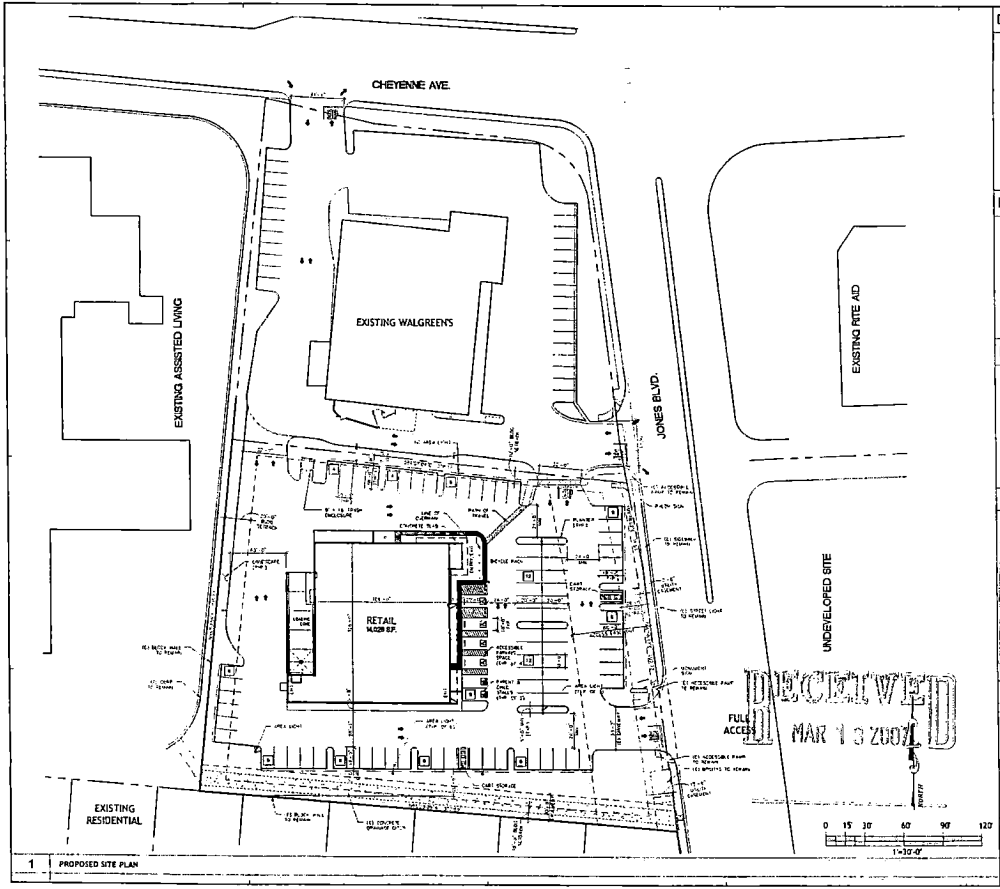
Subscribed and sworn before me

This 9 day of March, 2007

_____

Notary Public in and for said County and State

ARI J. MARKENSON
Notary Public, State of New York
No. 02MA5075680
Qualified in New York County
Commission Expires April 7, 2007



DRAWING INDEX

PROJECT DATA

PROJECT DIRECTORY

AERIAL MAP

VICINITY MAP

DRAKE

JOHN W. JOHNSON, ARCHITECT
4137 NORTH MOORFIELD BLVD.,
FETALUMA, CALIFORNIA 94954
(707)745-5660

PROPOSED SITE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

PROPOSED SITE PLAN

SP1

RECEIVED
MAR 13 2007

SUP-20505

04/26/07 PC

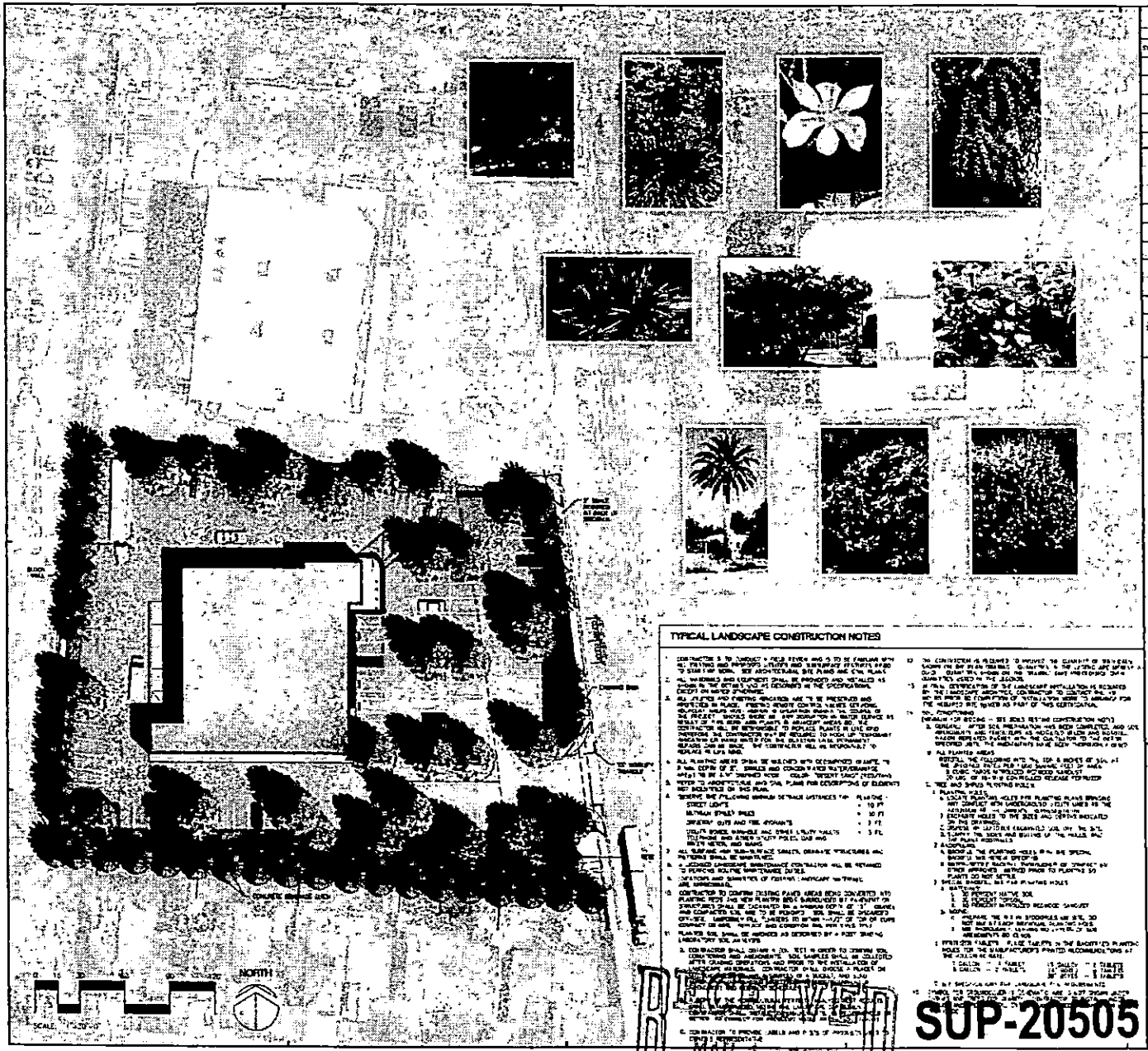
RECEIVED
MAR 15 2007

CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

COLORED SITE PLAN

SP1A

SUP-20505
04/26/07 PC



PLANTING LEGEND

TYPICAL LANDSCAPE CONSTRUCTION NOTES

SHIELD BARRIER SPECIFIED DO NOT USE PLASTIC BOX BARRIERS

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS, ENTITLED IN TITLE BLOCK, BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

CITY SPECIFIC REQUIREMENTS

WATER CONSERVATION CONCEPT

JOHN W. JOHNSON, ARCHITECT
1133 NORTH McDOWELL BLVD.
PETALUMA, CALIFORNIA 94954
(707)765-1860

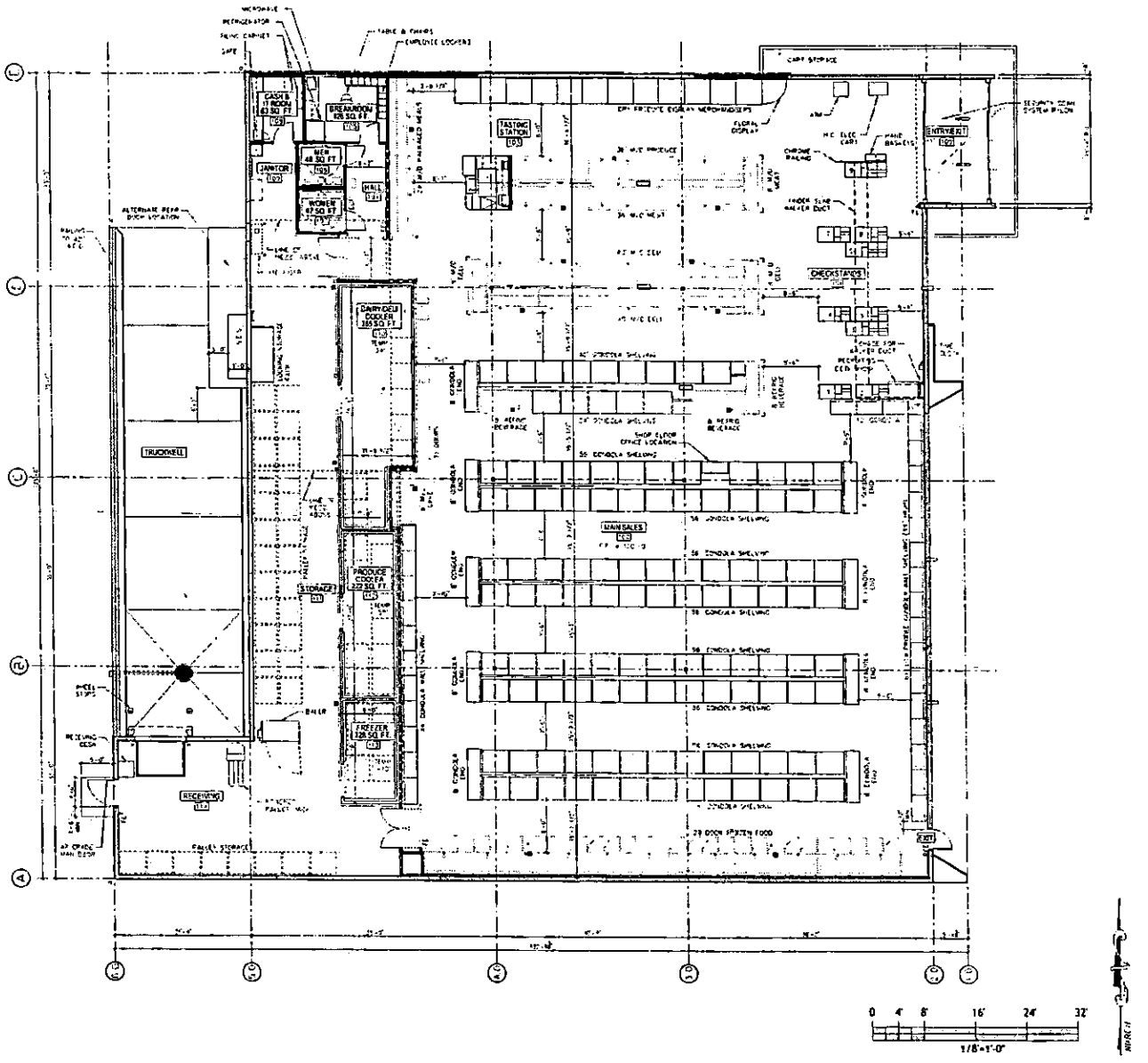
PRELIMINARY LANDSCAPE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

PRELIMINARY LANDSCAPE PLAN

L1

RECEIVED
MAR 13 2007

SUP-20505
04/26/07 PC



1 FLOOR PLAN

1/8"=1'-0"

MAXIMUM OCCUPANCY

RECEIVED
MAR 13 2007

SUP-20505
04/26/07 PC

DRAKE

JOHN W. JOHNSON, ARCHITECT
1337 NORTH MCDOWELL BLVD.,
PETALUMA, CALIFORNIA 94954
(707)765-1660

FIXTURE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

FLOOR PLAN

A1.5

Bradshaw & Associates

A Land Use Consulting Company

January 25, 2007

Dear Sir or Madam,

Our client, Tesco Stores West, would like to build a grocery store on the vacant lot adjacent to the west side of Jones, just south of Cheyenne. The APN # is 138-14-501-007.

This parcel is master planned SC (Service Commercial) and the current zoning is U (Undeveloped). We are requesting a Zone Change to C-1, in conformance with the master plan.

Tesco, like other grocery retailers throughout the valley, would like to be able to provide package liquor as a convenience for its customers. Therefore, we will also be seeking a Special Use Permit to allow the sale of beer, wine and distilled spirits at this location.

Due to the existing concrete drainage conveyance along the southern portion of the site, which accepts flows from the Assisted Living facility to the west, we are proposing an alternative landscape planter design in that area, which may require a waiver from the City's landscaping standards.

We believe a grocery store is an appropriate use at this location because it will allow the residents of the Assisted Living facility to shop for everyday items without having to cross a busy street. Because Tesco's store will be smaller, and therefore more convenient than a large super store, we also believe many of the retired people, who will soon live in the Senior Apartments on the east side of Jones, will also enjoy shopping in this store.

Both Jones and Cheyenne are major streets, designed to carry significant traffic, and are capable of accommodating any additional vehicle trips generated by this use.

Sincerely yours,

Leni Skaar

Leni Skaar

MAR [illegible]

SUP-20505
04/26/07 PC

3753 Howard Hughes Pkwy. • Suite 200 • Las Vegas, NV 89109 • Office 702.492.0708 • Fax 702.492.0709

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

April 15, 2007

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

RE: ZON-20495, SDR-20503 & SUP-20505

Dear Mr. Reed:

I am **OPPOSED** to the Rezoning (ZON-20495), Site Development Plan Review (SDR-20503) and the Special Use Permit (SUP-20505) as proposed by Drake Real Estate Services-Outpar, LLC.

Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Another grocery/convenience type store will greatly increase vehicular and pedestrian traffic at the intersection. We already have a grocery store on the northwest corner and two convenience type stores on the opposing corners with the proposed site located next door to a convenience store. We have absolutely no need for a package liquor store with the same across the street.

Another consideration is increased loitering, by juveniles, which has increased substantially over the last couple of years around these type establishments that are already here.

Sincerely

Aaron J. Kramer

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

SUBJECT:

SDR-20503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20495 AND SUP-20505 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 14,028-SQUARE FOOT GROCERY STORE AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARDS TO ALLOW A 7.5-FOOT WIDE BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 2.13 acres on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue (APN 138-14-501-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he has an interest in property within the notice area

NOTE: COMMISSIONER STEINMAN disclosed that as the Chairman of the Architectural Review Committee of Sun City, he has dealt with the applicant relative to a facility of Sun City. He never received contributions for his involvement and stated he would be comfortable participating in this matter.

To be heard by City Council on 6/6/2007

City of Las Vegas

Agenda Item No.: 53

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 53 – SDR-20503

MINUTES:
See Item 51 for related discussion.

(8:31 – 8:35)
2-1357

CONDITIONS:
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20495), and Special Use Permit (SUP-20505) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/13/07, except as amended by conditions herein.

4. A Waiver from Title 19.12.040 is hereby approved, to allow a 7.5 landscape buffer where 15 feet is required along the east property line.

5. Prior to issuance of the Certificate of Occupancy a shared access agreement with the property directly north of the project site shall be submitted to the Planning and Development Department.

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).

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 luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

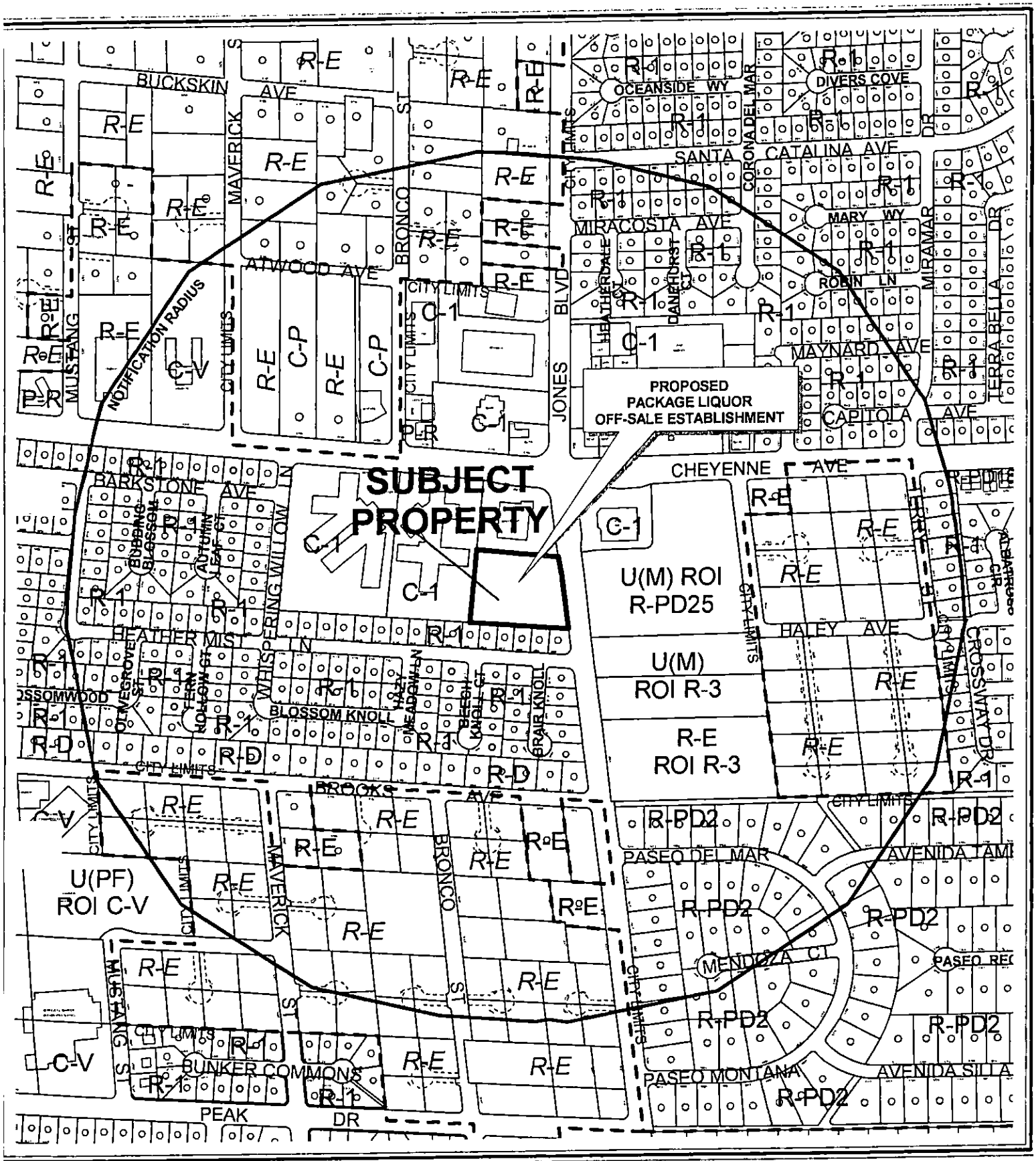
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

15. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222a, alternatively, submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Jones Boulevard.

16. Landscape and maintain all unimproved right(s)-of-way, if any, on Jones Boulevard adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20495 and all other subsequent site-related actions.



CASE: **SDR-20503**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20503 - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20495), and Special Use Permit (SUP-20505) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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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.

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JA

SDR-20503 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 14,028-square foot grocery store and a Waiver of the perimeter landscaping standards to allow a 7.5-foot wide buffer along the east property line where 15 feet is required on a vacant 2.13 acre site located on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue. Companion requests to be considered concurrently include a Rezoning (ZON-20495), and Special Use Permit (SUP-20505).

The project is situated within a revitalization area of the General Plan and will satisfy the purpose and intent of this classification. Staff recommendation is for approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/04/87	The City Council approved the Reclassification of Property (Z-0092-86) southwest of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-PD10 (Residential Planned Development), C-1 (Limited Commercial), for proposed Single Family Residential, Townhouses, and Shopping Center uses. Planning Commission and staff recommended denial.
Related Building Permits/Business Licenses	
None	
Pre-Application Meeting	
02/12/07	A Pre-application meeting was held where Planning staff advised the applicant of the submittal requirements.
Neighborhood Meeting	
A Neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.13 acre site

JA

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (SC): Undeveloped (Service Commercial – General Plan Designation)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-family residential	L (Low Density Residential)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	R-1 (Single-family Residential)
West	Institutional – Community Service	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation]

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

DEVELOPMENT STANDARDS

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

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	270 feet	Y or N
Min. Setbacks		137 feet	
• Front	20 feet	75 ft., 60	Y
• Side	10 feet	ft.	Y
• Corner	-	-	
• Rear	20 feet	52 feet	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	15%	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

JA

The following Commercial Landscape Development Standards apply pursuant to Title 19.12:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/6 Spaces	14 Trees	21 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet along ROW and Commercial Use) 1 Tree/20 Linear Feet along Residential Property line)	9 Trees 12 Trees 14 Trees	10 Trees 13 Trees 19 Trees	Y Y Y
TOTAL		40 Trees	63 Trees	Y
Min. Zone Width	15 Feet along public Right-of-way 8 Feet along interior lot lines		7.5 Feet 8	N*
Wall Height	8 Feet		Existing	Y

*Staff supports the landscape buffer Waiver request as a result of the unique lot dimensions.

Pursuant to Title 19.10, the following Retail Establishment with 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	
General Retail Store – Other (>3,500 sf)	14,028 square feet	1 space / 175 square feet gross floor area	80	4	85	4	Y
SubTotal			80		85		
TOTAL			80		85		Y
Loading Spaces			2		2		Y
Percent Deviation							

JA

ANALYSIS

- **General Plan and Zoning**

  The project site is designated as SC (Service Commercial) in the General Plan and is zoned as U (Undeveloped) [SC (Service Commercial) General Plan Designation]. The proposed Rezone is to C-1 (Limited Commercial) which is consistent with the land use designation.

- **Site Plan**

  The site plan illustrates the development of a 14,028 square foot building with associated hardscape and landscape improvements. The project site will provide vehicular access along Jones Boulevard and from the adjoining parcel to the north. The project will be compatible with surrounding uses as existing retail use is situated north and northeast of the subject parcel, a community service facility lies west, and single family uses south.

- **Elevations**
  The project elevations depict the use of a stucco finish, clear anondized storefront system, and white, green, and sand color scheme. Additionally, the project is subject to the 3:1 Proximity Slope Restriction for the Residential Adjacency Standards of Title 19.08 as single-family residences are located to the south. The height of the structure will be 22 feet along the south elevation and will be situated 75 feet from the southern property line well in conformance of the 66 foot requirement.

- **Parking**

  The proposed General Retail use will provide 85 parking spaces including four Americans with Disabilities Act (ADA) accessible spaces and a loading dock in conformance with Title 19.10 commercial parking standards.

- **Landscaping**

  Project landscaping will be provided throughout the perimeter of the site and within the parking area in accordance with Title 19 – Section 19.10 and19.12. A 20-foot drainage easement developed as a concrete channel runs parallel along the entire length of the southern property line. Landscaping will be provided along both sides of this conveyance including additional trees offering an enhanced buffer along the residential property line. Due to the substandard dimension of the property, a Waiver of perimeter landscape buffer standards is requested to relieve the project of the 15-foot buffer zone requirement along the northeast segment of the east property line along the public Right-of-way. The buffer will taper to a minimum of 7.5 feet near the northeast corner between the inside edge of the sidewalk (2.5 feet on site and 5 feet to be landscaped within the public right-of-way) to the parking lot.

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 project will complement existing surrounding retail, residential, and institutional uses.

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

   The proposal will conform to the General Plan and Zoning code. Waiver of the landscaping buffer requirement will be offset by installation of additional trees proposed on-site.

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

   Auto access to the site will be adequate and a shared access agreement will be required with the connecting retail site north of the subject parcel.

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

   Building materials are appropriate for the area and will complement existing neighboring structures. Landscape improvements will allow for further upgrade the site and character of the community.

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 project is designed with a modern architecture that will improve existing site conditions.

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

   Human Health and Public Safety will not be affected by the proposal as the project will be subject to Title 19.04 Special Use Conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 441 [Mailed with ZON-20495 and SUP-20505]

APPROVALS 0

PROTESTS 1

JA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-20503 APN: 138-14-501-007

Name of Property Owner: Outpar, LLC

Name of Applicant: Drake Real Estate Services / Jan Hardy

Name of Representative: Leni Skaar

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MAXWELL STOLZBERG

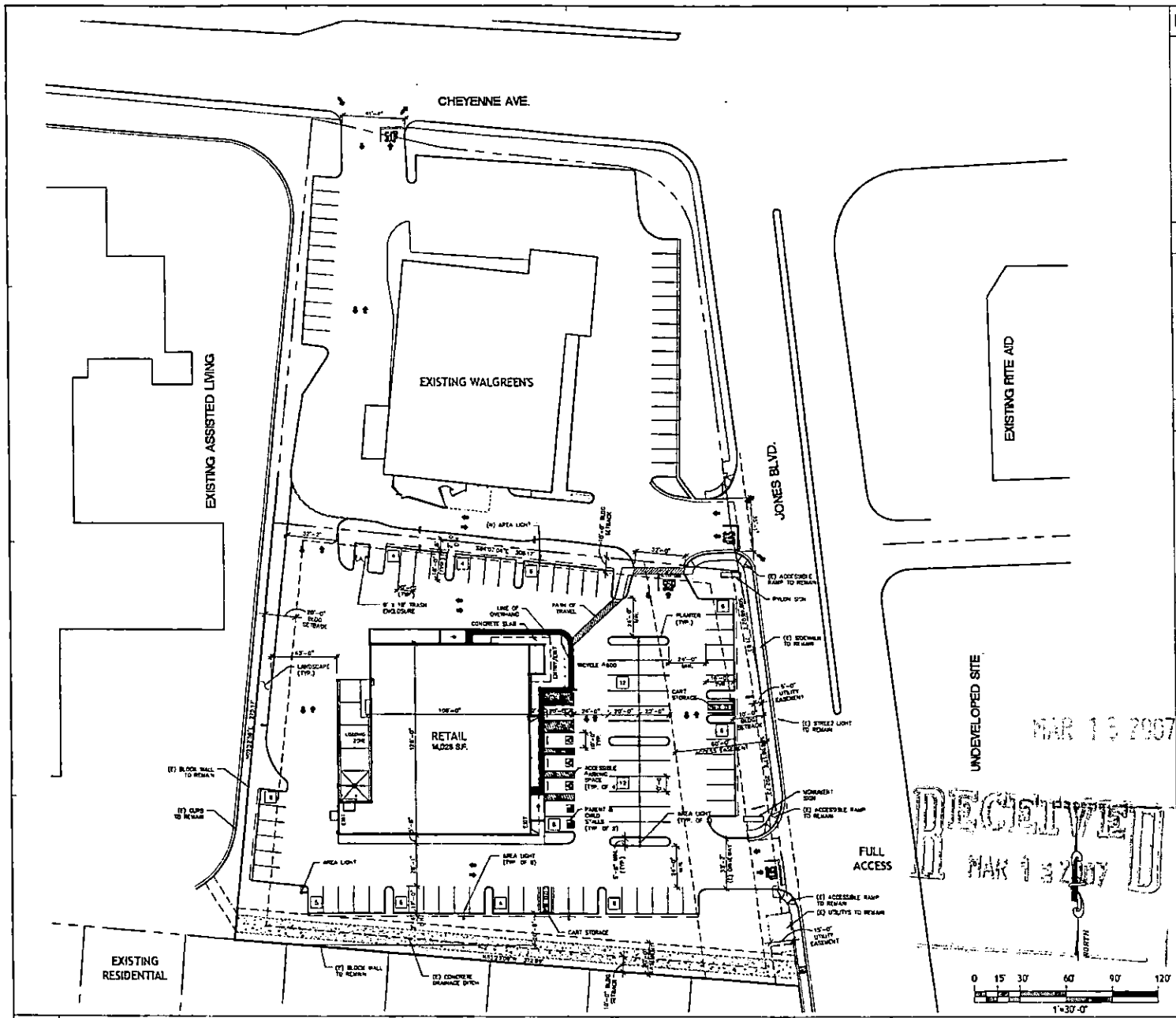
Subscribed and swom before me

This 9 day of March, 2007

ARI J. MARKENSON
Notary Public, State of New York
No. 02MA5075680
Qualified in New York County
Commission Expires April 7, 2007

Notary Public in and for said County and State

MAR 13 2007



1 PROPOSED SITE PLAN

DRAWING INDEX

SP1	PROPOSED SITE PLAN
SP1A	SITE PLAN COLORED
A1.1	FIRST FLOOR PLAN
A2.1	BUILDING ELEVATIONS BUILDING ELEVATIONS (COLORED)
L1	LANDSCAPE PLAN
L2	COLORED LANDSCAPE PLAN

PROJECT DATA

PARKING ANALYSIS
RETAIL BUILDING AREA= 15,659 SQ. FT.
PARKING SPACES REQUIRED= 81 SPACE (1 SPACE / 175 SQ. FT.)
PARKING PROVIDED
STANDARD STALL = 79
ACCESSIBLE STALL = 4
PARENT STALL = 2
TOTAL PARKING PROVIDED= 85
PROPERTY SIZE = 82,782 SQ. FT. (2.13 ACRES)
DENSITY = 13%
F.A.R. = 0.13
LANDSCAPE AREA = 17,888 SQ. FT.

PROJECT DIRECTORY

PROPERTY OWNER
HARRIS SCHWARTZBERG
THE SCHWARTZBERG COMPANIES
44 SOUTH BROADWAY, SUITE 81a
WHITE PLAINS, NEW YORK 10601
TEL (914) 390-4300
FAX (914) 421-7777

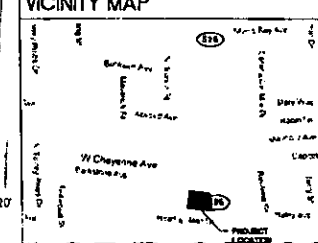
ARCHITECT
BLYTHE WILSON
JOHN W. JOHNSON, ARCHITECT
1137 N. MCDOWELL BLVD
PETALUMA, CA 94954
TEL (707) 765-1660
FAX (707) 765-9808

DEVELOPER
JOHN HARDY
DRAKE REAL ESTATE SERVICES
600 17TH STREET, SUITE 2005
DENVER, COLORADO 80202
TEL (303) 825-8300
FAX (914) 421-7777

LANDSCAPE ARCHITECT
MAYSHA RUTH
JOHN W. JOHNSON, ARCHITECT
1137 N. MCDOWELL BLVD
PETALUMA, CA 94954
TEL (707) 765-1660
FAX (707) 765-9808

AERIAL MAP

VICINITY MAP



DRAKE

JOHN W. JOHNSON, ARCHITECT
1137 NORTH McDOWELL BLVD.
PETALUMA, CALIFORNIA 94954
(707)765.1660

PROPOSED SITE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

SCALE	DATE	REVISION
1	01/24/07	FOLLOW FOR PRE-APPLICATION MEETING
2	02/23/07	FOLLOW FOR PLANNING

RHL REVIEW	INITIAL	DATE
PLANNING CLIP		
FLIGHT SUBMITTAL		
PLAN CLIENT		
PRINT REVIEW		
PRINT REVIEW		
LEGAL SIG		
CONSTRUCTION		

SHEET TITLE:
PROPOSED SITE PLAN

SP1

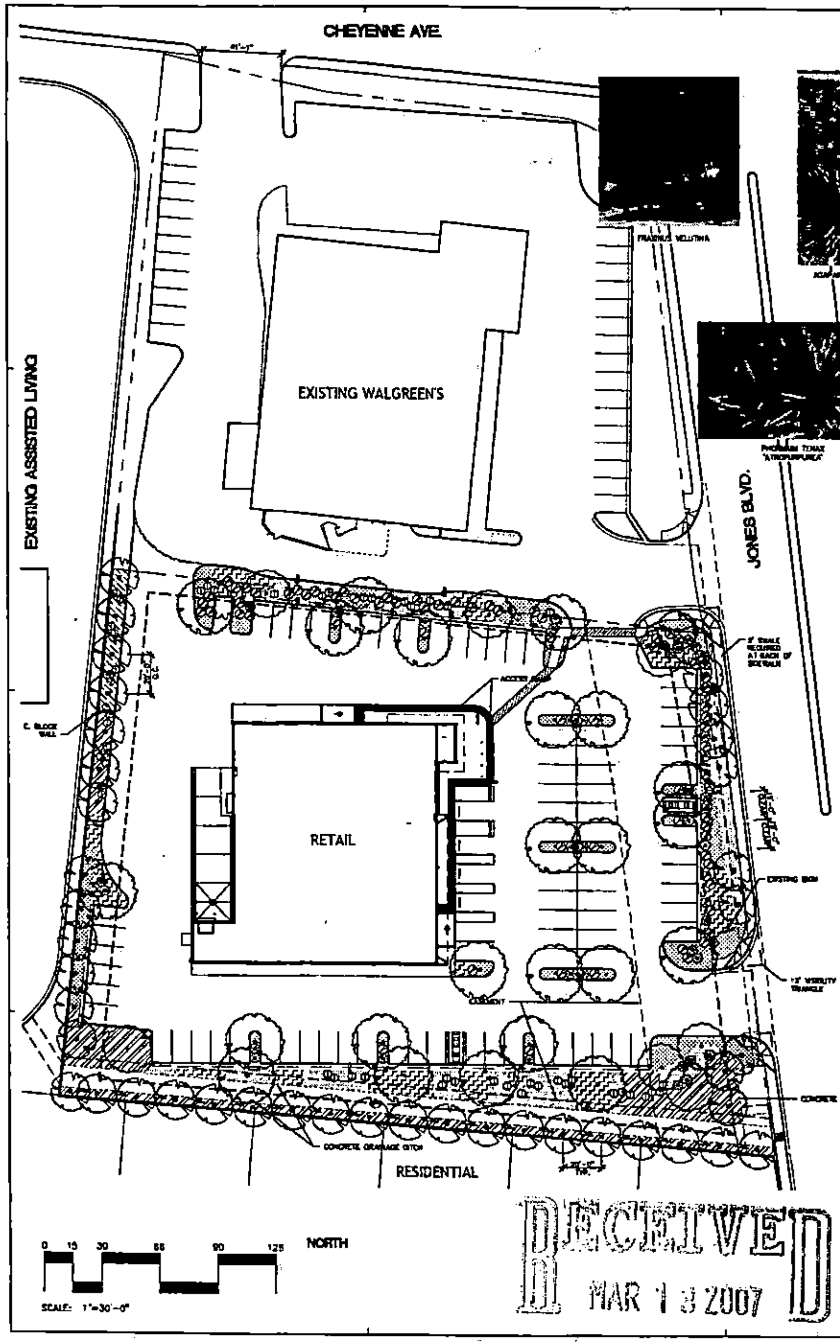
MAR 13 2007

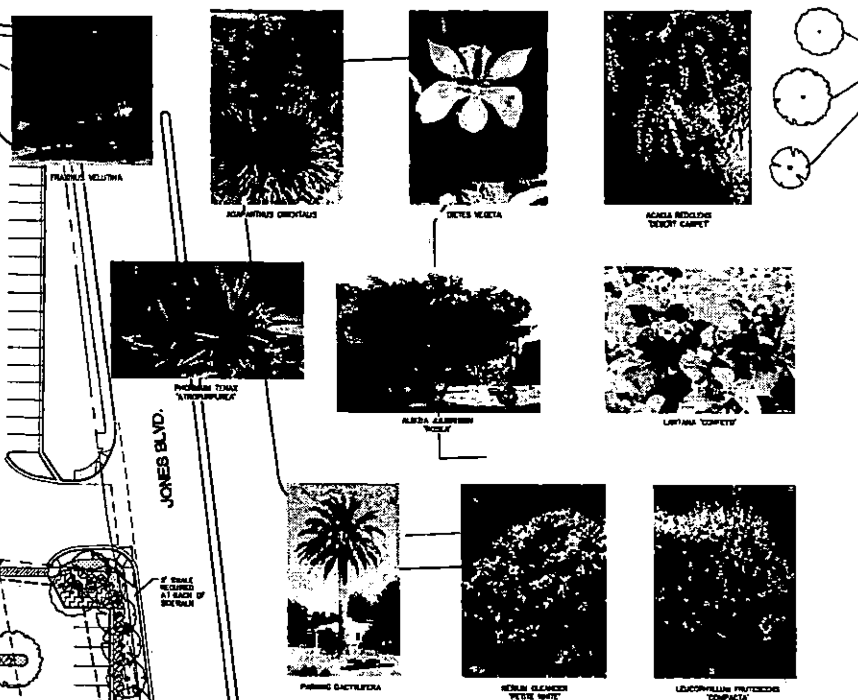
RECEIVED
MAR 13 2007

SDR-20503

04/26/07 PC

MAR 1 3 2007





RECEIVED MAR 1 3 2007

PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT	COMMON NAME
TREES						
—	24" BOX	7	40'	ALBIZIA JULIBRISSIN 'ROSEA'	L	SILK TREE
—	15 GAL.	[illegible]	30'	FRAXINUS VELUTINA	L	ARIZONA ASH
—	12' BTH	43	30'	PHOENIX DACTYLIFERA	L	DATE PALM
SHRUBS						
⊘	5 GAL.	30	6'	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	L	TEXAS RANGER
⊕	5 GAL.	63	3'	NERIUM OLEANDER 'PETITE WHITE'	L	DWARF CRAPE MYRTLE
⊛	5 GAL.	33	5'	PHORMIUM TENAX 'ATROPURPUREA'	L	NEW ZEALAND FLAX
GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 36" O.C.	747 S.F.	30"	AGAPANTHUS ORIENTALIS	L	LILY-OF-THE-NILE
	1 GAL. 42" O.C.	2,951 S.F.	30"	DIETES VEGETA	L	FORT-NIGHT LILY
	1 GAL. 36" O.C.	3,765 S.F.	3'	LANTANA 'CONFETTI'	L	LANTANA
	1 GAL. 30" O.C.	5,086 S.F.	3'	ACACIA REDOLENS 'DESERT CARPET'	L	-

SITE FEATURES – TYPICAL

ROOT SHIELD BARRIER: INSTALL AT TREES PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-8787.

DECOMPOSED GRANITE PER NOTE 4.

TOTAL LANDSCAPED AREA: 15,[illegible] S.F.

ACCEPTABLE PLANT SIZES, VARIETIES AND CONDITIONS AT TIME OF PLANTING

SIZE HEIGHT & SPREAD CALIPER
TREES:
15 GAL 3-6' X 2'-3' .75"
24" BOX 8-10' X 4'-5' 1.75"
36" BOX 12-14' X 5'-7' 2.75"
48" BOX 16-18' X 6-8' 3.25"
SHRUBS:
1 GALLON 18" X 12" ---
5 GALLON 30" X 30" ---

PLANTS SHALL BE HEALTHY, WITHOUT PESTS OR DISEASE AND SHALL NOT BE OVERGROWN, SHOW KINKED OR CIRCLING ROOTS, HAVE DAMAGED OR TWISTED TRUNKS, SHOW A PRESENCE OF HEAVILY MATTED OR WOODY PERIPHERAL ROOTS, OR BE SO RECENTLY CANNED THAT THE ROOT SYSTEM IS NOT THOROUGHLY DEVELOPED THROUGHOUT THE CAN.

TREES USED IN PLANTER FINGERS OF PARKING LOTS OR AS STREET SHADE TREES SHALL HAVE A BOX BRANCHING BY GROWTH OR PRUNING TO A 6' CLEAR HEIGHT.

THE CONTRACTOR IS TO BE CAREFUL IN ORDERING PLANTS WHICH ARE AVAILABLE IN BOTH GROUND COVER, SHRUB AND STANDARD FORMS. SIZE IS TO PLACE THE PLANT ORDER PER THE LEGEND GROUPING DESIGNATION/HEIGHT FOR THE MATURE PLANT AND OTHER LEGEND NOTES OR VARIETY NAME.

SHIELD BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS, INITIALED IN TITLE BLOCK, BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

TYPICAL LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR IS TO CONDUCT A FIELD REVIEW AND IS TO BE FAMILIAR WITH ALL EXISTING AND PROPOSED UTILITIES AND SUBSURFACE FEATURES PRIOR TO START OF WORK. SEE ARCHITECTURAL SITE PLANS AND CIVIL PLANS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DETAILS AND OR DESCRIBED IN THE SPECIFICATIONS, EXCEPT AS NOTED OTHERWISE.
3. ALL UTILITIES AND EXISTING IRRIGATION ARE TO BE PRESERVED AND PROTECTED IN PLACE. [illegible]
4. ALL PLANTING AREAS SHALL BE MULCHED WITH DECOMPOSED GRANITE, TO A MIN. DEPTH OF 3". SWALES AND CONCENTRATED WATER/DRAINAGE AREAS TO BE 3/4" CRUSHED ROCK. COLOR: "DESERT SAND" (RED/TAN).
5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
6. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR PLANTING:
   STREET LIGHTS – 10 FT.
   BETWEEN STREET TREES – 30 FT.
   DRIVEWAY CUTS AND FIRE HYDRANTS – 5 FT.
   UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METERS, AND MAINS – 4 FT.
7. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
8. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
9. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
10. [illegible]
11. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A POST GRADING LABORATORY SOIL ANALYSIS.
   A. [illegible]
   B. [illegible]
   C. CONTRACTOR TO PROVIDE LABELS AND P.O.'S OF PRODUCTS USED TO OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR IS REQUIRED TO PROVIDE THE QUANTITY OF MATERIALS SHOWN ON THE PLAN DRAWING. QUANTITIES IN THE LEGEND ARE MERELY A GUIDE. QUANTITIES SHOWN ON THE DRAWING TAKE PRECEDENCE OVER QUANTITIES LISTED IN THE LEGEND.
13. [illegible]
14. SOIL CONDITIONING [illegible]
15. [illegible]

CITY SPECIFIC REQUIREMENTS

- ☑ 15' BTH PALMS USED TO MATCH SURROUNDING AREAS
- ☑ 30' SPACING USED ON PALMS
- ☑ BUFFER LANDSCAPING AT PERIMETERS PROVIDED WITH TREES 30' ON CENTER IN AREAS WITH ADJACENT COMMERCIAL PROPERTIES, EVERGREEN TREES 30' OC FOR AREAS ADJACENT TO RESIDENTIAL PROPERTIES WITH ALL PALMS 30' ON CENTER.
- ☑ DEEP CONE WATERING TO BE USED PER [illegible]
- ☑ TREES WITH NON-INVASIVE ROOTS WILL BE USED PER CODE APPENDIX C.
- ☑ DROUGHT TOLERANT PLANTS WILL BE USED PER CODE APPENDIX C.
- ☑ VISIBILITY TRIANGLES WITH A 30" MAX HEIGHT OF PLANTS TO BE MAINTAINED AT ALL DRIVES TO 12' BACK AND TO 30' BACK AT CORNER CONSTRUCTION.
- ☑ 1 TREE PER 30 LF OF STREET FRONTAGE REQD. [illegible] LF / 30' = 14 TREES (24" BOX 30' WIDE X [illegible] HIGH) ARE REQUIRED. 13 PROVIDED.
- ☑ 1 LARGE TREE PER 6 SPACES. 62 SPACES/6 = 12 TREES REQUIRED. 14 TREES PROVIDED IN PARKING LOT.
- ☑ TREES TO HAVE 10' LATERAL SEPARATION FROM STREET LIGHTS.

WATER CONSERVATION CONCEPT

CONCEPT STATEMENT

A COMBINATION OF DRIP, BUBBLERS, AND/OR LOW GALLONAGE SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

DRAKE

JOHN W. JOHNSON, ARCHITECT
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PRELIMINARY LANDSCAPE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

REGISTERED LANDSCAPE ARCHITECT · NEVADA · 594 · STATE OF NEVADA

PRELIMINARY LANDSCAPE PLAN

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PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	COMMON NAME
TREES					
	24" BOX	7	40'	ALBIZIA JULIBRISSIN 'ROSEA'	PINK SILK TREE
	15 GAL.	16	30'	FRAXINUS VELUTINA	ARIZONA ASH
	18' B.T.	40	45'	PHOENIX DACTYLIFERA	DATE PALM
SHRUBS					
	5 GAL.	89	6'	CALLISTEMON VIMINALIS 'COMPACTUS'	DWARF WEEPING BOTTLEBRUSH
	5 GAL.	57	3'	HESPERALOE PARVIFLORA	RED YUCCA
	5 GAL.	26	3'	PHORMIUM TENAX 'MAORI ARCH'	NEW ZEALAND FLAX
GROUNDCOVER / MASS PLANTING					
	1 GAL. 36" O.C.	747 S.F.	12"	LANTANA MONTEVIDENSIS	TRAILING LANTANA
	1 GAL. 48" O.C.	2,784 S.F.	24"	ROSA 'MEIDILAND'	RED MEIDILAND ROSE
	1 GAL. 36" O.C.	2,319 S.F.	2'	LANTANA 'CONFETTI'	CONFETTI LANTANA
	1 GAL. 24" O.C.	1,086 S.F.	2'	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET
SITE FEATURES - TYPICAL					
	SEE SHEET			BOBIT SHIELD BARRIER INSTALL AT TOP OF 2:1 SLOPE TO PREVENT WEED GROWTH FROM CURB, SIDEWALK OR PAVEMENT. MANUFACTURED BY: WIRE CLOTH COMPANY HAYWARD CA (510)887-8787	
	--			DECOMPOSED GRANITE PER NOTE 9	

TOTAL LANDSCAPED AREA = 6,560 S.F.

ACCEPTABLE PLANT SIZES, GRADING AND CONDITIONS FOR PLANTING

SIZES HEIGHT / SPREAD CALIPER

TREES

SHRUBS

GROUNDCOVERS

PLANTS SHALL BE HORTICULTURALLY BALANCED AS TO ROOTS OR VIGOR AND SHALL NOT BE OVERGROWN, ROOT BOUND OR EXHIBIT EXISTING ROOTS, WIRE, GIRDLING OR TWISTED LIMBS. SHOW A PREFERENCE OF FROM 3 RATHER OF ROOT PERPETUAL ROOTS OR BE SO NOTICEABLY CHANGE THAT THE ROOT SPREAD IS NOT ADEQUATE FOR FOLLOWING INSTRUCTIONS. THE SAME

SITES WITH A MINIMUM OF 3 FEET OF PLANTING LOTS OR AS STREET WIDTH WHICH SHALL HAVE A 4 INCH STRAIGHTENING BY GROWTH OF PRUNING TO 6 FEET CLEAR OF THE

THE CONTRACTOR IS TO BE SURETY TO ESTABLISH A HEALTH SHOT AND ESTABLISHED 3 INCH ORGANIC MULCH CONSISTING OF STANDARD FORMS NO. 3 TO ALSO ALSO A GREEN AREA THE LEGEND GROUPING OF SOIL TO MEASURE FOR THE MARKET WHAT HAS O FREE LEGEND NOTES OF GRADED NAME

SHIELD BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIER.

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS, ENTAILED IN TITLE BLOCK, BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

TYPICAL LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR IS TO LOCATE & FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF WORK. SEE ARCHITECTURAL, SITE, PLANTING AND CIVIL PLANS.
2. ALL WATER USE AND EQUIPMENT SHALL BE PRODUCTS AND INSTALLED AS SHOWN IN THE DETAILS AND AS LISTED IN THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. ALL UTILITIES AND EXISTING IRRIGATION ARE TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES AND IRRIGATION DURING ALL COURSE OF THE PROJECT. ANY DISRUPTION IN SERVICE IS THE RESPONSIBILITY OF THIS CONTRACTOR AND PLANTS IN ADJACENT AREAS ON THE PROPERTY. IF DAMAGE OCCURS TO EXISTING PLANTS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND AT NO COST TO THE OWNER. TEMPORARY IRRIGATION WATER FOR ESTABLISHMENT, PERMANENT REPAIRS, CLEAN UP AND LIGHTING SHALL BE INCLUDED TO REPAIR ALL OF DAMAGE.
4. ALL PLANTING USE AS SHALL BE AMENDED WITH DECOMPOSED GRANITE, TO A MIN. DEPTH OF 6". SHRUBS AND GROUNDCOVER WATERING HOSE SHALL TO BE 3/4" DIAMETER WORK. COLOR "DESERT SHALE" (BPT-1756).
5. REFER TO SPECIFICATIONS AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT INDICATED ON THIS PLAN.
6. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR PLANTING:

STREET LIGHTS	= 10 FT.
BETWEEN STREET TREES	= 20 FT.
DRIVEWAY CUTS AND FIRE HYDRANTS	= 7 FT.
UNDERGROUND TRANSITE AND STEEL UTILITY VAULTS, TELEPHONE AND OTHER SIMILAR VAULTS, GAS AND WATER METER, AND MAINS	= 5 FT.

7. ALL SURFACE AND SUB-SURFACE DRAINS, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
8. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM REGULAR MAINTENANCE DUTIES.
9. LOCATION AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
10. CONTRACTOR TO CONFIRM EXISTING PAVED AREAS PRIOR CONNECTED INTO PLANTING BEDS AND WITH PLANTS BEDS SURROUNDED BY PAVEMENT OR STRUCTURES SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12". GRAVEL AND CHIPPING TO SOIL ARE TO BE REMOVED. SOIL SHALL BE CONCAVED TO OFF-GRADE. UNIFORMLY FILL PLANTERS TO WITHIN 1/2" OF TOP OF CURB CONTACT TO TREE REPLACE AND BACKFILL AS NEEDED FOR SOILS TEST.
11. PLANTING SOIL SHALL BE AMENDED AS DESCRIBED BY A POST GRADING LABORATORY SOIL ANALYSIS.
12. THE CONTRACTOR IS REQUIRED TO PROVIDE THE QUANTITY OF MATERIALS SHOWN ON THE PLANS. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER PLANT LISTS SHOWN ON THE DRAWING. TAKE PRECEDENCE ONLY QUANTITIES LISTED = THE LEGEND.
13. A FINAL CERTIFICATION OF THE LANDSCAPE INSTALLATION IS REQUIRED BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO CONTACT SOIL 48 HOURS PRIOR TO COMPLETION OF INSTALLATION WORK TO ARRANGE FOR THE REQUIRED SITE REVIEW AS PART OF THIS CONTRACTOR.
14. SOIL CONDITIONS
GRADING FOR BIDDING - SEE SOILS REPORT & CONSTRUCTION NOTES
A. SOILS: PRIOR TO SOIL PREPARATION, HAS BEEN COMPLETED, ADD SOIL AMENDMENTS AND FERTILIZERS AS INDICATED BELOW AND OBSERVE PLANTING REPLACEMENT WITH THE SOIL AMENDED TO THE EXISTING SPECIFIED UNITS. THE AMENDMENTS SHALL BE WITH THOROUGHLY MIXED.
B. ALL PLANTED AREAS:
INSTALL THE FOLLOWING INTO THE TOP 6 INCHES OF SOIL AT THE SPECIFIED RATES WITH 1,000 SQUARE FEET OF AREA:
1. SUPER TABLES IN INSTALLED MIXED SHRUBS
20 LBS. OF MAGAMIX CONTROLLED RELEASE FERTILIZER
4. TREE AND SHRUB PLANTING HOLES
A. PLANTING HOLES:
ALL LOCAL PLANTING HOLES PER PLANTING PLANS SHALL MAY CONFLICT WITH UNDERGROUND UTILITY LINES TO THE ENGINEER IN THE OWNER'S REPRESENTATIVE.
B. BEFORE PLANTING TREES AND SHRUBS, FILL PLANTING HOLES WITH WATER TO CHECK FOR PROPER DRAINAGE.
C. DISPOSE OF EXCESS EXCAVATED SOIL OFF THE SITE.
D. SCARIFY SIDE WALLS AND BOTTOM OF THE HOLES AND PLANT ROOTBALLS.
2. BACKFILLING
A. BACKFILL THE PLANTING HOLES WITH THE SPECIAL BACKFILL BY HAND AS SPECIFIED.
B. WATER-SETTLE BACKFILL THOROUGHLY OR COMPACT BY OTHER APPROVED METHOD PRIOR TO PLANTING TO PLANTS TO NOT SETTLE.
3. SPECIAL BACKFILL MIX FOR PLANTING HOLES:
A. MATERIALS:
1. 1/3 TOPSOIL
2. 1/3 PEAT MOSS
3. 1/3 PERCENT HEMOLUSED REDWOOD SAWDUST
B. MIXING:
1. PREPARE THE MIX IN STOCKPILES OR BIN, AT LEAST ONE PILE AT EACH INDIVIDUAL PLANTING HOLE.
2. MIX THOROUGHLY, LEAVING THE LAYERS OF SOIL AND AMENDMENTS OR CLODS.
4. FERTILIZER TABLETS: PLACE TABLETS IN THE BACKFILLED PLANTING HOLES PER THE MANUFACTURER'S PRINTED RECOMMENDATIONS AT THE FOLLOWING RATE:

1 GALLON = 1 TABLET	15 GALLON = 5 TABLETS
5 GALLON = 2 TABLETS	24" BOX = 6 TABLETS
	36" BOX = 8 TABLETS

5 AND SPECIFICATIONS FOR LANDSCAPE PLAN REQUIREMENTS.

15. SYMBOL FOR BROADCAST (S SCHEDULE) AND DO NOT RUNNER UNDER CANOPY TREES FOR CLARITY. CONTRACTOR TO INSTALL UNDER CANOPY TREES TO FILL ENTIRE PLANTER BED QUANTITY IN LEGEND OR A GUIDE.

CITY SPECIFIC REQUIREMENTS

- [x] 12' MIN PALMS USED TO MATCH SURROUNDING AREAS
- [x] 25 SPACING USES for PALMS
- [x] BUFFER LANDSCAPING AT PERIMETERS PROVIDED WITH TREES 30' ON CENTER IN AREAS WITH ADJACENT COMMERCIAL PROPERTIES, EVERGREEN TREES 20' O/C FOR AREAS ADJACENT TO RESIDENTIAL PROPERTIES WITH ALL PALMS 30' ON CENTER
- [x] DEEP ROOT MATERIAL TO BE USED PER 30.64.030 (1)(VIII)
- [x] TREES WITH NON-WARNING ROOTS SHALL BE USED PER CODE APPROVAL E
- [x] DROUGHT TOLERANT PLANTS SHALL BE USED PER CODE APPROVAL E
- [x] VISIBILITY TRIANGLES WITH A 30' MAX HEIGHT OF SHRUBS TO BE MAINTAINED AT ALL TIMES TO 15' BACK AND TO 30' BACK OF DRIVER CONSTRUCTION
- [x] 1 TREE PER 30 L.F. OF STREET FRONTAGE REQ. 215 L.F./ 30 = 12 TREES (24" BOX, 20' WIDE & 40' HIGH) NOT REQUIRED 12 PROVIDED.
- [x] 1 LARGE TREE PER 8 SPACES W/ SPACES/8 = 10 TREES REQUIRED 16 TREES PROVIDED IN PARKING LOT
- [x] TREES TO HAVE 30' LATERAL SEPARATION FROM STREET LIGHTS

WATER CONSERVATION CONCEPT

CONCEPT STATEMENT:

- CONVERSION OF SOD, BUBBLERS, AND/OR LOW-VOLTAGE SPRAYS WITH MATCHED PRECIPITATION RATE DRIP SYSTEMS WHERE POSSIBLE.
- INSTALLATION OF DROUGHT TOLERANT PLANTS AND SHRUBS WHERE POSSIBLE.
- USE OF MULCH AND HYDROZONE ARE BASED ON SEPARATE IRRIGATION AND WATER USE REQUIREMENTS.

JOHN W. JOHNSON, ARCHITECT
1137 NORTH MCDOWELL BLVD.,
PETALUMA, CALIFORNIA 94954
(707)765-3360

PRELIMINARY LANDSCAPE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

PRELIMINARY LANDSCAPE PLAN

L1

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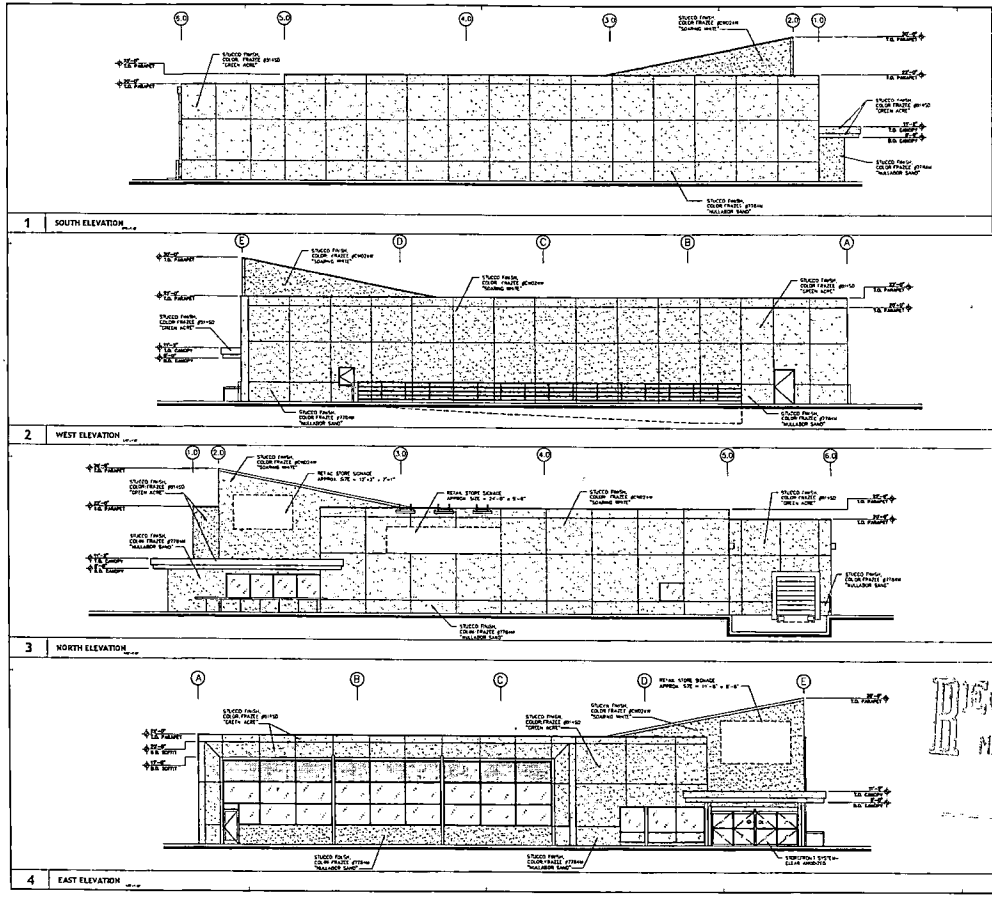

DRAKE

JOHN W. JOHNSON, ARCHITECT
1137 NORTH MACDOWELL BLVD.
PETALUMA, CALIFORNIA 94954
(707)765-1660

ELEVATIONS

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ELEVATIONS

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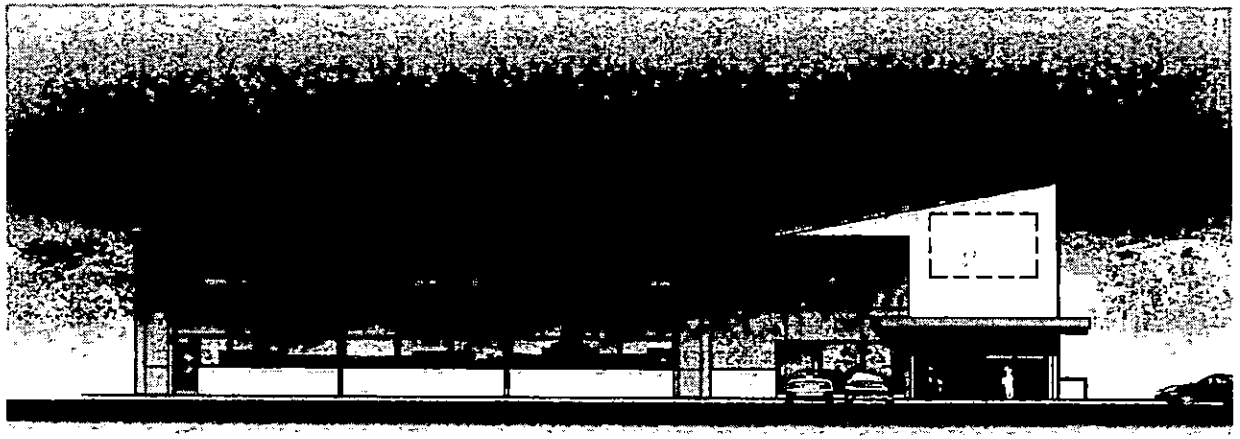

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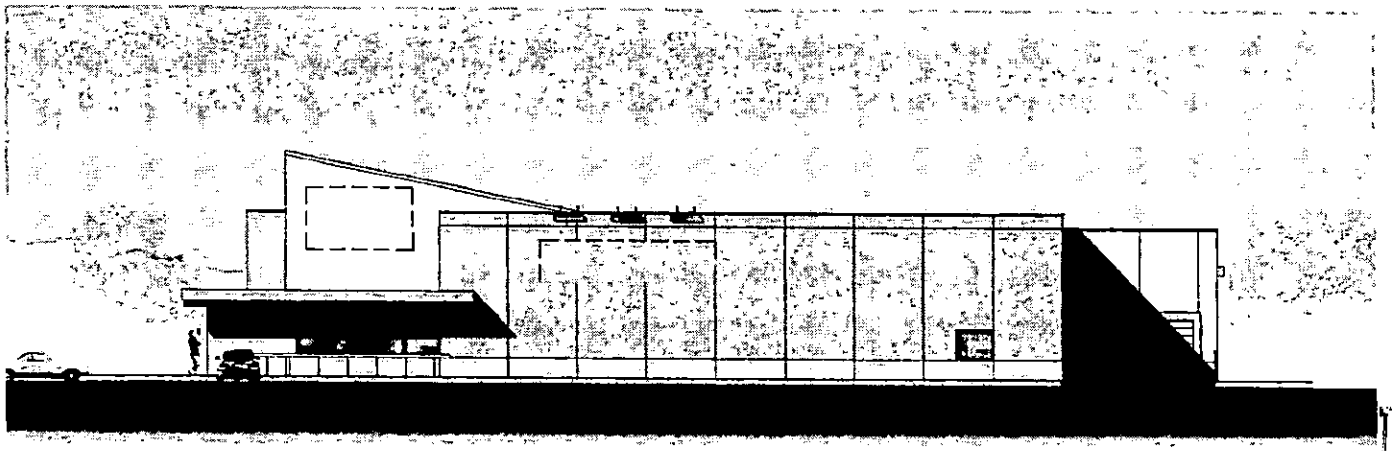

NORTH ELEVATION

COLOR LEGEND:

BENJAMIN MOORE #433
"FOREST HILLS GREEN"

BENJAMIN MOORE #216
"CALIFORNIA HILLS"

BENJAMIN MOORE #HC-30
"PHILADELPHIA CREAM"

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CHEYENNE & JONES
LAS VEGAS, NV

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DESIGN GROUP INC.
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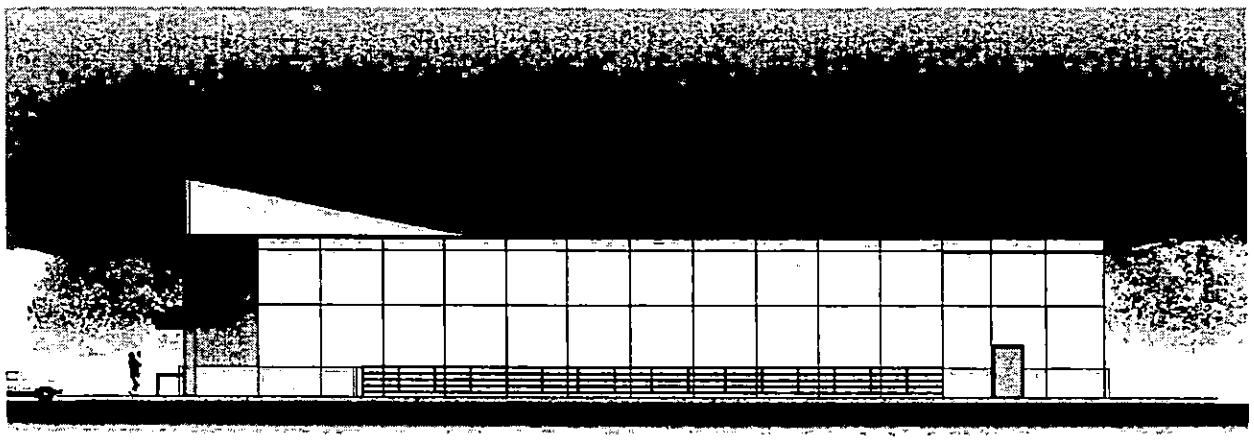
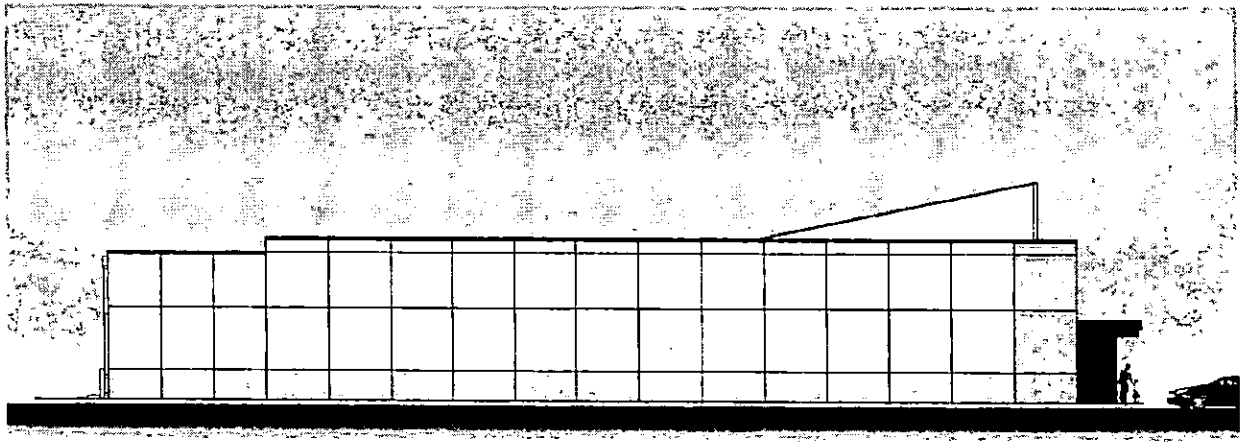


WEST ELEVATION



SOUTH ELEVATION

COLOR LEGEND:

BENJAMIN MOORE #433
"FOREST HILLS GREEN"

BENJAMIN MOORE #216
"CALIFORNIA HILLS"

BENJAMIN MOORE #HC-30
"PHILADELPHIA CREAM"

RECEIVED
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DRAKE

TESCO
CHEYENNE & JONES
LAS VEGAS, NV

RHL GROUP INC.
ILLUSTRATIONS

SDR-20503
04/26/07 PC

ZON-20495, SUP-20505 & SDR-20503 - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC

WEST SIDE OF JONES BOULEVARD, APPROXIMATELY 275 FEET SOUTH OF CHEYENNE AVENUE

APRIL 26, 2007 PLANNING COMMISSION

03/26/07

January 25, 2007

Dear Sir or Madam,

Our client, Fresh & Easy, would like to build a 14,028 square foot grocery store on the vacant lot adjacent to the west side of Jones, just south of Cheyenne. The APN # is 138-14-501-007.

This parcel is master planned SC (Service Commercial) and the current zoning is U (Undeveloped). We are requesting a Zone Change to C-1, in conformance with the master plan.

Fresh & Easy, like other grocery retailers throughout the valley, would like to be able to provide package liquor for off-premise consumption as a convenience for its customers. Therefore, we will also be seeking a Special Use Permit for a Retail Establishment with Accessory Package Liquor - Off-Sale. The total area used for the display of all types of alcoholic beverages available for sale is less than 525 square feet.

In order to meet the required number of parking spaces, we are requesting a waiver from Title 19.12.040, Perimeter Landscape Buffering, for a length of approximately 60 feet adjacent to the Jones frontage. The width of the waiver would vary from 13 feet down to 3 feet. An additional 5 feet of landscaping, to be located within the right-of-way, will be provided along the full length of this landscape planter. All required trees, shrubs and ground cover will be installed. A typographic error in the upper left hand corner of the landscape plan will be corrected to show all Phoenix Dactylfera with a 15 foot brown trunk height.

We believe a grocery store is an appropriate use at this location since it will allow the residents of the Assisted Living facility, located just west of this site, to shop for everyday items without having to cross a busy street. Because Fresh & Easy's store will be smaller, and therefore more convenient than a large super store, we believe many of the retirees, who will soon live in the Senior Apartments on the east side of Jones, will also enjoy shopping in this store.

Both Jones and Cheyenne are major streets, designed to carry significant traffic, and are capable of accommodating any additional vehicle trips generated by this use.

Sincerely yours,

Leni Skaar

Leni Skaar

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APR 06 2007

SDR-20503
REVISED
04/26/07 PC

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

April 15, 2007

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

RE: ZON-20495, SDR-20503 & SUP-20505

Dear Mr. Reed:

I am **OPPOSED** to the Rezoning (ZON-20495), Site Development Plan Review (SDR-20503) and the Special Use Permit (SUP-20505) as proposed by Drake Real Estate Services-Outpar, LLC.

Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Another grocery/convenience type store will greatly increase vehicular and pedestrian traffic at the intersection. We already have a grocery store on the northwest corner and two convenience type stores on the opposing corners with the proposed site located next door to a convenience store. We have absolutely no need for a package liquor store with the same across the street.

Another consideration is increased loitering, by juveniles, which has increased substantially over the last couple of years around these type establishments that are already here.

Sincerely

Aaron J. Kramer