

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Councilwoman Brenda J. Williams, Ward 5 (Interim)

City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the March 22, 2007 Planning Commission Meeting minutes by reference (___ vote)

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

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

1. TMP-20526 - TENTATIVE MAP - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME NEVADA, INC. - Request for a Major Amendment to an approved Tentative Map (TMP-5290) FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.72 acres at the southwest corner of Grand Teton Drive and Shaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Ross).
2. ANX-20441 - ANNEXATION - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Petition to Annex properties located at southeast corner of Michael Way and Madre Mesa Drive, containing approximately 11.18 acres (APNs 138-13-701-010, 011, 012, and 138-13-701-036), Ward 5 (Williams).
3. ANX-20533 - ANNEXATION - OWNER/APPLICANT: SRODES, LLC - Petition to Annex property located at 5695 North Rainbow Boulevard containing approximately 0.96 acres (APN 126-27-803-005), Ward 6 (Ross).

ONE MOTION – ONE VOTE:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. **ZON-20512 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC** - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Williams).
5. **SDR-20523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20512 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 535-UNIT CONDOMINIUM DEVELOPMENT on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Williams).
6. **VAR-20464 - VARIANCE - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 850 North Decatur Boulevard (APN 139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).
7. **SUP-20462 - SPECIAL USE PERMIT RELATED TO VAR-20464 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT FOR A PROPOSED SERVICE STATION WITHOUT AUTO REPAIR at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).
8. **SDR-20461 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20464 AND SUP-20462 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. SUP-20439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT AND BODY REPAIR SHOP at 5360 Ricky Road (APN 138-12-710-055), C-2 (General Commercial) Zone, Ward 6 (Ross).
10. SUP-20485 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) FOR 20 HORSES WITH A WAIVER TO ALLOW THE CORRAL AND STABLE TO BE SEVEN FEET FROM THE FRONT PROPERTY LINE WHERE 100 FEET IS THE MINIMUM REQUIRED at 8300 North Bradley Road (APN 125-12-701-003), R-E (Residence Estates) Zone, Ward 6 (Ross).
11. SDR-20504 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD - Request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE FOOT ADDITION TO AN EXISTING 62,417 SQUARE FOOT CHURCH/HOUSE OF WORSHIP on 19.9 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Reese).
12. SDR-20538 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,348 SQUARE FOOT OFFICE BUILDING on 1.08 acres on the north side of Cascade Valley Court, approximately 253 feet east of Tenaya Way (APN 138-15-612-006), C-PB (Commercial - Planned Business Park) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

13. ABEYANCE - GPA-20216 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: H (HIGH DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

14. ABEYANCE - ZON-20217 - REZONING RELATED TO GPA-20216 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT TO R-4 (HIGH DENSITY RESIDENTIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).
15. ABEYANCE - WVR-20568 - WAIVER RELATED TO GPA-20216 AND ZON-20217 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for Waiver OF TITLE 18.12.130 FOR TERMINATION OF A PRIVATE STREET WITHOUT A CIRCULAR CUL-DE-SAC OR CRASH GATE on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
16. ABEYANCE - VAR-20219 - VARIANCE RELATED TO GPA-20216, ZON-20217 AND WVR-20568 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Variance TO ALLOW 10,288 SQUARE FEET OF OPEN SPACE WHERE 46,718 SQUARE FEET IS THE MINIMUM REQUIRED on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
17. ABEYANCE - VAR-20419 - VARIANCE RELATED TO GPA-20216, ZON-20217, WVR-20568 AND VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 4.91 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 65-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

18. ABEYANCE - SDR-20220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20216, ZON-20217, WVR-20568, VAR-20219 AND VAR-20419 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
19. ABEYANCE - ZON-19673 - REZONING - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5 (Williams).
20. ABEYANCE - VAR-19672 - VARIANCE RELATED TO ZON-19673 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Variance TO ALLOW 68,875 SQUARE FEET OF OPEN SPACE WHERE 142,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 161-UNIT MULTI-FAMILY RESIDENTIAL SUBDIVISION on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Williams).
21. ABEYANCE - SDR-19670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19673 AND VAR-19672 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Site Development Plan Review for a 161-UNIT MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APNs 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Williams).
22. GPA-19426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Historic Preservation Element and revise the 2020 Master Plan.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

23. 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).
24. 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).
25. 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).
26. 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).
27. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

28. 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).
29. 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 Plan 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).
30. 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, 005 and 013), Ward 6 (Ross).
31. 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).
32. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

33. 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).
34. 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 CONVALESCENT 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).
35. 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).
36. 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).
37. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

38. 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).
39. 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).
40. 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).
41. 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).
42. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

43. **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).
44. **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).
45. **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).
46. **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).
47. **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).

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

48. 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).
49. 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).
50. 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).
51. 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).
52. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 14

53. 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).
54. ZON-20507 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING), C-1 (LIMITED COMMERCIAL), AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), Ward 3 (Reese).
55. SUP-20519 - SPECIAL USE PERMIT RELATED TO ZON-20507 - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC - Request for a Special Use Permit FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
56. SDR-20492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20507 AND SUP-20519 - PUBLIC HEARING - APPLICANT: LIVEWORK, LLC - OWNER: LEAH PROPERTY, LLC - Request for a Site Development Plan Review FOR A 120-FOOT HIGH 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058 and 059), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).
57. VAC-20522 - VACATION RELATED TO ZON-20507, SUP-20519, AND SDR-20492 - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC - Petition to Vacate a 20-foot service alley and access easement generally located east of 3rd Street commencing approximately 137 feet south of the southeast corner of 3rd Street and Charleston Boulevard, Ward 3 (Reese).

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 15

58. SDR-20502 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20507, SUP-20519, SDR-20492 AND VAC-20522 - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC
- Request for a Site Development Plan Review FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office And Parking), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
59. ZON-20543 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).
60. VAR-20443 - VARIANCE - PUBLIC HEARING - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC. - Request for a Variance TO ALLOW A FOUR FOOT ADDITION TO AN EXISTING 12-FOOT WALL FOR A TOTAL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.71 acres at 8470 West Charleston Boulevard (APN 138-33-401-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
61. ROC-20491 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC - Request for a Review of Condition #9 of an approved Site Development Plan Review (SDR-4291) WHICH REQUIRED THAT ANY PROPERTY LINE WALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
62. VAR-20489 - VARIANCE RELATED TO ROC-20491 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC - Request for a Variance TO ALLOW AN EXISTING 18-FOOT HIGH PERIMETER WALL WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN APPROVED RV STORAGE LOT on 3.87 acres at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 16

63. VAR-20494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Variance TO ALLOW 51 PARKING SPACES WHERE 54 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
64. SUP-20501 - SPECIAL USE PERMIT RELATED TO VAR-20494 - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Special Use Permit FOR AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
65. SDR-20506 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20494 AND SUP-20501- PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Site Development Plan Review FOR A 4,154-SQUARE FOOT ADDITION TO AN EXISTING 7,681 SQUARE FOOT CHURCH on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
66. VAR-20524 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: K B HOME NEVADA - Request for a Variance TO ALLOW A 5-FOOT REAR YARD SETBACK WHERE 10-FEET IS THE MINIMUM SETBACK REQUIRED FOR A 188-LOT RESIDENTIAL SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross).
67. TMP-20518 - TENTATIVE MAP - PUBLIC HEARING RELATED TO VAR-20524 - WINDIMERE II @ PROVIDENCE/CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 188-LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross).
68. VAR-20544 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 0.23 acres at 6402 White Tiger Court (APN 125-35-310-010), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 17

69. **VAR-20545 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 0.21 acres at 6425 White Tiger Court (APN 125-35-310-049), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
70. **VAR-20546 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.18 acres at 6410 Veranda Falls Court (APN-125-35-310-070), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
71. **VAR-20547 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.17 acres at 6414 Veranda Falls Court (APN-125-35-310-071), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
72. **VAR-20549 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.17 acres at 6419 Hook Creek Court (APN 125-35-310-087), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
73. **VAR-20550 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.18 acres at 6411 Hook Creek Court (APN 125-35-310-089), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 18

74. **VAR-20551 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.19 acres at 5002 Mirage Garden Court (APN 125-35-310-104), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
75. **SUP-20477 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE SEPARATION OF 1,500 FEET IS REQUIRED on 80.48 acres at 317 South Valley View Boulevard (a portion of APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian).
76. **SUP-20497 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
77. **SUP-20498 - SPECIAL USE PERMIT RELATED TO SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
78. **SUP-20499 - SPECIAL USE PERMIT RELATED TO SUP-20497 AND SUP-20498 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 19

79. SUP-20500 - SPECIAL USE PERMIT RELATED TO SUP-20497, SUP-20498 AND SUP-20499 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
80. SDR-20496 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498, SUP-20499, AND SUP-20500 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
81. SUP-20525 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RDJD, INC. DBA CASH PLUS - OWNER: BONANZA VENTURE, LLC - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW A 27-FOOT SEPARATION FROM AN EXISTING RESIDENTIAL USE WHERE A 200-FOOT SEPARATION IS REQUIRED AND A WAIVER TO ALLOW A 137-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000-FOOT DISTANCE SEPARATION IS REQUIRED at 4441 East Bonanza Road, Suite #105 (a portion of APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
82. SUP-20608 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: DURANGO & CENTENNIAL, LLC - Request for a Special Use Permit FOR A AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION-SPECIFIED AND A WAIVER OF THE MINIMUM SQUARE FOOTAGE REQUIREMENT at 6441 North Durango Drive, Suite #120 (APN 125-20-402-008), TC (Town Center) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 20

83. SDR-20282 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS WHERE EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED ALONG THE EAST AND WEST PROPERTY LINES on 2.16 acres at 7175 and 7185 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
84. VAC-20284 - VACATION RELATED TO SDR-20282 - PUBLIC HEARING - A PPLICANT: NEVADA POWER COMPANY - OWNER: RMH TRUST - Petition to vacate a patent reservation generally located north of the Holmby Avenue alignment commencing at the centerline of the Holmby Avenue and Belcastro Street alignments, Ward 1 (Tarkanian).
85. MSH-21013 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO SELECT THE NORTHERN ALTERNATIVE FREEWAY/EXPRESSWAY ALIGNMENT KNOWN AS MOUNTAINS EDGE PARKWAY AS THE PERMANENT ALIGNMENT ON THE MASTER PLAN OF STREETS AND HIGHWAYS AND TO REMOVE THE SOUTHERN ALTERNATIVE FREEWAY/EXPRESSWAY ALIGNMENT FROM THE MASTER PLAN OF STREETS AND HIGHWAYS BETWEEN GRAND TETON ROAD AND FORT APACHE ROAD, Ward 6 (Ross).
86. SDR-20490 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MAR, LCC - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

87. TXT-20540 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 14, Section 14.11.150 to modify the current drought alert provisions to allow new front and back yard turf, not exceeding the total turf allowance set by the water district, in Single Family Dwellings.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 21

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

I Carman Livingston Burney, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of April 19, 2007, a copy of the April 26, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

19TH day of APRIL, 2007

Linda Hartman-Maynard

NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING

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

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

I ED OAKLEY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of April 19, 2007, at the hour of 4:30 PM there were posted copies of the April 26, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Grant Sawyer Building
555 East Washington Avenue
(Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)
3. In the Las Vegas Library
833 Las Vegas Boulevard North
(Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

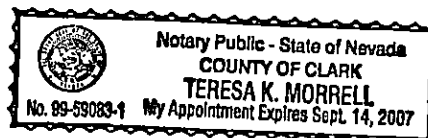

(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 19th day of April, 2007.


Notary Public in and for said County and State



City of Las Vegas

PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT.; GINA VENGLASS – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

SUBJECT:

Approval of the minutes of the March 22, 2007 Planning Commission Meeting

MOTION:

GOYNES – APPROVED – UNANIMOUS

MINUTES:

There was no discussion.

(6:02)

1- 50

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:

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

Item 6 [VAR-20464]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 7 [SUP-20462]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 8 [SDR-20461]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 19 [ZON-19673]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 20 [VAR-19672]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 21 [SDR-19670]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 26 [GPA-20448]	TABLED
Item 27 [ZON-20449]	TABLED
Item 28 [SUP-20450]	TABLED
Item 29 [SDR-20451]	TABLED
Item 31 [GPA-20466]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 32 [ZON-20470]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 33 [SUP-20471]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 34 [SDR-20468]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 35 [GPA-20469]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 36 [GPA-20474]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 37 [ZON-20479]	Abeyance to 5/24/2007 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF APRIL 26, 2007 Department of Planning and Development Discussion Items

MINUTES – Continued:

Item 38 [VAR-20472]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 39 [SDR-20480]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 40 [GPA-20481]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 41 [ZON-20482]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 42 [SDR-20483]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 62 [VAR-20489]	STRICKEN
Item 63 [VAR-20494]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 64 [SUP-20501]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 65 [SDR-20506]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 66 [VAR-20524]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 67 [TMP-20518]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 76 [SUP-20497]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 77 [SUP-20498]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 78 [SUP-20499]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 79 [SUP-20500]	WITHDRAWN WITHOUT PREJUDICE
Item 80 [SDR-20496]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 83 [SDR-20282]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 84 [VAC-20284]	Abeyance to 5/24/2007 Planning Commission Meeting

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.

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

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

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

Item 36-39 were requested by the applicant to be held in abeyance to May 10, 2007; however, the Planning Department would request the matters be held until May 24, 2007 as newly revised plans had not been submitted.

Item 62 was requested to be stricken by staff since the application was not necessary.

City of Las Vegas

PLANNING COMMISSION MEETING OF APRIL 26, 2007

Department of Planning and Development

Discussion Items

MINUTES – Continued:

Items 66 and 67 were requested by staff to be held in abeyance to May 10, 2007 in an effort to renotify the public.

Items 76-78 were requested by the applicant to be held in abeyance to May 10, 2007 to allow public notification of a new waiver.

Item 79 was requested by the applicant to be withdrawn without prejudice.

(6:02 – 6:08)

1-70



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

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

ACTIONS:

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

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

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

CHAIRMAN DAVENPORT noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-20526 - TENTATIVE MAP - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME NEVADA, INC. - Request for a Major Amendment to an approved Tentative Map (TMP-5290) FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.72 acres at the southwest corner of Grand Teton Drive and Shaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 1 – 3 – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:08 – 6:09)

1-227

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 1 – TMP-20526

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1520), Tentative Map (TMP-5290) and the Cliff's Edge Master Development Plan and Design Guidelines Standards, except as amended herein.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

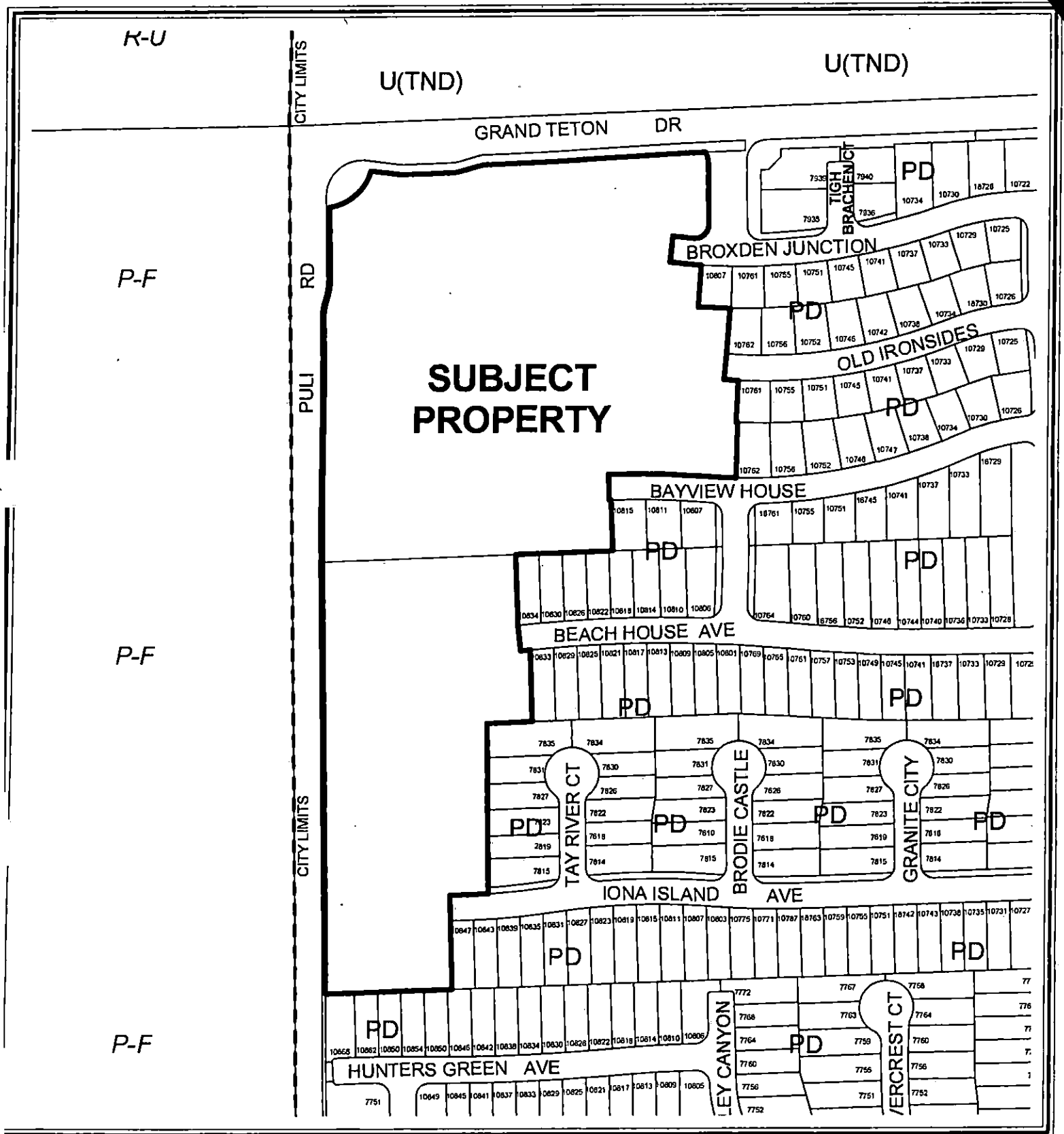
7. Dedicate or obtain dedication of the right-of-way necessary for the City's northern beltway, "Non-residential Lot A" and appropriate portions of the exterior common element "Lot A"

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 1 – TMP-20526

CONDITIONS – Continued:

previously granted on the Cliffs Edge Parent Map Book 118 Page 88, prior to recordation of this Final Map.

8. Site development to comply with all applicable conditions of approval for the Cliff's Edge Pod 201 and 203 Unit 4 subdivision and all other subsequent site-related actions

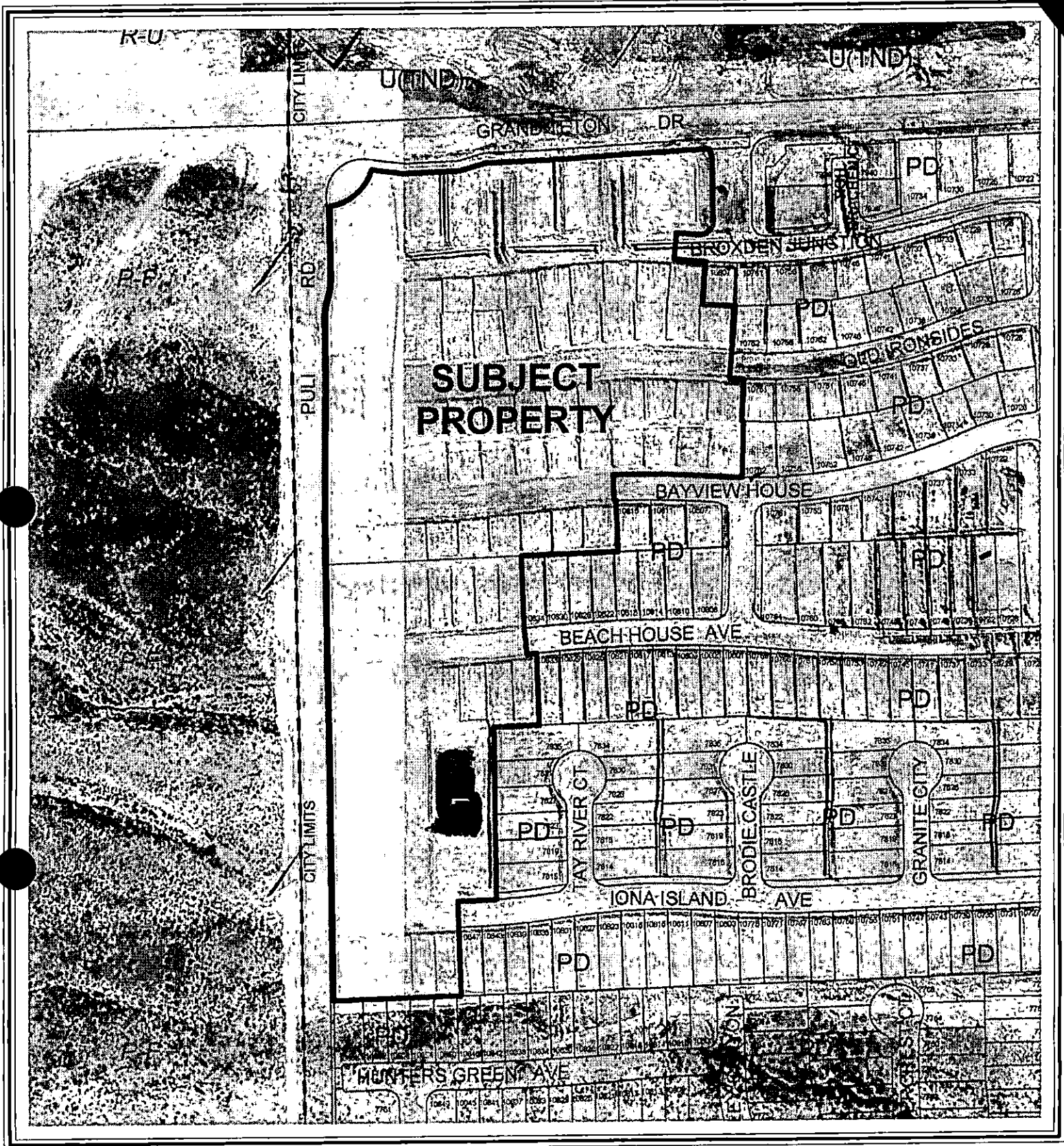


CASE: TMP-20526

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) AND ML (MEDIUM LOW DENSITY RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]





0 200 400 Fe

CASE: TMP-20526

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) AND ML (MEDIUM LOW DENSITY RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-20526 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME NEVADA, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1520), Tentative Map (TMP-5290) and the Cliff's Edge Master Development Plan and Design Guidelines Standards, except as amended herein.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-20526 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

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

Public Works

7. Dedicate or obtain dedication of the right-of-way necessary for the City's northern beltway, "Non-residential Lot A" and appropriate portions of the exterior common element "Lot A" previously granted on the Cliffs Edge Parent Map Book 118 Page 88, prior to recordation of this Final Map.
8. Site development to comply with all applicable conditions of approval for the Cliff's Edge Pod 201 and 203 Unit 4 subdivision and all other subsequent site-related actions

TMP-20526 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Tentative Map for a 32-lot subdivision in Pods 201 and 203 of the Cliff's Edge Master Planned Community. 21 of the lots will be the Residential Small Lot (Mini-Lot Conventional) product and 11 lots will be Medium Low Density Residential. This application is a reduction of Unit 4 of previously approved Tentative Map (TMP-5290). Unit 4 will consist of 32-lots where 110-lots were previously approved. The reason for the reduction in Unit 4 is to dedicate right-of-way for a future highway.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
02/05/03	The City Council approved the Annexation (A-0035-02) of this property. The effective date of this annexation was 02/14/03.
04/16/03	The City Council approved a request for a Rezoning (ZON-1520) to PD (Planned Development) for this site as part of a larger request. The Planning Commission and staff recommended approval.
11/24/04	The Planning Commission approved a request for a Tentative Map (TMP-5290) for a 290-lot single-family residential subdivision on the subject site. Staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
04/14/06	Building Permit under plan check number P-3950-05 issued for a single family dwelling on the subject site at address 10741 Bayview House Avenue.
04/14/06	Building Permit under plan check number P-3949-05 issued for a single family dwelling on the subject site at address 10737 Bayview House Avenue.
04/14/06	Building Permit under plan check number P-3957-05 issued for a single family dwelling on the subject site at address 10733 Bayview House Avenue.
04/25/06	Building Permit under plan check number P-3940-05 issued for a single family dwelling on the subject site at address 10748 Beach House Avenue.
04/25/06	Building Permit under plan check number P-3939-05 issued for a single family dwelling on the subject site at address 10744 Beach House Avenue.
04/25/06	Building Permit under plan check number P-3938-05 issued for a single family dwelling on the subject site at address 10740 Beach House Avenue.
04/25/06	Building Permit under plan check number P-3935-05 issued for a single family dwelling on the subject site at address 10736 Beach House Avenue.
09/20/06	Building Permit under plan check number L-1068-06 issued for a temporary sales trailer and plumbing on the subject site at address 10748 Beach House Avenue.

TMP-20526 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Pre-Application Meeting	
03/05/07	A pre-application meeting was held to discuss the requirements for a Tentative Map in Cliff's Edge, and the modification of a previously approved Tentative Map in order to provide right-of-way for a future highway.

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

Details of Application Request	
Site Area	
Gross Acres	11.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Single Family Residential (Under Construction)	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	TND	U (Undeveloped)
South	Single Family Residential (Under Construction)	PCD (Planned Community Development)	PD (Planned Development)
East	Single Family Residential (Under Construction)	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	RC (Resource Conservation)	Unincorporated Clark County

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

TMP-20526 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

This map is located within the Cliff's Edge Master Planned Community. The master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines" guides the Cliff's Edge Design Review Committee in approval of developer's proposals for each "Pod," and a Design Guideline Certification letter is sent to the Planning and Development Department. This process essentially replaces the City's Site Development Plan Review. A Multiuse Trail runs east-west along Grand Teton Road, within the property lines of this map.

DEVELOPMENT STANDARDS

Standard	Approved TMP-5290	Proposed TMP-20526
Min. Lot Size	2,891 SF	2,969 SF
Min. Lot Width	35 Feet	35 Feet
Min. Setbacks • Front • Side • Corner • Rear	5 Feet 3 Feet 5 Feet 3 Feet	10 Feet 5 Feet 10 Feet 10 Feet
Max. Lot Coverage	N/A	N/A
Max. Building Height	N/A	N/A
Number of Lots (Total)	290 Lots	221
Number of Lots (Residential Small Lot – Mini-Lot Conventional)	134	132
Number of Lots (Medium Low Density)	156	89
Maximum Density	7.05 DUA	5.99 DUA
Public/Private Street	Private	Private
Minimum Street Width	39 Feet	39 Feet

This application is for Unit 4 of the approved Tentative Map (TMP-5290) and amends unit four to include only 32 dwelling units where 101 were previously approved, reducing the total number of units from 290 to 221 in Pods 201 and 203.

ANALYSIS

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight Units Per Acre. The proposed PD (Planned Development) zone is intended to average 7.05 Units Per Acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

TMP-20526 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

This map is located within the Cliff's Edge Master Planned Community. The master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines" guides the Cliff's Edge Design Review Committee in approval of developer's proposals for each "Pod," and a Design Guideline Certification letter is sent to the Planning and Development Department. This process essentially replaces the City's Site Development Plan Review. A Multiuse Trail runs east-west along Grand Teton Road, within the property lines of this map.

This application is for Unit 4 of the approved Tentative Map (TMP-5290) and amends unit four to include only 32 dwelling units where 101 were previously approved, reducing the total number of units from 290 to 221 in Pods 201 and 203.

FINDINGS

- General information (Residential/Commercial)

This major modification to an approved Tentative Map is a reduction in intensity, and therefore permissible. A number of homes previously approved as part of TMP-5290 have been eliminated in anticipation of the right-of-way needs for a proposed highway that will encroach the west and northwest portions of the subject site. The proposed subdivision will have 221 lots instead of the approved 290 lots, a reduction of 23%. The density will decrease from 7.05 to 5.99 dwelling units per acre. The proposed subdivision conforms to the Cliff's Edge Master Development Plan and Design Guidelines.

- Cross Section

Pursuant to section 6.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines, the north perimeter wall consists of a 5.33-foot screening wall above a 1.5-foot retaining wall. The south perimeter wall is a 6-foot screening wall. The east and west perimeter walls are 6 feet high.

- Trails

A Multi-Use Non-Equestrian (Transportation) Trail is required along the south side of Grand Teton Drive. An Equestrian Trail is required along the north side of Grand Teton Drive, from Puli Road to US 95. The master developer is responsible for the installation and maintenance of these trails, as is indicated on the Tentative Map.

- Special Conditions of Approval (from Zoning or SDPR)

Neither a Site Development Plan Review nor a Rezoning application is required prior to a Tentative Map in the Cliff's Edge Master Planned Community.

TMP-20526 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-20526** APN: 126-13-110-015
Name of Property Owner: KB Home Nevada Inc.
Name of Applicant: KB Home
Name of Representative: VTN Nevada

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: _____

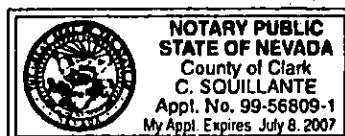
Signature of Property Owner: *Lisa Kremer*

Print Name: Lisa Kremer

Subscribed and sworn before me

This 20th day of February, 2007

C. Paul Monte
Notary Public in and for said County and State



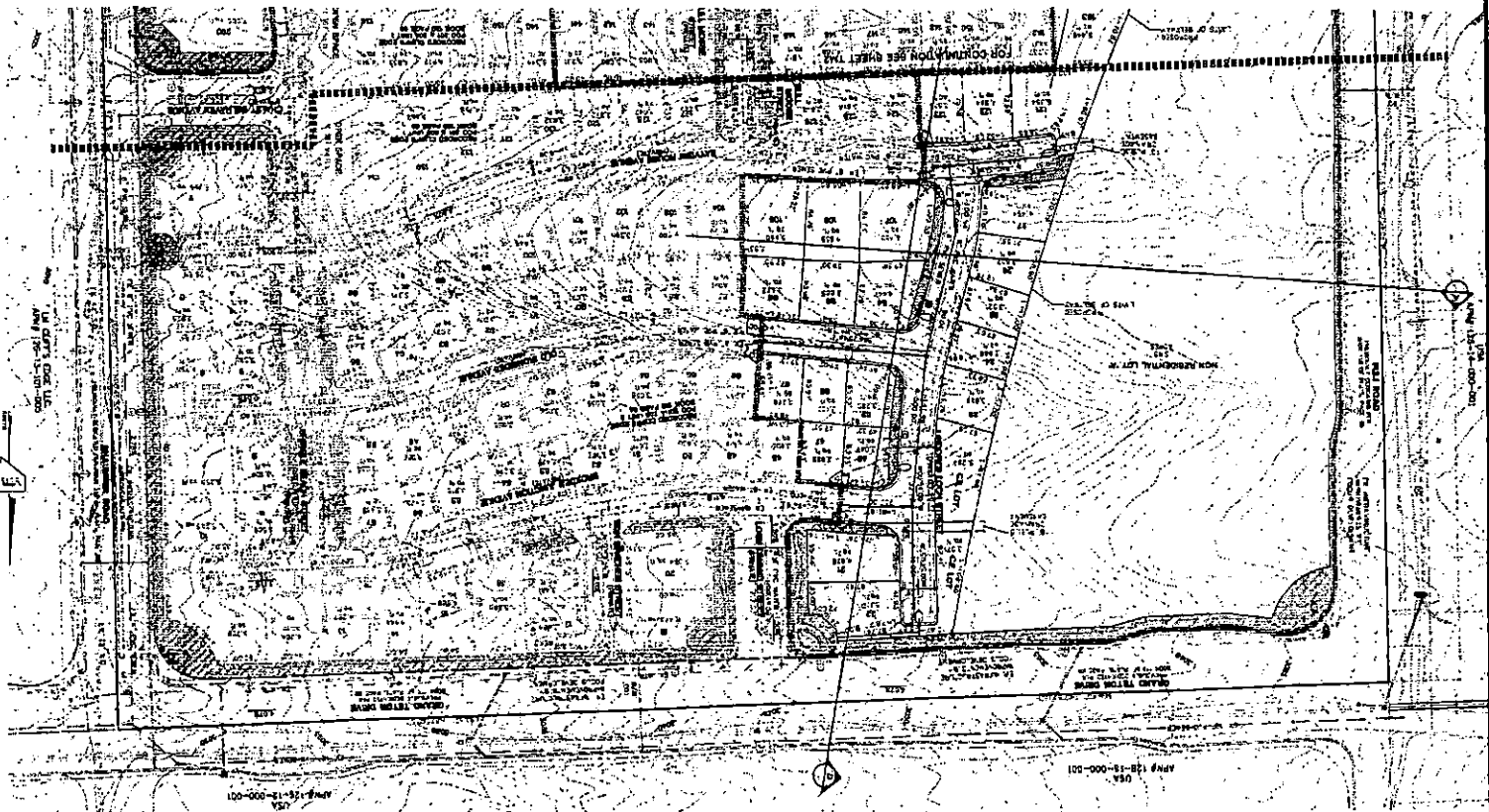
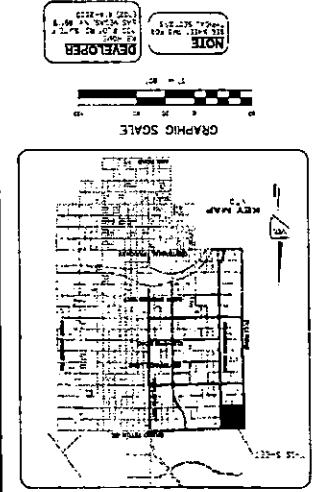
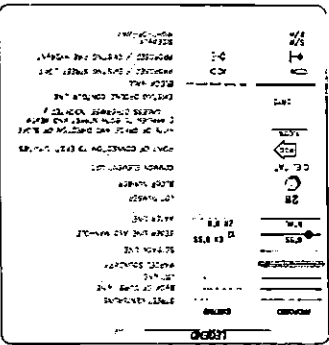
04/26/07 PC
TMP-20526

MAP 13 2007

		TENTATIVE MAP CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4	
PREPARED BY: DATE:	CHECKED BY: DATE:	DESIGNED BY: DATE:	DRAWN BY: DATE:
PROJECT NO.:		SHEET NO.:	
CITY OF LAS VEGAS		KB HOME NEVADA INC.	

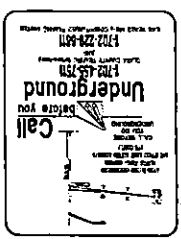
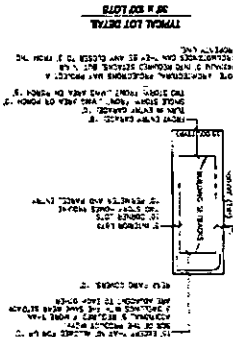
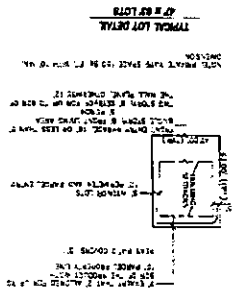
NOTICE TO CONTRACTORS

THIS TENTATIVE MAP IS A PRELIMINARY MAP AND IS NOT A FINAL MAP. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THIS MAP.



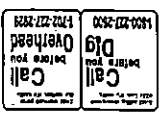
LOT DATA (PART 1 OF 2)

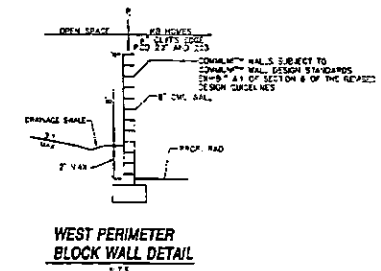
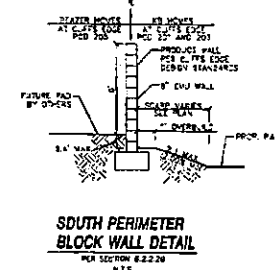
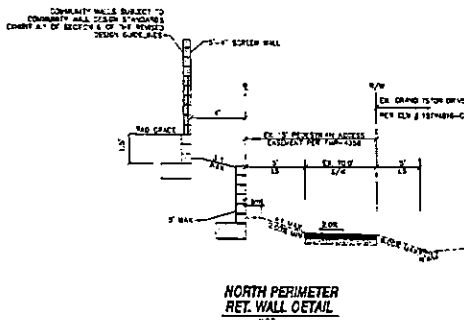
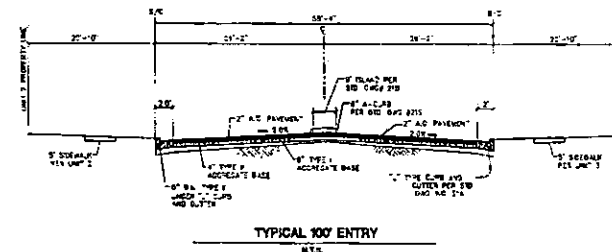
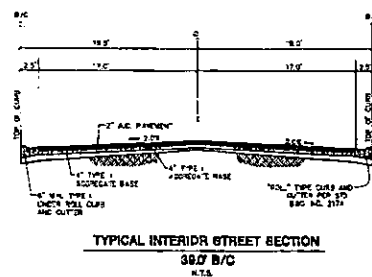
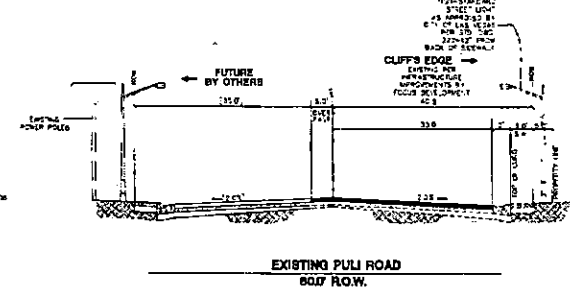
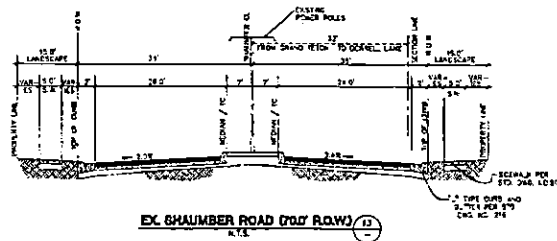
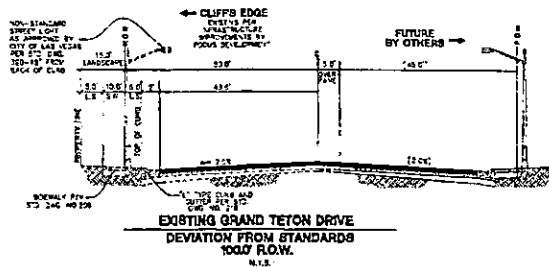
LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF LOT
1	0.00	0.00	0.00%
2	0.00	0.00	0.00%
3	0.00	0.00	0.00%
4	0.00	0.00	0.00%
5	0.00	0.00	0.00%
6	0.00	0.00	0.00%
7	0.00	0.00	0.00%
8	0.00	0.00	0.00%
9	0.00	0.00	0.00%
10	0.00	0.00	0.00%
11	0.00	0.00	0.00%
12	0.00	0.00	0.00%
13	0.00	0.00	0.00%
14	0.00	0.00	0.00%
15	0.00	0.00	0.00%
16	0.00	0.00	0.00%
17	0.00	0.00	0.00%
18	0.00	0.00	0.00%
19	0.00	0.00	0.00%
20	0.00	0.00	0.00%
21	0.00	0.00	0.00%
22	0.00	0.00	0.00%
23	0.00	0.00	0.00%
24	0.00	0.00	0.00%
25	0.00	0.00	0.00%
26	0.00	0.00	0.00%
27	0.00	0.00	0.00%
28	0.00	0.00	0.00%
29	0.00	0.00	0.00%
30	0.00	0.00	0.00%
31	0.00	0.00	0.00%
32	0.00	0.00	0.00%
33	0.00	0.00	0.00%
34	0.00	0.00	0.00%
35	0.00	0.00	0.00%
36	0.00	0.00	0.00%
37	0.00	0.00	0.00%
38	0.00	0.00	0.00%
39	0.00	0.00	0.00%
40	0.00	0.00	0.00%
41	0.00	0.00	0.00%
42	0.00	0.00	0.00%
43	0.00	0.00	0.00%
44	0.00	0.00	0.00%
45	0.00	0.00	0.00%
46	0.00	0.00	0.00%
47	0.00	0.00	0.00%
48	0.00	0.00	0.00%
49	0.00	0.00	0.00%
50	0.00	0.00	0.00%
51	0.00	0.00	0.00%
52	0.00	0.00	0.00%
53	0.00	0.00	0.00%
54	0.00	0.00	0.00%
55	0.00	0.00	0.00%
56	0.00	0.00	0.00%
57	0.00	0.00	0.00%
58	0.00	0.00	0.00%
59	0.00	0.00	0.00%
60	0.00	0.00	0.00%
61	0.00	0.00	0.00%
62	0.00	0.00	0.00%
63	0.00	0.00	0.00%
64	0.00	0.00	0.00%
65	0.00	0.00	0.00%
66	0.00	0.00	0.00%
67	0.00	0.00	0.00%
68	0.00	0.00	0.00%
69	0.00	0.00	0.00%
70	0.00	0.00	0.00%
71	0.00	0.00	0.00%
72	0.00	0.00	0.00%
73	0.00	0.00	0.00%
74	0.00	0.00	0.00%
75	0.00	0.00	0.00%
76	0.00	0.00	0.00%
77	0.00	0.00	0.00%
78	0.00	0.00	0.00%
79	0.00	0.00	0.00%
80	0.00	0.00	0.00%
81	0.00	0.00	0.00%
82	0.00	0.00	0.00%
83	0.00	0.00	0.00%
84	0.00	0.00	0.00%
85	0.00	0.00	0.00%
86	0.00	0.00	0.00%
87	0.00	0.00	0.00%
88	0.00	0.00	0.00%
89	0.00	0.00	0.00%
90	0.00	0.00	0.00%
91	0.00	0.00	0.00%
92	0.00	0.00	0.00%
93	0.00	0.00	0.00%
94	0.00	0.00	0.00%
95	0.00	0.00	0.00%
96	0.00	0.00	0.00%
97	0.00	0.00	0.00%
98	0.00	0.00	0.00%
99	0.00	0.00	0.00%
100	0.00	0.00	0.00%



PROJECT BACKGROUND

THIS PROJECT IS A TENTATIVE MAP AND IS NOT A FINAL MAP. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THIS MAP.



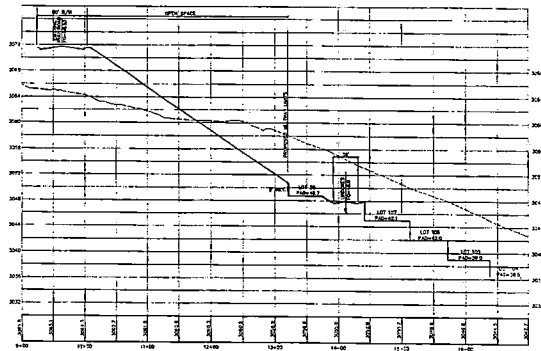


MAR 13 2007

TMP-20526
04/26/07 PC

KB HOME NEVADA INC.		CITY OF LAS VEGAS	
1000 S. RAILROAD AVE. SUITE 100 LAS VEGAS, NV 89102	1000 S. RAILROAD AVE. SUITE 100 LAS VEGAS, NV 89102	1000 S. RAILROAD AVE. SUITE 100 LAS VEGAS, NV 89102	1000 S. RAILROAD AVE. SUITE 100 LAS VEGAS, NV 89102
TENTATIVE MAP DETAILS		CLIFFS EDGE PROJECT AMENDED UNIT 4	
DATE: 04/26/07	BY: JH	CHECKED: JH	SCALE: 1" = 10'
DESIGNED: JH	PROJECT NO: 20526	DATE: 04/26/07	SHEET: 3 OF 8 SHEETS

CROSS SECTION A



PROFILE SCALER
HORIZ. = 1" = 10'
VERT. = 1" = 5'

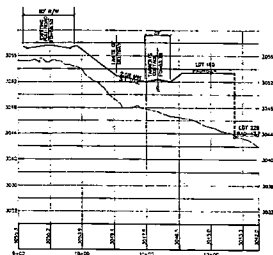
MAR 13 2007

TMP-20526

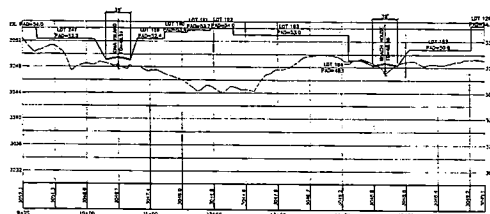
04/26/07 PC

PREPARED BY: CHECKED BY: DESIGNED BY: DATE: PROJECT NO: SHEET NO:		TENTATIVE MAP CROSS SECTION A CLIFFS EDGE PDD 200 & 203 AMENDED UNIT 4		KB HOME NEVADA Inc. 1171 South Main Street Las Vegas, NV 89102 (702) 393-1100 www.kbhome.com		CITY OF LAS VEGAS 1171 South Main Street Las Vegas, NV 89102 (702) 393-1100 www.cityoflasvegas.com	
SCALE: 1" = 10' DATE: PROJECT NO: SHEET NO:		SCALE: 1" = 10' DATE: PROJECT NO: SHEET NO:		SCALE: 1" = 10' DATE: PROJECT NO: SHEET NO:		SCALE: 1" = 10' DATE: PROJECT NO: SHEET NO:	

CROSS SECTION B



CROSS SECTION C



PROFILE SCALER
DATE: 1-1-07
BY: [signature]

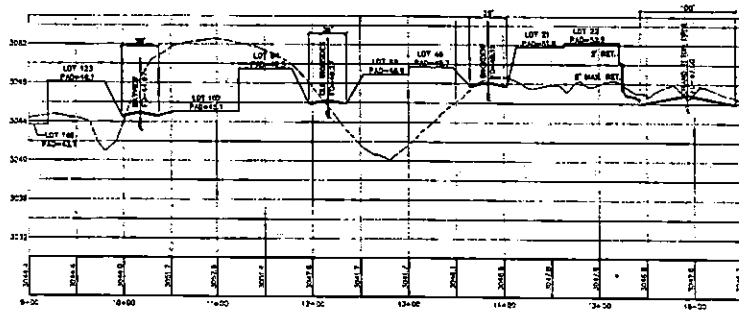
MAR 13 2007

TMP-20526

04/26/07 PC

KB HOME NEVADA, INC. 1000 N. LAS VEGAS BLVD. SUITE 200 LAS VEGAS, NV 89101 (702) 735-1100 FAX (702) 735-1101 www.kbhome.com		CITY OF LAS VEGAS 225 N. MAIN ST. SUITE 200 LAS VEGAS, NV 89101 (702) 251-2000 FAX (702) 251-2001 www.cityoflasvegas.com	
TECHNICAL MAP CROSS SECTION B CROSS SECTION C POB 203 & 205 AMENDED UNIT 4		VTM 1000 N. LAS VEGAS BLVD. SUITE 200 LAS VEGAS, NV 89101 (702) 735-1100 FAX (702) 735-1101 www.vtm.com	
DRAWN BY: [signature] CHECKED BY: [signature] DESIGNED BY: [signature] DATE: 1-1-07 SCALE: 1"=40'	DATE: 1-1-07 SCALE: 1"=40'	DATE: 1-1-07 SCALE: 1"=40'	DATE: 1-1-07 SCALE: 1"=40'

CROSS SECTION D



PROFILE SCALES:
HORIZ. = 1"=60'
VERT. = 1"=6'

MAR 13 2007

TMP-20526
04/26/07 PC

DATE	12-12-72	PROJECT	CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4	TENTATIVE MAP CROSS SECTION D	KB HOME NEVADA Inc. SUITE 200A, LAS VEGAS NV 89101 (702) 386-4600	 3775 SOUTH MORGAN AVENUE, LAS VEGAS, NV 89103-5146 PH. (702) 361-7000 FAX. (702) 361-7076 INTERIOR FINISHES, CARPENTRY, & ELEC. CONTRACTORS	CITY OF LAS VEGAS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785



PROVIDENCE

Master Planned Community

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

November 8, 2006

Temple Mullen
KB Home
5655 Badura Avenue
Las Vegas, NV 89118

**RE: Cliffs Edge Master Plan Community
Project Plan Amended Tentative Map Submittal – Unit 4
POD 201/203 Cambridge Villas/Cambridge Commons
Plan Date: revised 09/2006**

Dear Temple:

The Cliff's Edge Design Review Committee (DRC) is in receipt of your Amended Tentative Map Unit 4 submittal for POD 201/203 Cambridge Villas/Cambridge Commons.

Upon review the DRC **"approves"** your Amended Tentative Map Unit 4 for POD 201/203 Cambridge Villas/Cambridge Commons. ***The following comments do not affect our review, but should be considered by the engineer and builder:***

- The Project Benchmark needs to be updated to reflect the City of Las Vegas benchmark and the conversion to the project datum.
- Per the listing on the info web mapper, the A.P.N. for this area is 126-13-101-009. Please verify which A.P.N. is correct.
- On Shaumber Road, the existing 42" water transmission main is mislabeled as a storm drain.
- The parcel to the north of Grand Teton is owned by Kyle Acquisition Group, LLC, it is no longer owned by the U.S.A.
- General note number 17 states that there are no existing structures on the site. There are model homes located on the pods, but not in unit 4. Please insure the note is correct.
- Telephone service is listed as being provided by Sprint Central-Nevada. It is now provided by Embarq.
- The text stating "Existing infrastructure improvements by Focus Development, LLC" read "Existing infrastructure improvements by Cliff's Edge, LLC".

RECEIVED
MAR 13 2007

TMP-20526
04/26/07 PC



PROVIDENCE

Master Planned Community

November 9, 2006

Page 2 of 2

- The lots being eliminated by this amended tentative map have already been graded. This amended map indicates the retaining walls that were planned for the lots being eliminated will not be built. In order for Cliff's Edge, LLC to complete the improvements adjacent to these areas, grading will be required to match the design elevation adjacent to the parcel boundary on Grand Teton.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel - Focus

Enclosures (Amended Tentative Map Unit 4)

RECEIVED
MAR 13 2007

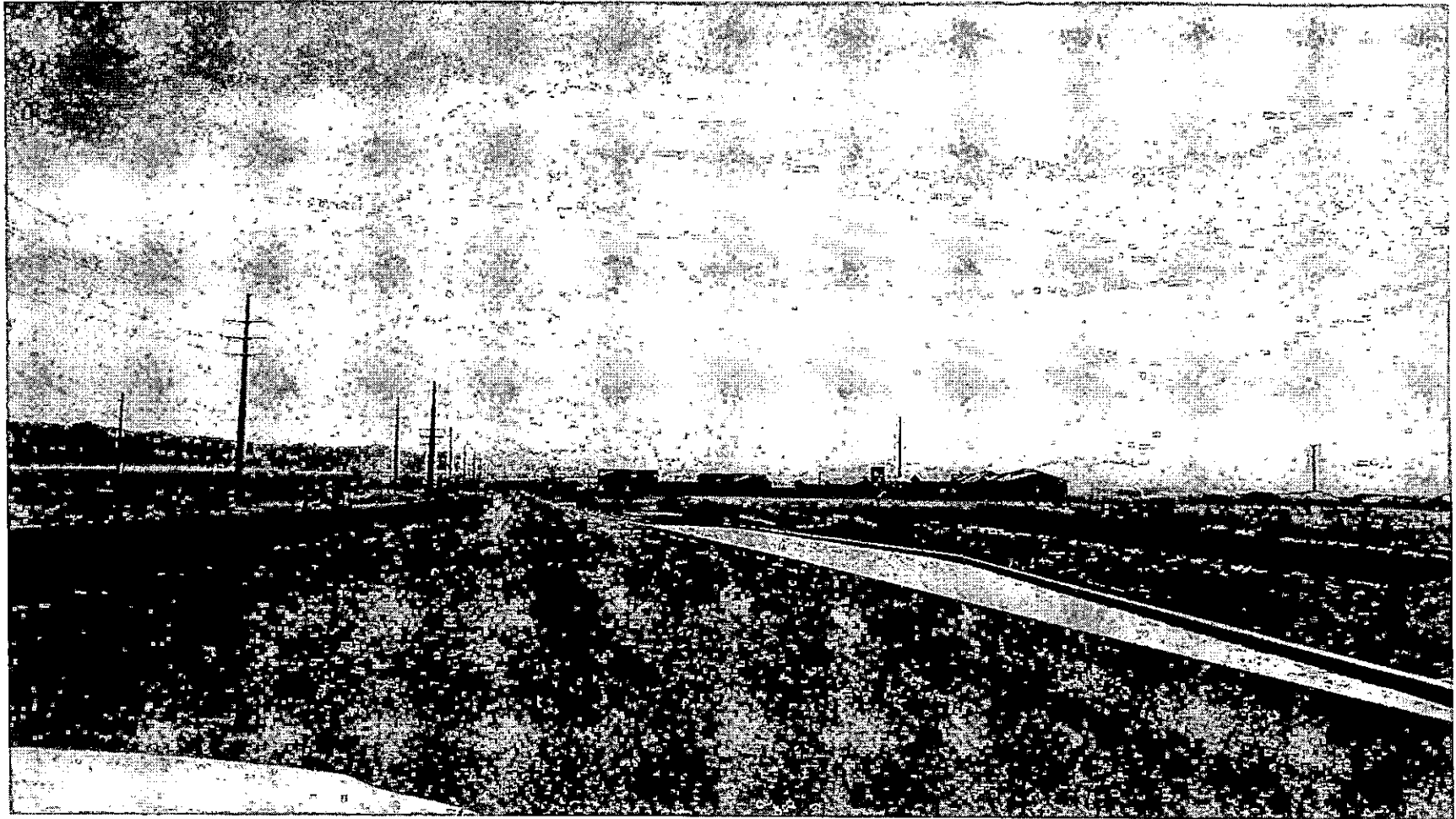
TMP-20526
04/26/07 PC

Amended Tentative Map Street Names:

Cliffs Edge Pod 201 & 203 Amended Unit 4

Bayview House
Beach House
Brodie Castle
Broxden Junction
Bull Moose
Chalet Belhaven
Granite City
Iona Island
Lindores Loch
Loch Diabaig
Old Ironsides
Shingle Beach
Tarberts Cottage
Tay River
Tigh Brachen

TMP-20526
04/26/07 PC



TMP-20526 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME
NEVADA, INC.

SOUTHWEST CORNER OF GRAND TETON DRIVE AND SHAUMBER ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

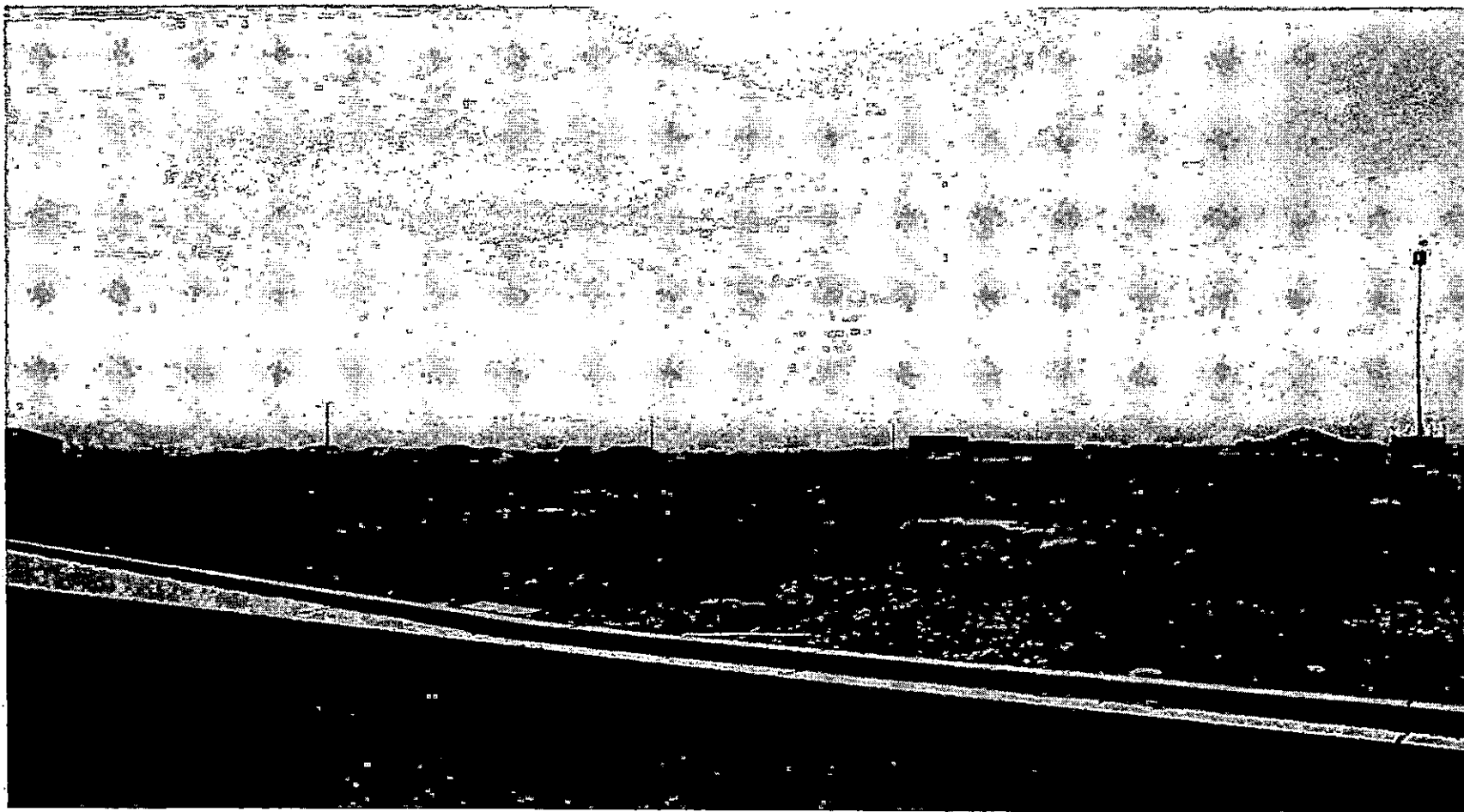


TMP-20526 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME
NEVADA, INC.

SOUTHWEST CORNER OF GRAND TETON DRIVE AND SHAUMBER ROAD

APRIL 26, 2007 PLANNING COMMISSION

03/26/07



TMP-20526 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME
NEVADA, INC.

SOUTHWEST CORNER OF GRAND TETON DRIVE AND SHAUMBER ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-20441 - ANNEXATION - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Petition to Annex properties located at southeast corner of Michael Way and Madre Mesa Drive, containing approximately 11.18 acres (APNs 138-13-701-010, 011, 012, and 138-13-701-036), Ward 5 (Williams).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 1 – 3 – **UNANIMOUS**

To be forwarded to City Council in Ordinance Form

MINUTES:

There was no discussion.

(6:08 – 6:09)

1-227



02040 Feet

CASE: ANX-20441



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-20441 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

DJS

ANX-20441 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex four (4) parcels of land containing a total of approximately 11.18 acres (APN: 138-13-701-010, 138-13-701-011, 138-13-701-012, and 138-13-701-036), Ward 5 (Williams). The parcels are located on the southeast corner of Michael Way and Madre Mesa Drive.

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.18 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	U(R)	(R) Rural Density Residential	R-E (Rural Estates Residential District)-Clark County Designation
Subject Property	U(R)	(R) Rural Density Residential	R-E (Rural Estates Residential District)-Clark County Designation
Subject Property	U(R)	(R) Rural Density Residential	R-E (Rural Estates Residential District)-Clark County Designation
Subject Property	Residential	(R) Rural Density Residential	R-E (Rural Estates Residential District)-Clark County Designation
North	Residential	(ML) Medium Low Density Residential	R-PD5 (Residential Planned Development-5 Units Per Acre)
South	Residential	(MLA) Medium Low Attached Density Residential	R-PD6 (Residential Planned Development-6 Units Per Acre)
East	Residential	(R) Rural Density Residential	R-PD6 (Residential Planned Development-6 Units Per Acre)

DJS

ANX-20441 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
West	Residential	(R) Rural Density Residential	R-E (Rural Estates Residential District)- Clark County Designation

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y

ANALYSIS

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

The current Clark County zoning is R-E (Rural Estates), which allows up to 2.5 units per acre. The city's equivalent zoning for three (3) of the parcels (138-13-701-010, 138-13-701-011, 138-13-701-012) is U (Undeveloped) with an R (Rural Estates) General Plan designation. The fourth parcel's (138-13-701-036) zoning will be designated as RD (Rural Density Residential), with an R (Rural Estates) General Plan designation, allowing up to 3.59 units per acre. Staff feels that these designations are the most appropriate categories due to the nature of the existing development on the sites and the character of the surrounding area.

Currently, the largest parcel (138-13-701-036) is used for residential units and a business office. On July 21, 1993, the Clark County Board of County Commissioners approved a Variance (VC-0775-93) to allow a three (3) unit "Tourist Court" with a business office in addition to two (2) existing single family dwelling units to be utilized by the physically disabled, and; a Waiver (WT-0858-93) waiving off-site improvement requirements along Madre Mesa Drive. Additionally, on July 21, 1998, approval was received for an Extensions of Time (ET-0238-98), granting a five (5) year time extension for the Tourist Court and; a second Extension of Time (ET-0144-03), granted on August 6, 2003, approving the use for an additional ten (10) years, with a review by July 21, 2008. All applications did have conditions of approval.

All four (4) parcels are within the Airport Overlay District, restricted to a maximum height of 70 feet, except the northeast corner of parcel 138-13-701-036, which is restricted to a maximum of 35 feet in height.

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

ANX-20441 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-20441** APN: 138-13-701-010;011; 012

Name of Property Owner: Ernest J Fresquez, Jr.

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

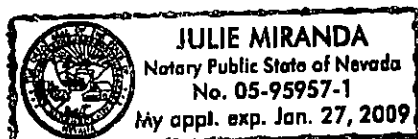
Print Name: ERNEST J FRESQUEZ JR

Subscribed and sworn before me

This 8th day of March, 20 07

Julie Miranda
Notary Public in and for said County and State

Revised 11-14-06



E:\depot\Application Packet\Statement of Financial Interest.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-20441** APN: 138-13-701-036

Name of Property Owner: American Wheelchair Veterans

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

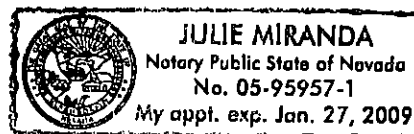
APN: _____

Signature of Property Owner: Cynthia M. West
Print Name: CYNTHIA M. West

Subscribed and sworn before me

This 7th day of March, 2007

Julie Miranda
Notary Public in and for said County and State





ANX-20441 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
SOUTHEAST CORNER OF MICHAEL WAY AND MADRE MESA DRIVE
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



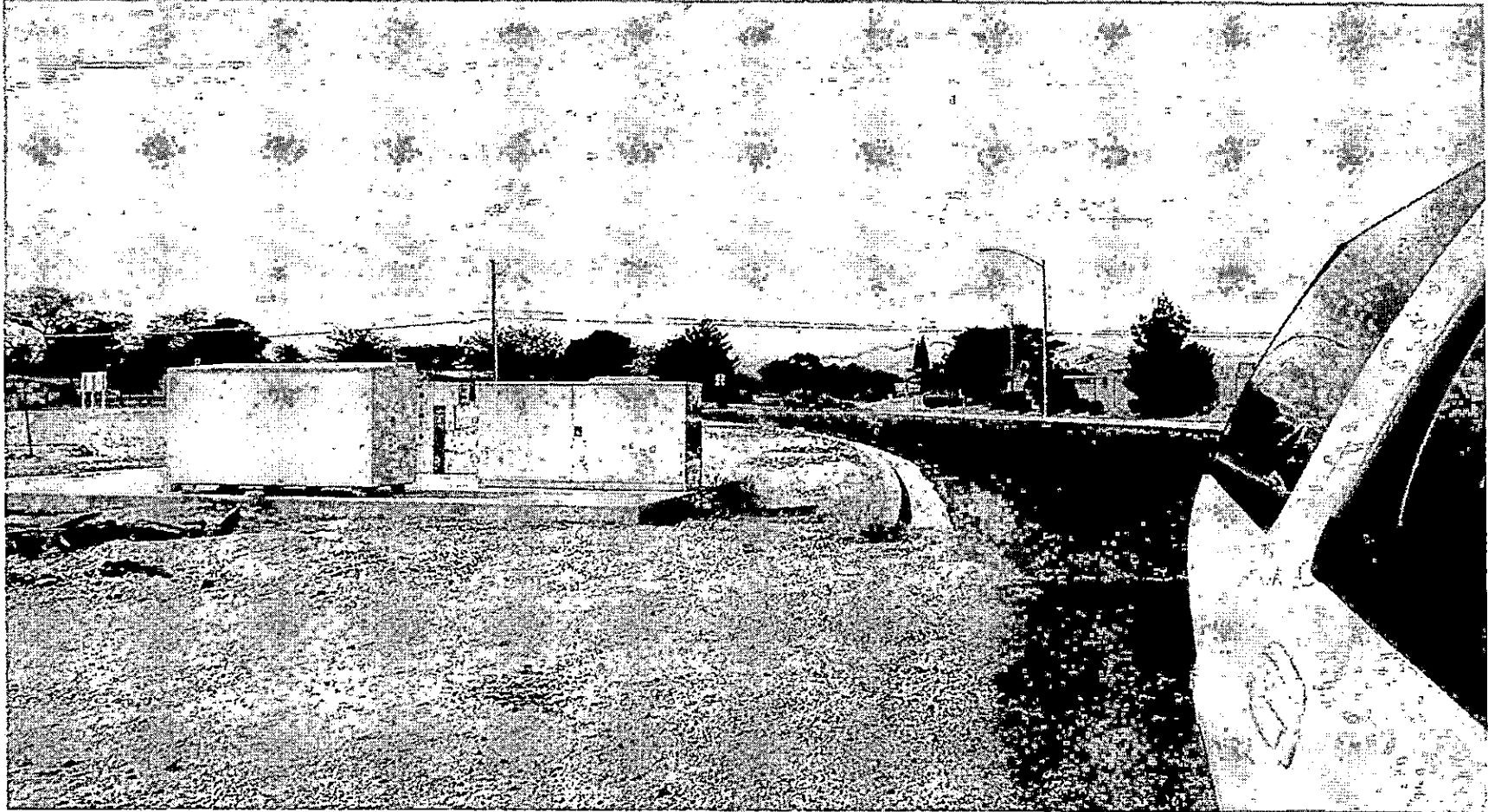
ANX-20441 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
SOUTHEAST CORNER OF MICHAEL WAY AND MADRE MESA DRIVE
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



ANX-20441 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
SOUTHEAST CORNER OF MICHAEL WAY AND MADRE MESA DRIVE
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



ANX-20441 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
SOUTHEAST CORNER OF MICHAEL WAY AND MADRE MESA DRIVE
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

Triton

Engineering

March 9, 2007

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

**Reference: Request for annexation
Justification Letter
Michael / Madre Mesa Dr.
APN # 138-13-701-010, 011, 012, 036**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for the annexation of a Clark County parcel into The City of Las Vegas.

At this time we are requesting annexation of a Clark County parcel into the City of Las Vegas. This parcel is located on the Southeast corner of Michael way and Madre Mesa Drive. This parcel is currently adjacent to 3 City of Las Vegas zoned parcels (R-PD5 & R-PD6). We feel that at this time, annexing these parcels would benefit the City of Las Vegas by making the majority of the East side of Michael Way in this area City of Las Vegas jurisdiction.

Please place the attached request on the April 26, 2007 Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 845-8099 (cell).

Sincerely,


Jaime Frederick
Project Coordinator

RECEIVED
MAR 13 2007

**ANX-20441
04/26/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-20533 - ANNEXATION - OWNER/APPLICANT: SRODES, LLC - Petition to Annex property located at 5695 North Rainbow Boulevard containing approximately 0.96 acres (APN 126-27-803-005), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 1 – 3 – **UNANIMOUS**

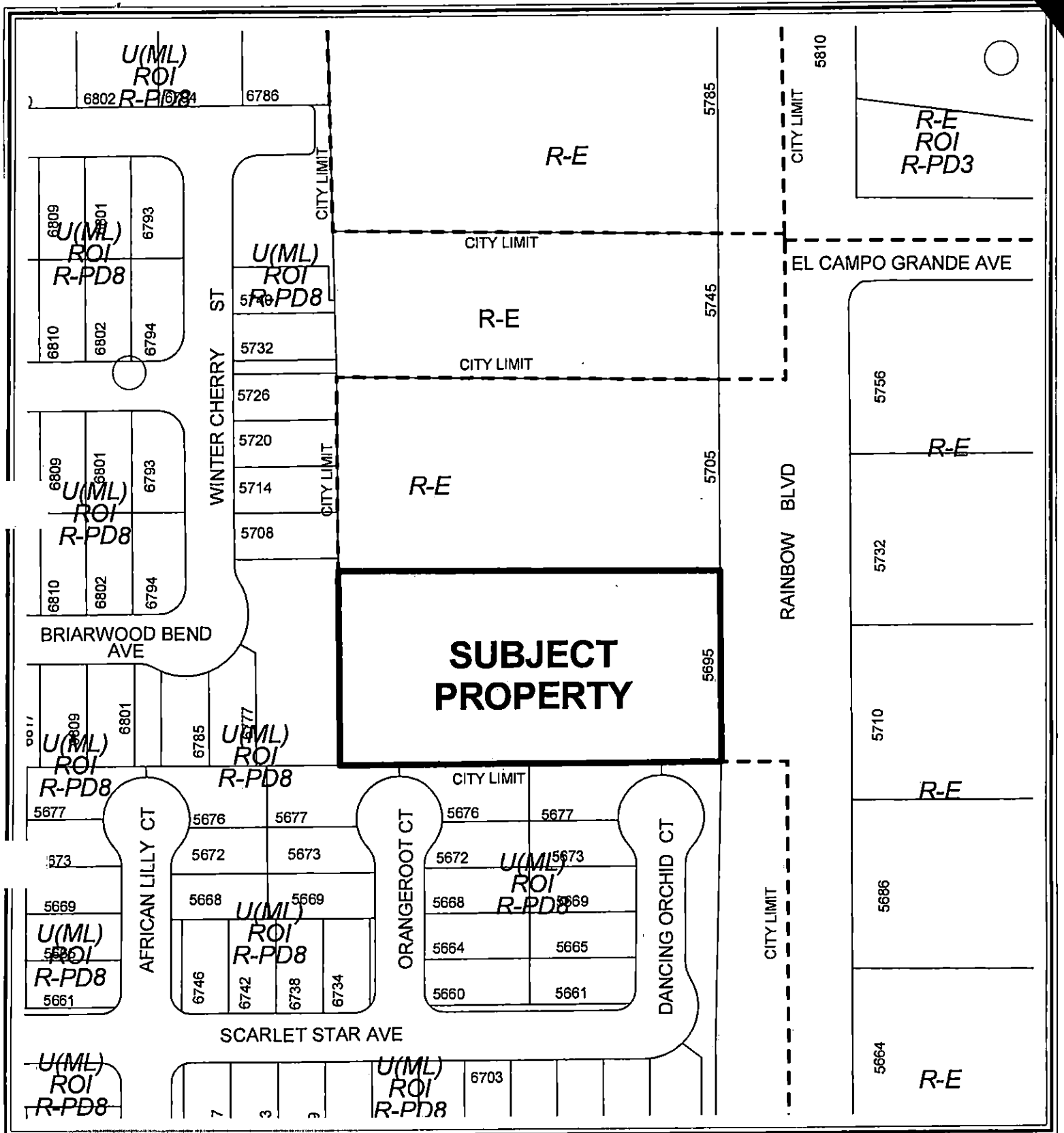
To be forwarded to City Council in Ordinance Form

MINUTES:

There was no discussion.

(6:08 – 6:09)

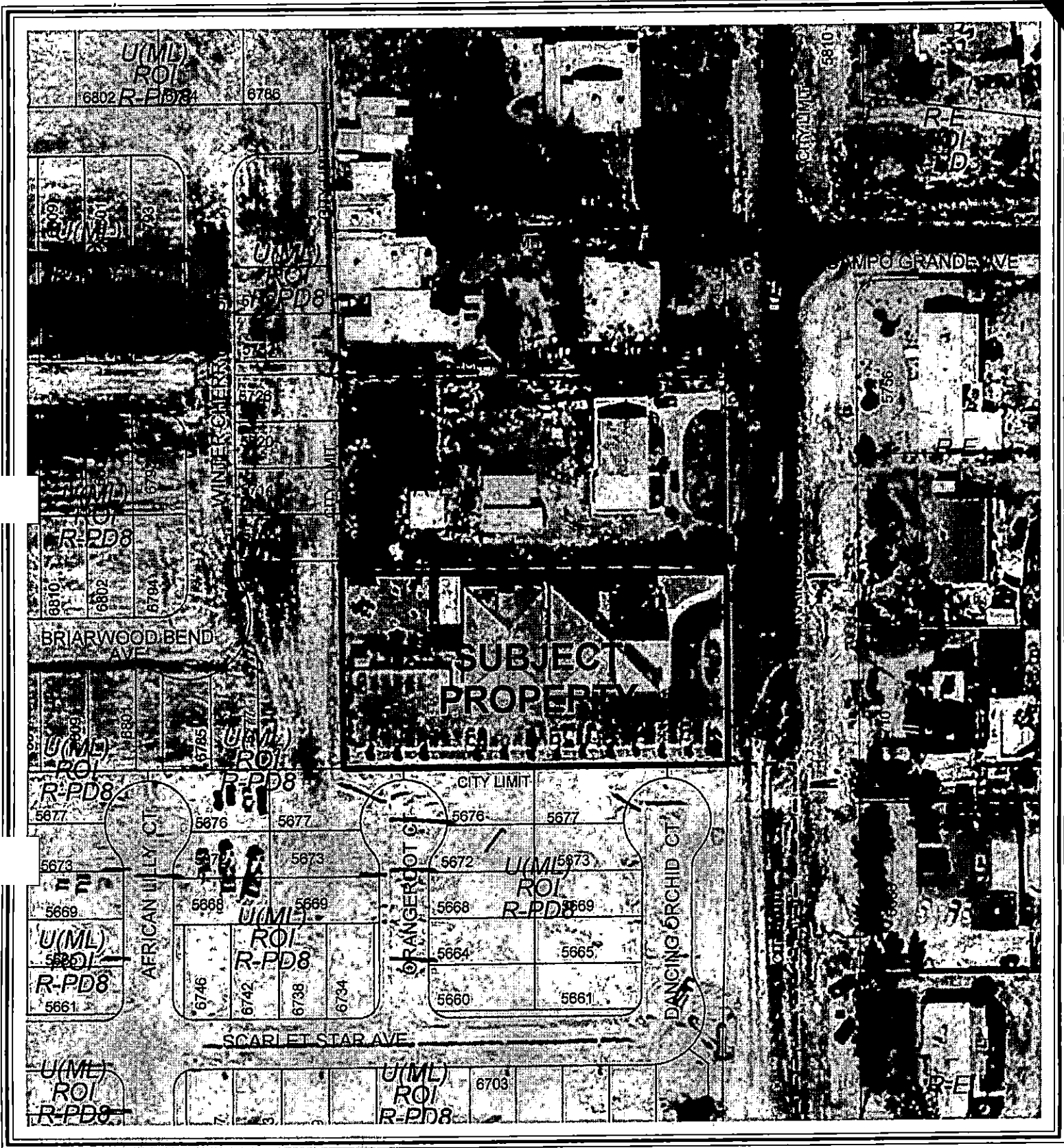
1-227



CASE: **ANX-20533**

0 2040 Feet





0 2040 Feet

CASE: ANX-20533



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-20533 - OWNER/APPLICANT: SRODES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

MAH

ANX-20553 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is to annex one (1) parcel of land at 5695 N. Rainbow Boulevard (APN 125-27-803-005), Ward 6 (Ross).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.96

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Child Care Facility	R-E (Rural Estates) County Designation	R-E (Rural Estates) County Designation
North	Residential	R (Rural Density Residential)	R-E (Rural Estates) County Designation
South	Residential	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development - 8 Units Per Acre)
East	Residential	R-E (Rural Estates) County Designation	R-E (Rural Estates) County Designation
West	Residential	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development - 8 Units Per Acre)

ANALYSIS

The subject property is currently developed with a Child Care Facility, which was approved by a Clark County Special Use Permit (UC-1576-00) in 2000. The Child Care Facility, Kinder Prep Academy, currently has two business licenses with Clark County: Educational Institutions (License 2000028.812) and Child Care Center (License 2000018.590.101).

The applicant signed an agreement with the city of Las Vegas on October 11, 2001 to annex into the city as consideration for the furnishing of sewer services by the city. The property was not eligible to annex at the time of sewer connection because it did not meet the provisions of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." Since the property now meets that provision, the aforementioned agreement can go into effect. The city of Las Vegas General Plan

ANX-20553 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Northwest Sector Land Use Map designates the property R (Rural). The current County zoning is R-E (Rural Estates). The city zoning equivalent is R-E (Residential Estates). Staff feels that this designation is the most appropriate category due to the nature of the existing development on the site and the character of the surrounding area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-20533** APN: 125-27-803-005

Name of Property Owner: Sicco's LLC

Name of Applicant: Snodes, LLC

Name of Representative: Jennifer Srodes, Manager

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: _____

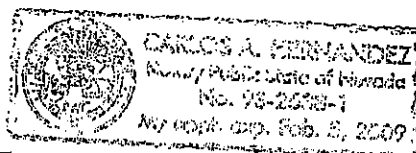
Signature of Property Owner:

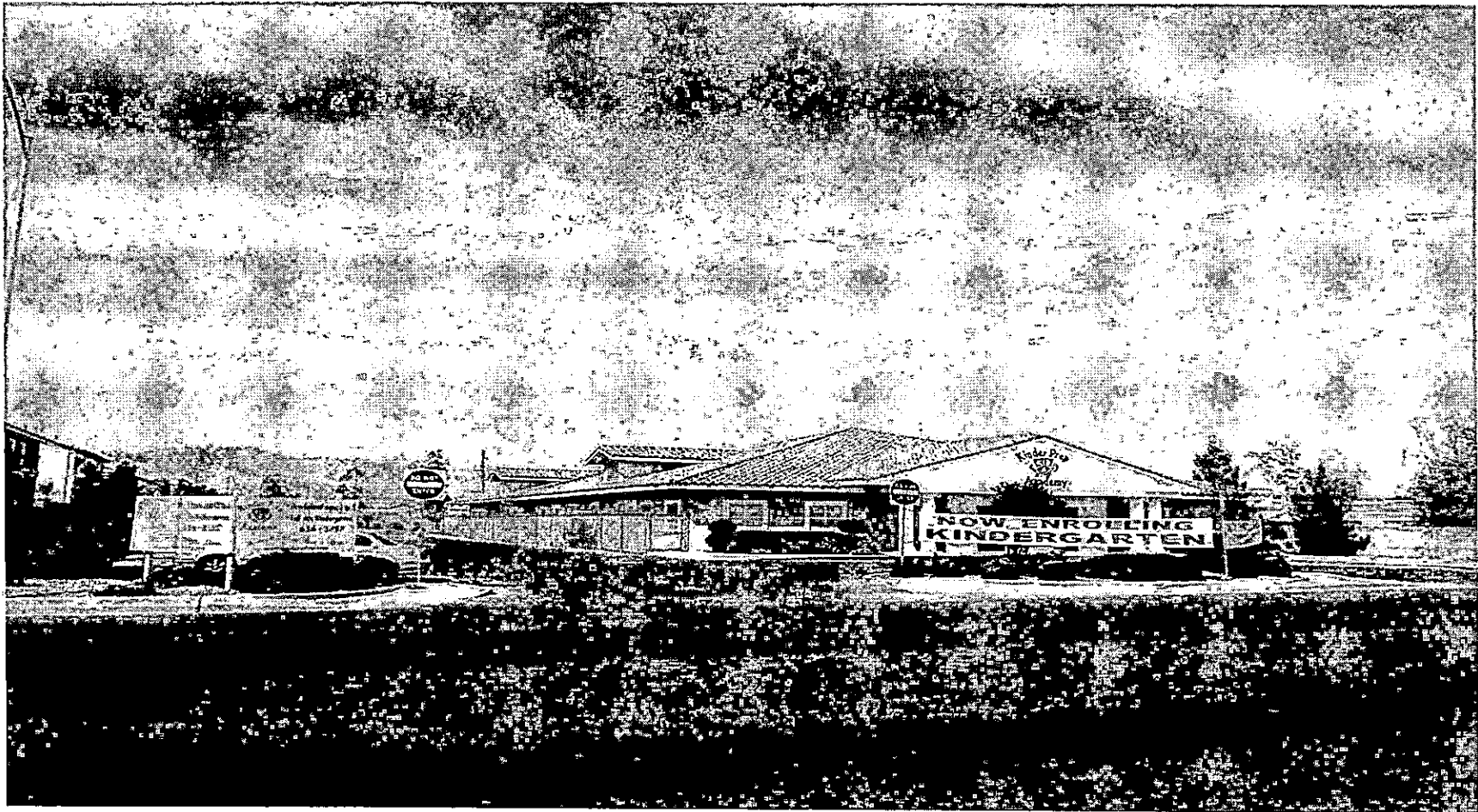
Print Name:

Subscribed and sworn before me

This 1st day of March, 2007

Notary Public in and for said County





ANX-20533 - OWNER/APPLICANT: SRODES, LLC
5695 NORTH RAINBOW BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



ANX-20533 - OWNER/: SRODES, LLC
5695 NORTH RAINBOW BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

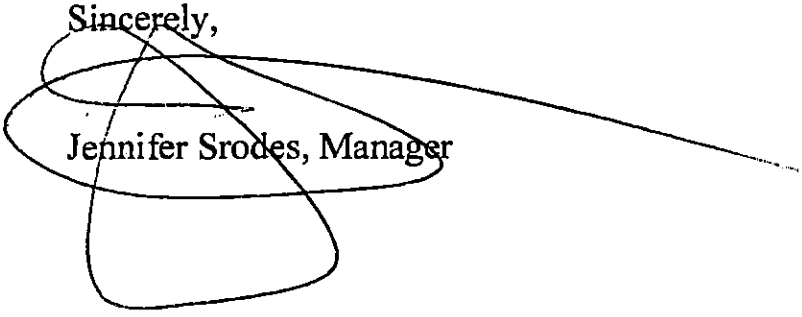
March 1, 2007

RE: Justification Letter

On January 16, 2002 we submitted a petition for annexation in order to receive sewer services by the City of Las Vegas. At that time our subject property did not meet the requirements for annexation although we were granted sewer services. It has come to our attention that our subject property now meets the requirements for annexation (NRS 268.580 No. 2 (b) which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city."

We are currently operating a Child Care Facility and Private School on the subject property and will continue to do so once annexed.

Sincerely,



Jennifer Srodes, Manager

ANX-20533
04/26/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-20512 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Rancho Park Residential, LLC
6. Submitted at meeting – Landscape plans by Howard Associates for Items 4 and 5

MOTION:

STEINMAN – APPROVED subject to conditions and amending Condition 1 as read for the record as follows:

1. A Resolution of Intent with a one-year time limit is hereby granted
– **UNANIMOUS** with **DUNNAM** abstaining since he was the engineer of record on the original proposal

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

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 4 – ZON-20512

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4 and 5.

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

ANDY REED, Planning Supervisor, reported that the zone change and the site plan comply with the General Plan and are compatible with existing development in the area. He recommended approval.

BILL HOOVER, 1333 North Buffalo Drive, stated the matter has endured only minor changes since its original approval. Because the real estate market has spiraled downward, he noted difficulty in obtaining pricing. MR. HOOVER stated that during the past year he has worked with the Planning staff about the Building Codes at which time he realized that the many buildings originally planned would be very costly. The current plan involves the same number of units but has been altered interiorly to be more cost effective with a few units reconfigured to leave existing roads in place.

TOM MCGOWAN, Las Vegas resident, inquired about the square foot area and price of the condominiums. He stated that continued development of condominium projects diminishes community progress and had no recommendation.

BRENT BOLLOCK, 2613 North Decatur Boulevard, supported the project and noted his development in the immediate area. He stated that his project consists of 21 units on .92 acres and would more than likely beat the competitor's prices.

MR. HOOVER confirmed that the units range from 1100 to 1800 square feet and the starting price is anticipated to start at about \$200,000.

COMMISSIONER GOYNES expressed reservation for the decrease in quality of the development and inquired about the need to provide sprinkled units. MR. HOOVER clarified that two-story units are not required to be sprinkled provided that the setback requirements conform. In this plan, MR. HOOVER assured COMMISSIONER GOYNES that all fire requirements would be met without degrading the project. He stated that the simplifications made to the structural components consist of slight elevation differences while maintaining the same quality as previously proposed.

COMMISSIONER TRUESDELL recollected previous arguments regarding the associated density in relation to the zone change and requested a complete description of the project. MR. HOOVER described the layout of open space and provided a color site plan to depict all plans.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 4 – ZON-20512

MINUTES – Continued:

CHAIRMAN DAVENPORT queried if the existing two billboards would be removed as indicated in the conditions, and MR. HOOVER agreed to all conditions and explained the construction process. MR. RANKIN indicated that the site plan provided is included in the backup material for these items.

In response to COMMISSIONER STEINMAN, MARGO WHEELER, Director of Planning and Development Department, stated that there would be a new time line associated with the development process. The requirement for the applicant to return before the Commission is due to the substantive changes. She offered to restrict the applicant's time line per the Commission's discretion but stated there is no indication this action was an attempt on the applicant's part to belabor construction.

COMMISSIONER STEINMAN remained concerned about three-year entitlements granted upon approval and when construction would actually begin. MR. HOOVER responded that grading permits were set to be obtained June 2007 with construction to begin shortly thereafter. COMMISSIONER STEINMAN suggested that Condition 1 be changed to a one-year timeline and MR. HOOVER agreed.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4 and 5.

(6:13 – 6:27)

1-366

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-20523) 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.

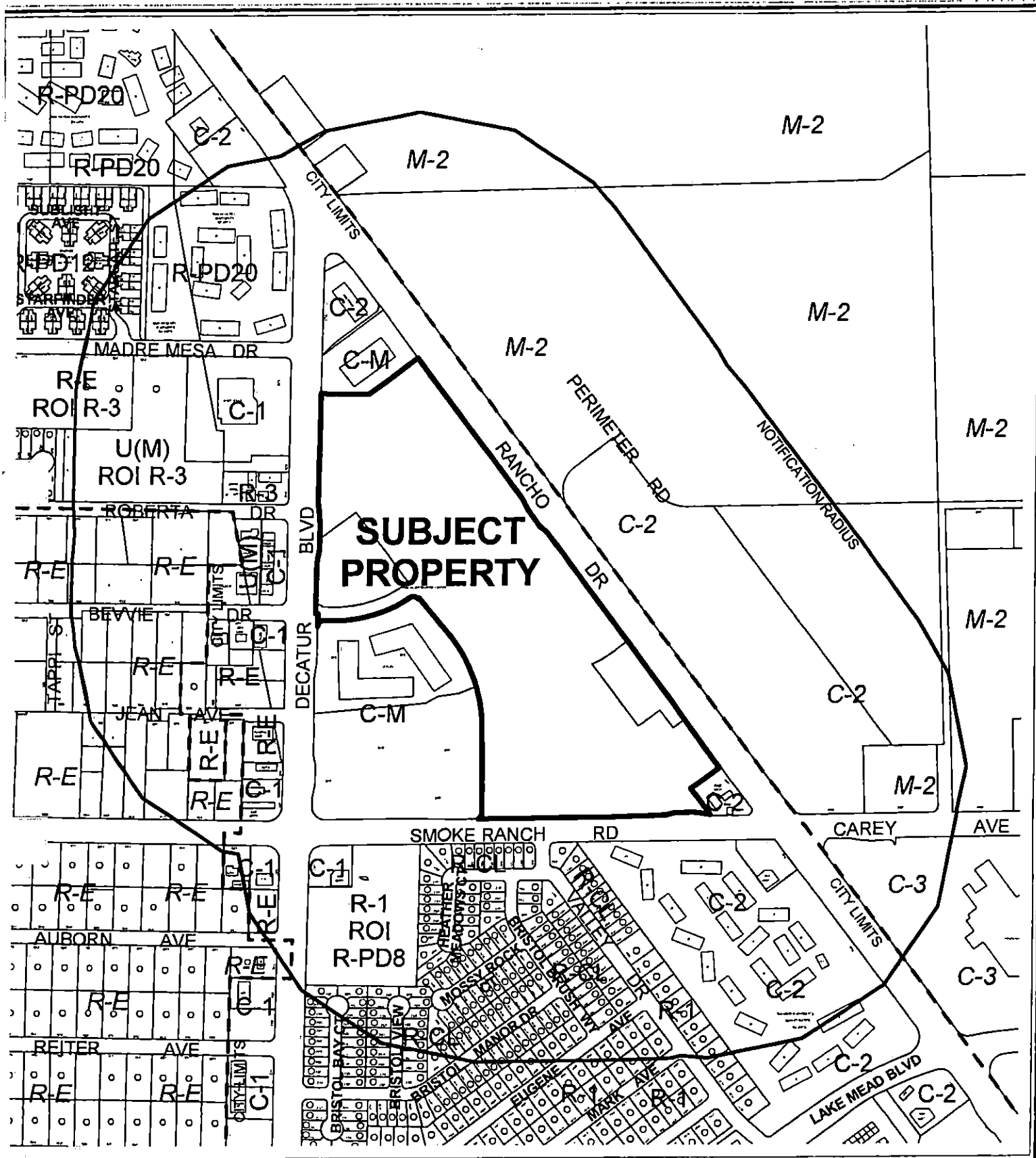
Public Works

3. Construct all incomplete half-street improvements, if any, adjacent to this site concurrent with development of this site.
4. 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.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 4 – ZON-20512

CONDITIONS – Continued:

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



CASE: ZON-20512

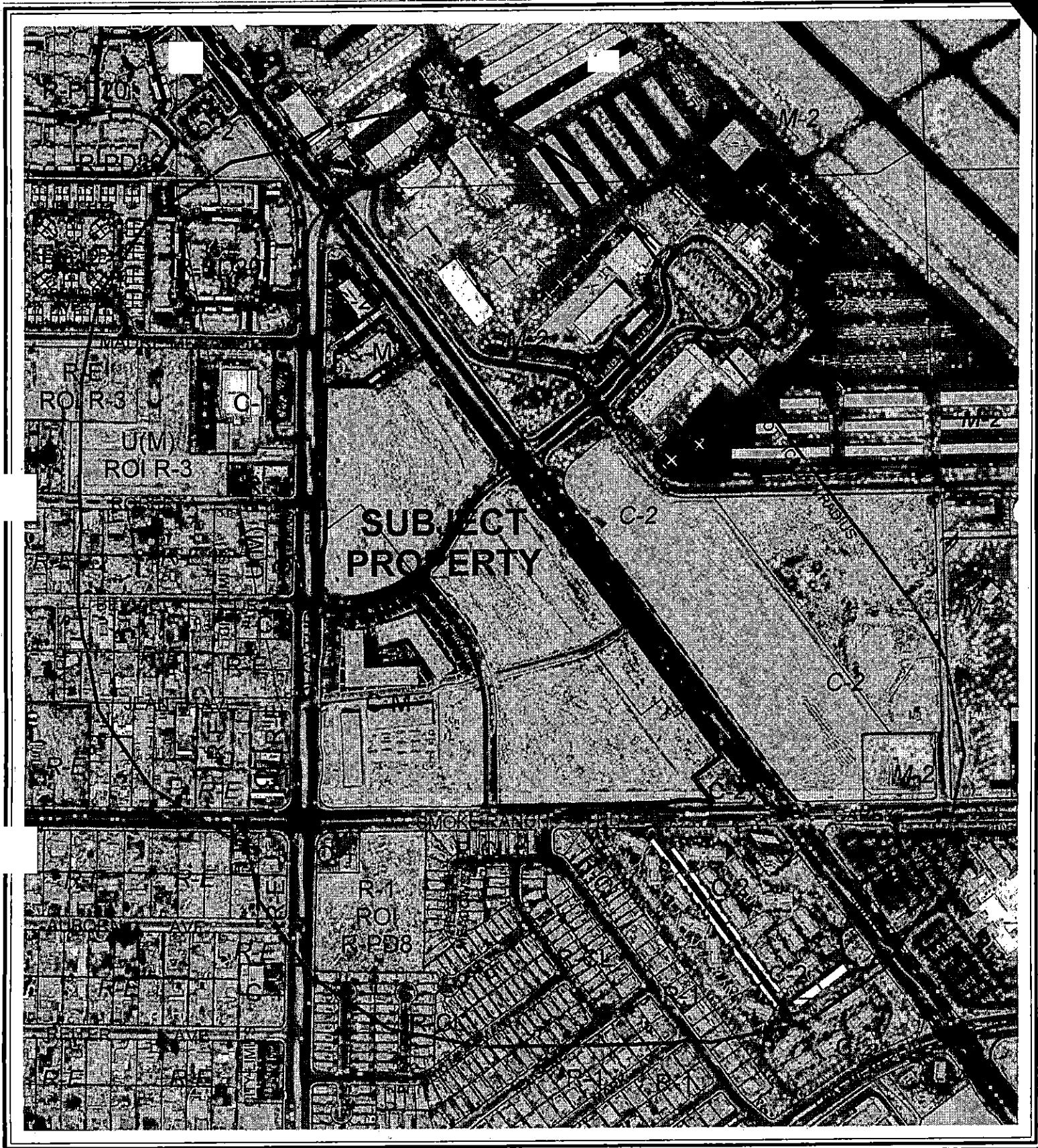
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16
(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)



CASE: ZON-20512

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16
(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-20512 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, 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-20523) 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. Construct all incomplete half-street improvements, if any, adjacent to this site concurrent with development of this site.
4. 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.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

ZON-20512 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Rezoning from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 units per acre) to R-PD16 (Residential Planned Development - 16 units per acre) on a 33.52 acre site adjacent to the east side of Decatur Boulevard approximately 900 feet north of Smoke Ranch Road. A companion Site Development Plan Review (SDR-20523) shall be considered concurrently proposing the construction of a 535-unit Multi-family residential development. The residential district will be constructed on underutilized land and is designed to address the community revitalization goals. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/89	The City Council approved a Special Use Permit (U-0054-89) for a 12-foot by 24-foot Off-Premise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 05/25/89.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on property located on the northeast corner of Smoke Ranch Road and Decatur Boulevard. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote on 07/15/91.
07/20/94	The City Council approved a Five-Year Review [U-0054-89(1)] on an approved 12 foot by 24 foot Off-Premise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 06/28/94.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) Off-Premise Advertising (Billboard) Signs on the west side of Rancho Drive north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 08/22/95.
11/01/00	The City Council accepted the Withdrawal of a Five Year Review [U-0092-95(1)] for two (2) Off-Premise Advertising (Billboard) Signs on west side of Rancho Drive, approximately 350 and 1,100 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 09/28/00.
08/01/01	The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) Off-Premise Advertising (Billboard) Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard subject to a Two-Year Review. The Planning Commission denied the request on 05/24/01.

JA

ZON-20512 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

12/20/01	The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site.
02/19/03	The City Council approved a General Plan Amendment (GPA-1400), a Rezoning (ZON-1401) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. On 01/23/03, the Planning Commission recommended approval of the Rezoning application, but failed to achieve a super majority on the General Plan Amendment.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1404) for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive approximately 320 feet south of Decatur Boulevard intersection, and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended 01/23/03.
05/21/03	The City Council approved a required Two-Year Review (RQR-1994) for an approved Special Use Permit (U-0059-01) for the five (5) Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval of the request on 04/24/03.
06/02/03	The Department of Planning and Development administratively approved a Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to an approved 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a Master Sign Plan (MSP-4388) application for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive.
07/07/04	The City Council approved a required Two-Year Review (RQR-4239) for an approved Special Use Permit (U-0059-01) for the five (5) Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 05/27/04.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR-5312) application for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road.
04/06/05	The City Council approved a request for a Site Development Plan Review for a proposed 5,000 square foot Liquor Establishment (Tavern) on a 1.34 acre portion of a 31.42 site acres adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. Staff recommended denial, while the Planning Commission recommended approval.
01/26/06	Companion items for a General Plan Amendment (GPA-10799) and Rezoning (ZON-10803) will be heard with this application.

ZON-20512 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

3/01/06	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval while staff recommended denial.
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
02/27/07	A Pre-application meeting was held where staff was informed by the applicant of the proposed increase in units from 513 to 535. Staff advised the applicant regarding the requirement for a new Rezoning, Site Development Plan Review, and Development Impact Notice and Assessment (DINA) as the project meets the criteria for a Project of Regional Significance.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type nor was one held.	

Field Check	
4/11/07	The project site is sectioned into 3 pads with street improvements providing access from Smoke Ranch Road, Decatur Boulevard, and Rancho Drive.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	M (Medium Density Residential)	C-M (Commercial/Industrial) under ROI to R-PD16
North	Developed	LI/R (Light Industrial Research)	C-M (Commercial/Industrial) Clark County
South	Single and Multi-Family Residential, and Commercial	M (Medium Density Residential) ML (Medium-Low Density Residential) SC (Service Commercial)	C-2 (General Commercial) R-CL (Single-Family Residential Compact Lot)
East	Public Airport	Clark County -- North Las Vegas Airport	Clark County
West	Commercial and High Density Residential	LI/R: Light Industrial/Research	C-1 (Limited Commercial) R-3 (Medium Density Residential) U (Undeveloped) [SC (Service Commercial) General Plan Designation] C-M (Commercial/Industrial)

ZON-20512 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>			
<i>Site Area</i>			
Net Acres	33.54 acres		
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	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 19.06, the Development standards for the proposed Residential Planned Development District are established by the Site Plan:

<i>Setbacks and Building Separation</i>	
FRONT	5 -FEET
BUILDING SEPARATION	20 -FEET
BUILDING HEIGHT	34 -FEET

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-family Residential	535 units	1.75 spaces per 2 bedroom unit	730				N*
		2 spaces per 3 bedroom unit	236				
		1 space per every 6 unit for visitor parking	89				
				20	1055	0	

ZON-20512 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

SubTotal			1055	20	1134	0	N
TOTAL			1055		1134		N
Loading Spaces							
Percent Deviation							

<i>Open Space - R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
33.54	15.9	1.65	26%	383,294	28%	409,202	YES

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 units per acre)	ROI = 16.49 units per acre	NA
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD16 (Residential Planned Development 16 units per acre)	16.49 units per acre	553 units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 units per acre	855 units per acre

ANALYSIS

The proposed zone change from C-M (Commercial Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) to R-PD16 (Residential Planned Development - 16 Units Per Acre) is consistent with the M (Medium Density Residential) General Plan land use designation.

FINDINGS

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

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

ZON-20512 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

The proposed R-PD16 (Residential Planned Development - 16 Units Per Acre) District is compatible with the Medium Density 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 project will complement the surrounding mix of light industrial, office, retail, automotive, residential, and public facility land uses.

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

The rezone will allow for housing upon underdeveloped land and within an area targeted for revitalization.

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."**

Streets adequately serve the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 245 [Mailed with SDR-20523]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20512** APN: 139-18-410-006; 007; 008

Name of Property Owner: Rancho Park Residential, LLC

Name of Applicant: Pageantry Communities

Name of Representative: Tamara Kostad

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

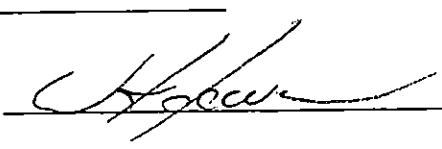
☒ No

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): _____

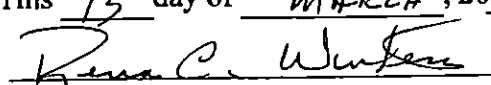
APN: _____

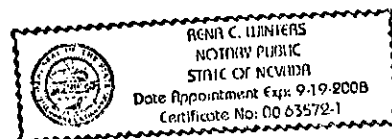
Signature of Property Owner: 

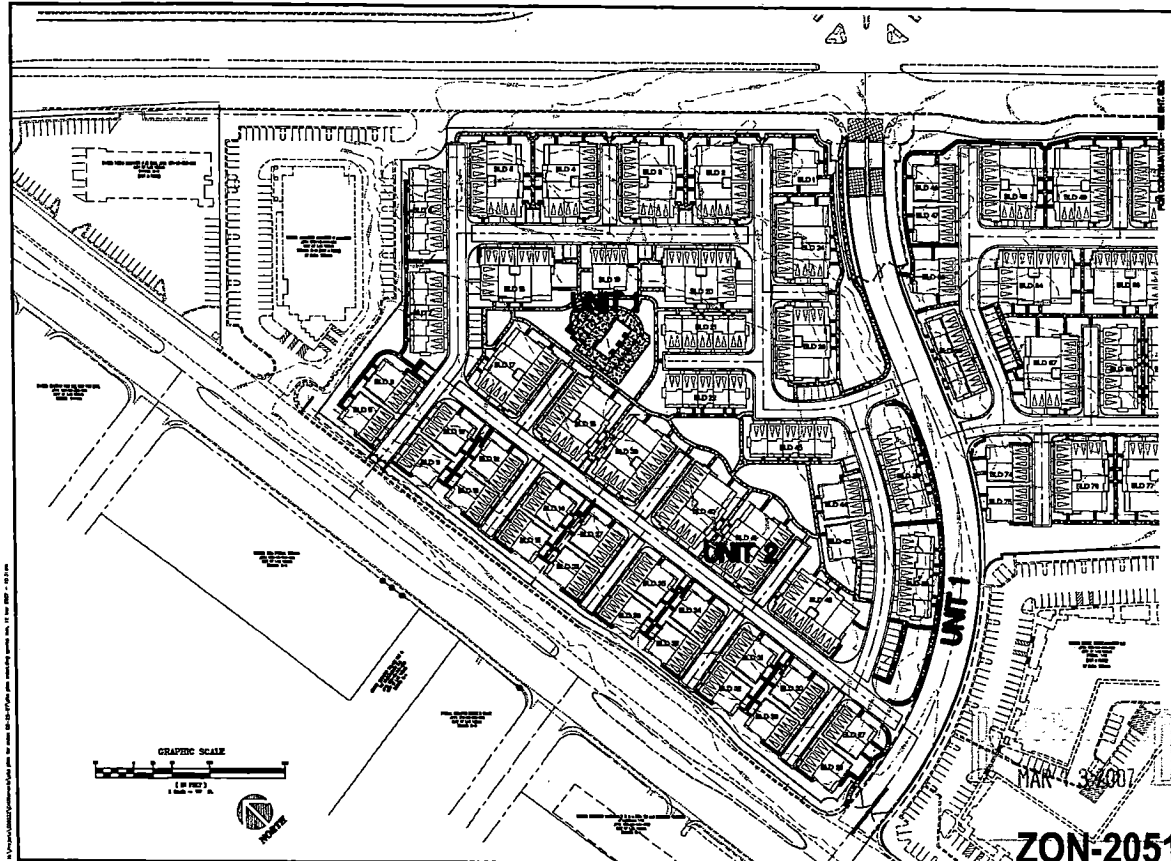
Print Name: William H. Hoover

Subscribed and sworn before me

This 13th day of MARCH, 2007


Notary Public in and for said County and State





1. The information contained on this plan was prepared by the engineer for the use of the client. It is not to be used for any other purpose without the written consent of the engineer.

NO.	DATE	BY	CHKD.	APP'D.	REVISION
1	04/26/07	PC			Initial
2					
3					
4					
5					
6					
7					
8					
9					
10					

SITE DEVELOPMENT PLAN
SITE PLAN

PROJECT
RESIDENTIAL COMMUNITY
"A" & "B" PHASES



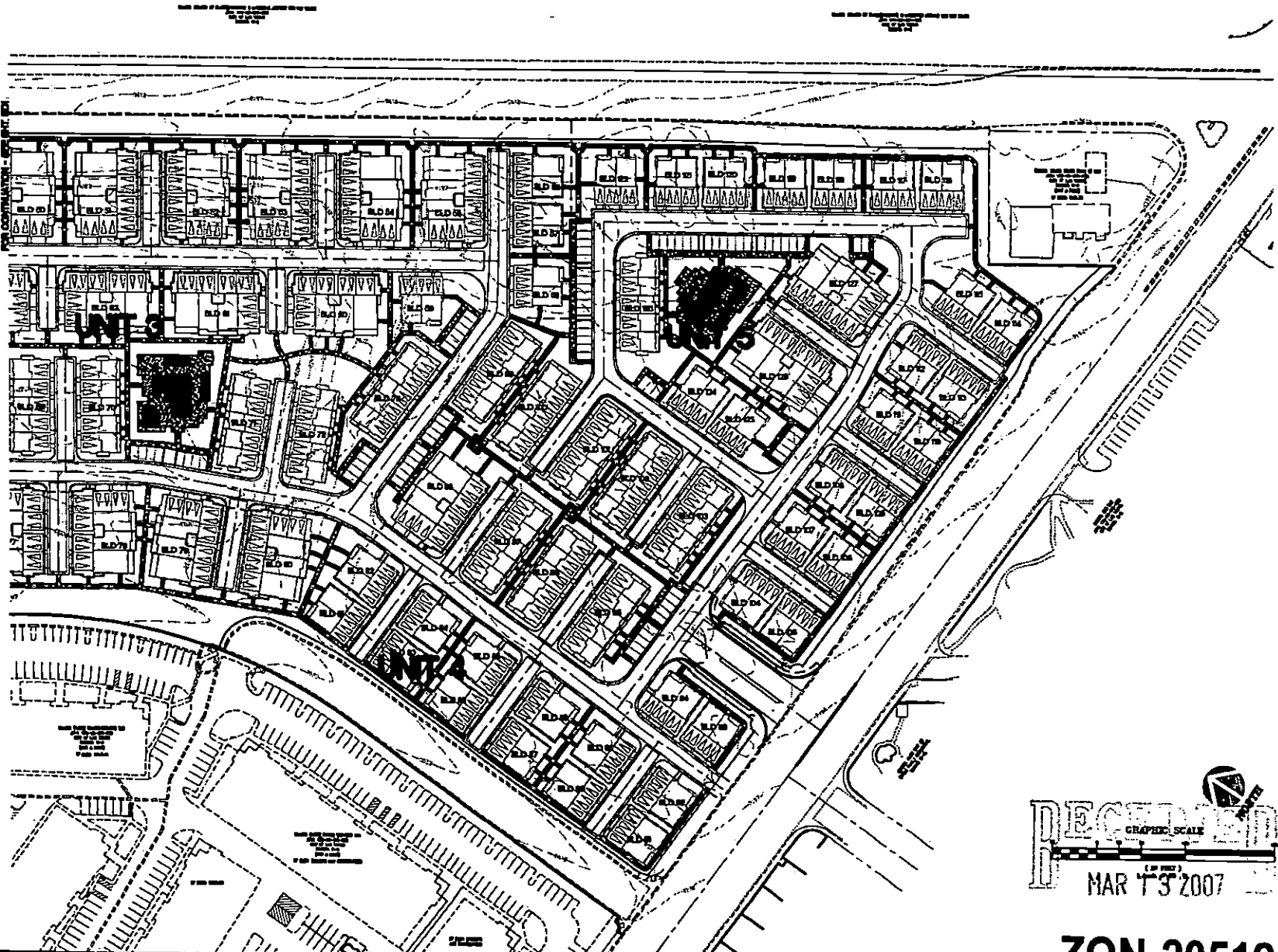
DATE & TIME OF PREPARED FOR THE CLIENT
04/26/07 10:00 AM
BY THE ENGINEER
PC
FOR THE CLIENT
J. L. SMITH, JR.
12345
12345



SHEET
SDA
2 OF 4
J. L. SMITH, JR. CONSULTANTS, INC.

ZON-20512

04/26/07 PC



RECEIVED
 GRAPHIC SCALE
 MAR 13 2007

ZON-20512
04/26/07 PC

PREPARED BY DATE CHECKED BY DATE APPROVED BY DATE	PROJECT DATE SCALE SHEET NO.	SHEET NO. OF TOTAL SHEETS
SITE DEVELOPMENT PLAN SITE PLAN		
PROJECT DEVELOPMENT COMPANY "JAN. 2007"		
OFFICE OF RECORD COUNTY CITY PROJECT NO.		
11/07		
J. J. CONSULTANTS, INC. CONSULTANTS, INC. 11/07		
SHEET 3 OF 4		
ARCHITECTURAL, INC.		

March 13, 2007

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEED

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

Att: Doug Rankin
Manager, Current Planning Division

Subject: **Revised Rezoning (R-PD16 to R-PD16) and Site Development Plan Review for Avion Project – Justification Letter**
Avion by Pageantry Communities

Dear Doug:

Please accept this letter as justification of our request for a Rezoning and Site Development Plan Review for the revised five-phase Avion project. This project is located at the northwest corner of Smoke Ranch Road and Decatur Boulevard, west of Rancho Drive. The parcel numbers of this project are 139-18-410-006 to 008 inclusive, with an overall site area of 33.54 acres.

This project was originally approved by City Council for 513 units; when the Tentative Map was prepared, there was an administrative SDR approved that reduced the overall unit count to 508 units. Now, market conditions have dictated a slightly different approach with fewer townhouse units, which are the units with the largest floor space per unit. This has meant that now the project as designed will contain 535 units in essentially the same building footprint areas as previously approved. Title 19, however, requires that any project in which density (number of units per acre) is "materially increased" is considered to be a major amendment, which must go back to Planning Commission and City Council. After discussions with Margo Wheeler and yourself, the Department has decided that the changes we are proposing constitute a "material increase" and that resubmittal is therefore required.

You should note that as part of our discussions with senior Department staff, we have already requested and received administrative approval of phases 1 and 2. This administrative approval of phases 1 and 2 covers 12.7 acres of the overall site and contains only 191 units of the 535-unit total. We have also requested administrative approval of a revised Tentative Map that reflects the revised phase 1 and 2, with the "old" phase 3, 4 and 5. This approach will ensure that the development of drainage and utilities for phase 1 and 2 will coordinate seamlessly with the remaining phases of the project. After approval of the revised Zoning and Site Development Plan Review, we will file a revised Tentative Map for consideration by Planning Commission that will reflect the updated site plan for all five phases of the project.

RECEIVED
MAR 13 2007

ZON-20512
04/26/07 PC

We feel the requested Rezoning, which will raise the density on the site from 15.3 units per acre to 15.6 units per acre, along with the related Site Development Plan Review, will have no negative impact on the project or on surrounding properties, and is therefore appropriate. We would ask that you consider approval of this request accordingly.

Thank you for your assistance.

Sincerely,



Gary Leibold, AICP
WRIGHT ENGINEERS

c. Tamara Kolstad

RECEIVED
MAR 13 2007

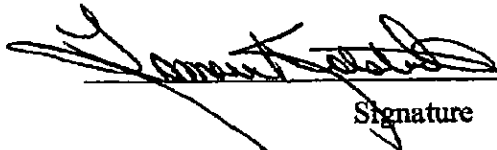
ZON-20512
04/26/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: ZON-20512 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 26, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at **385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.


Signature

4/23/07
Date

Tamaris Kolstad
Please Print Name

Pageentry Dev. Co. for
Company Name
Rancho Park Residential, LLC

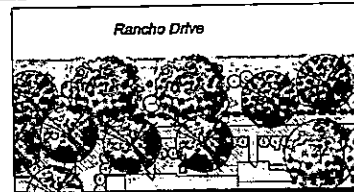
Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

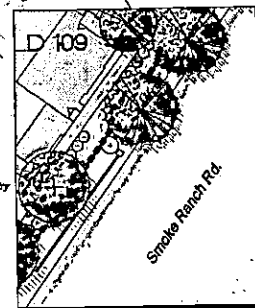
Submitted after final agenda

Date 4/26/07 Item #4

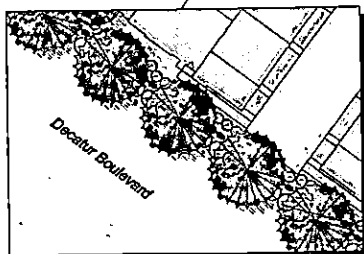
See Sheet 2 for Tree species, sizes, quantities, turf coverage and planter width information.



Rancho Drive Landscape Buffer Detail
Scale: 1" = 20'



Smoke Ranch Rd. Landscape Buffer Detail
Scale: 1" = 20'



Decatur Boulevard Landscape Buffer Detail
Scale: 1" = 20'

Buffer Planting for each street to include (1) tree for every 30 linear foot. Street also include a minimum of (4) shrubs of 5-gallon minimum each, and (4) shrubs of 1-gallon minimum each, per each 24-inch box and 15-gallon tree provided.

HOWARD
ASSOCIATES
landscape architecture

8800 Rio San Diego Drive Suite 300 San Diego CA 92108 619 714 9600

Landscape Concept Plan

Avion
Paseo community

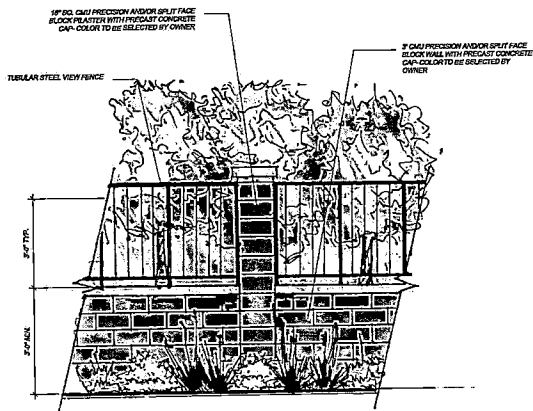
DATE: 04/1/07
DRAWN BY:
JOB NUMBER: 05125.05
FILE:
REVISIONS:

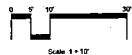
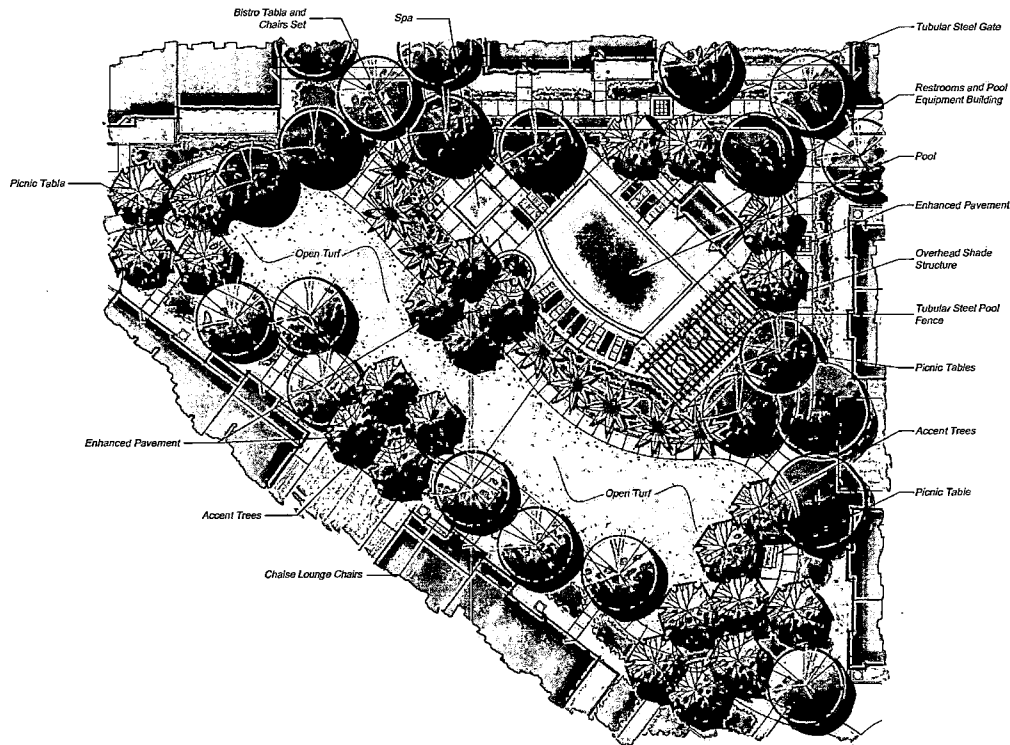
1

OF 6 SHEETS

Submitted at Planning Commission

Date 4/26/07 Item #4-5





**HOWARD
ASSOCIATES**
landscape architecture

8000-10 VAN DYKE DRIVE, SUITE 200, VAN DYKE, VA 22180

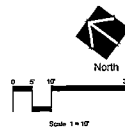
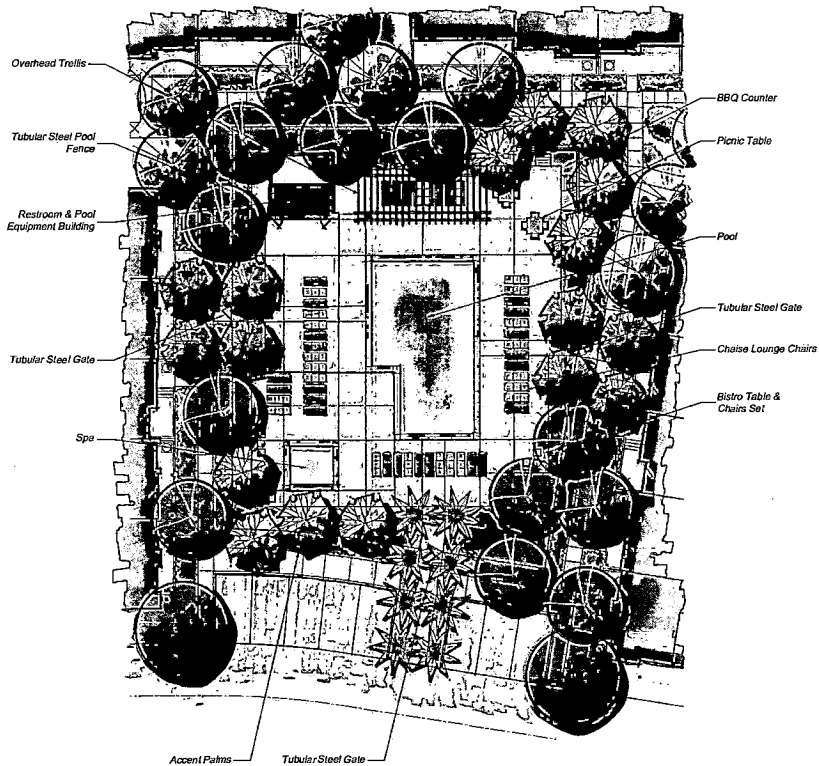
Landscape Concept Plan
Unit 1 Recreation Area

Also
Preliminary Construction

DATE: 04/19/01
DRAWN BY: JES HANSEN/0526/05
FILE: REVISED

2

OF 6 SHEETS

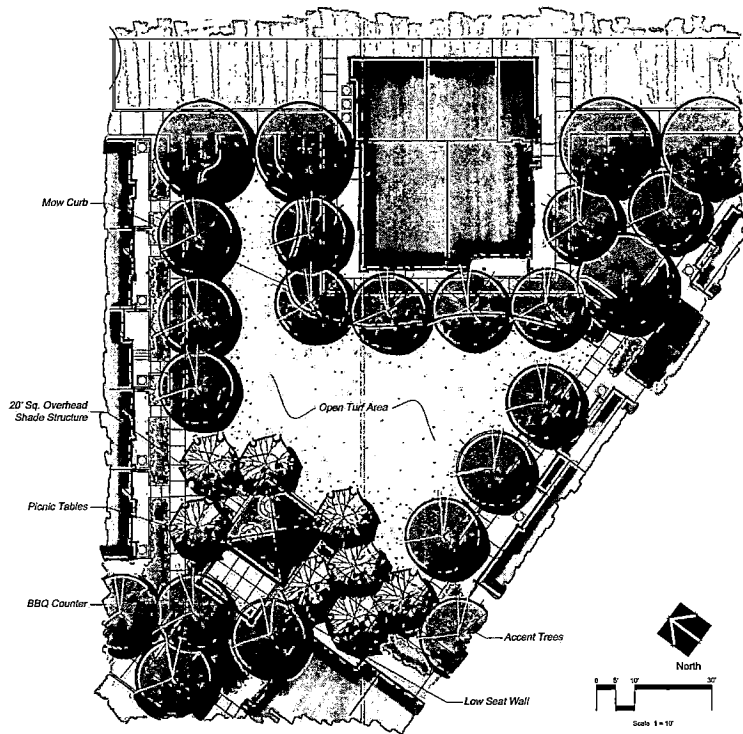


Landscape Concept Plan
Unit 3 Recreation Area

Auto
Piggyback Communities

DATE: 04/10/01
DRAWN BY:
2010 NUMBER: 0525.05
FILE:
REVISIONS:





HOWARD
ASSOCIATES
landscape architecture

8000 1st Ave. Suite 200, San Diego, CA 92104-4210

Landscape Concept Plan
Unit 5 Recreation Area

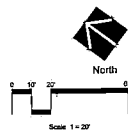
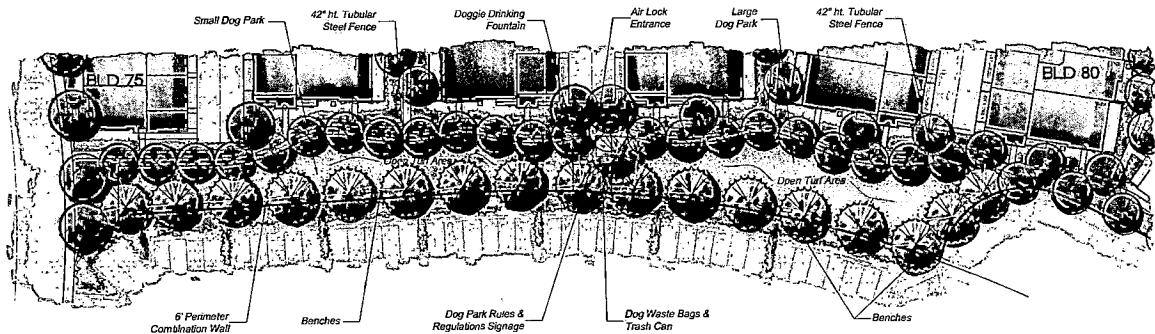
Architect
P. J. J. J. J.

DATE: 04/10/01
DRAWN BY:
JOB NUMBER: 021005
FILE:
REVISIONS:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

4

OF 6 SHEETS



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20512 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Site Development Plan Review FOR A PROPOSED 535-UNIT CONDOMINIUM DEVELOPMENT on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Rancho Park Residential, LLC

MOTION:

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

3. This approval shall be void one year 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.

– UNANIMOUS with DUNNAM abstaining since he was the engineer of record on the original proposal

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

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 5 – SDR-20523

MINUTES:

See Item 4 for related discussion and backup.

(6:13 – 6:27)

1-366

CONDITIONS:

Planning and Development

1. Site Development Plan Review (SDR-10806) and Rezoning (ZON-10803) are hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20512) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 04/04/2007; and landscape plan, and building elevations date stamped 03/13/2007 except as amended by conditions herein.
5. Prior to the issuance of the Building Permit, the two billboards on the site shall be removed.
6. Prior to the issuance of the Building Permit, a revised site plan indicating the location of all Americans with Disabilities Act (ADA) accessible units along with associated handicapped parking and accessible routes shall be submitted to the Planning and Development Department for review and approval pursuant to Title 19.10.
7. The standards for this development shall include a building height not to exceed 34 feet.
8. The minimum distance between buildings shall be 20 feet.
9. The setback for this development shall be a minimum of 5 feet along the public right-of-way measured from back of sidewalk or from back of curb if no sidewalk is provided.
10. 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.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 5 – SDR-20523

CONDITIONS – Continued:

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

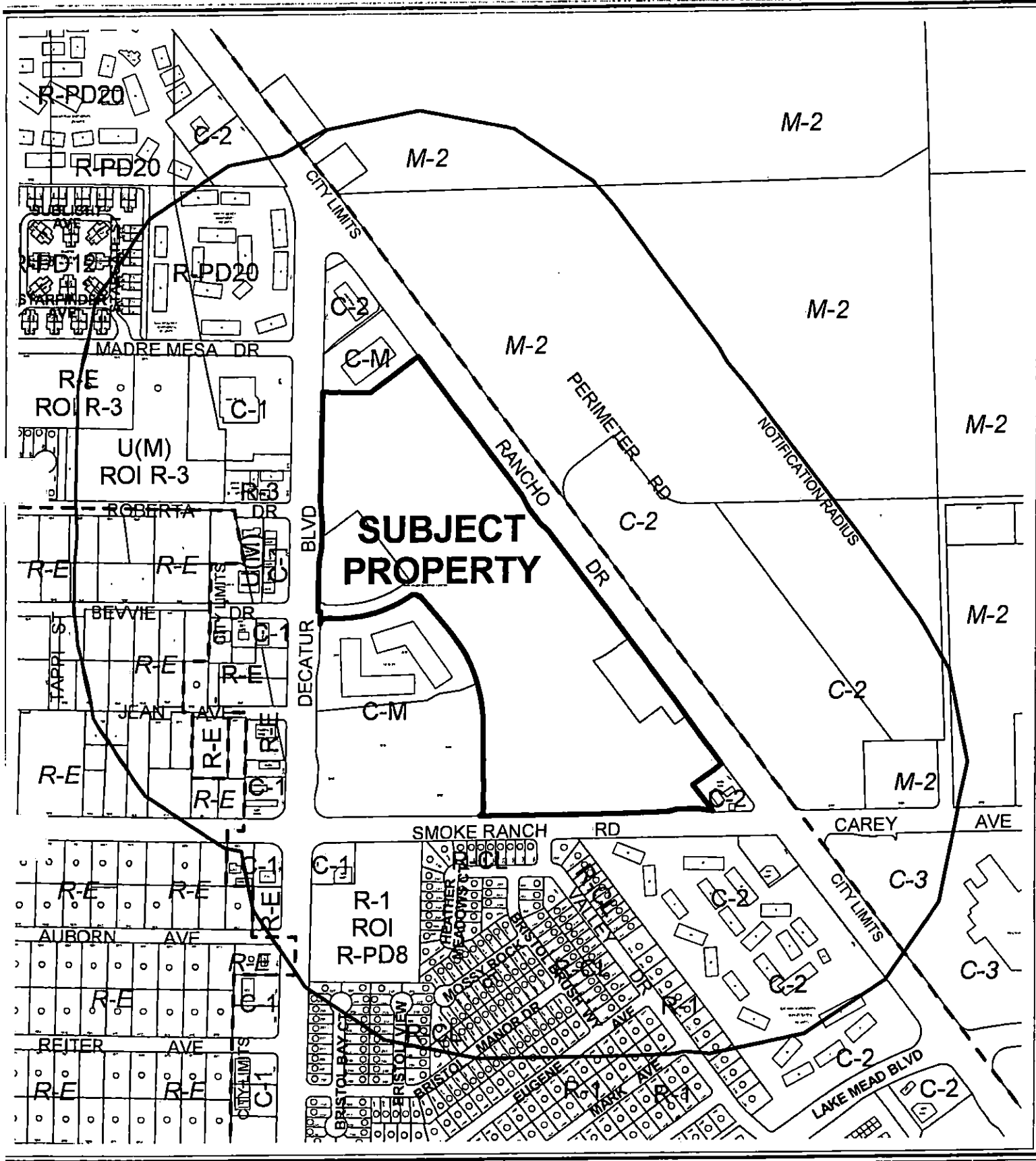
Public Works

19. Prior to the submittal of a Final Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 5 – SDR-20523

CONDITIONS – Continued:

- this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the “as is” configuration. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site. Sewer service to existing developments, including to Assessor Parcel Number #139-18-310-001, shall be maintained during construction of this site.
20. Landscape and maintain all unimproved rights-of-way, if any, on Rancho Drive adjacent to this site.
 21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
 22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 23. A Homeowners’ Association shall be established to maintain all private improvements, private roadways and landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 24. Site development to comply with all applicable conditions of approval for ZON-20512 and all other subsequent site-related actions.
 25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
 26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-20523

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16
(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC**

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

1. Site Development Plan Review (SDR-10806) and Rezoning (ZON-10803) are hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20512) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 04/04/2007; and landscape plan, and building elevations date stamped 03/13/2007 except as amended by conditions herein.
5. Prior to the issuance of the Building Permit, the two billboards on the site shall be removed.
6. Prior to the issuance of the Building Permit, a revised site plan indicating the location of all Americans with Disabilities Act (ADA) accessible units along with associated handicapped parking and accessible routes shall be submitted to the Planning and Development Department for review and approval pursuant to Title 19.10.
7. The standards for this development shall include a building height not to exceed 34 feet.
8. The minimum distance between buildings shall be 20 feet.
9. The setback for this development shall be a minimum of 5 feet along the public right-of-way measured from back of sidewalk or from back of curb if no sidewalk is provided.

SDR-20523 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

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

SDR-20523 - Conditions Page Three
April 26, 2007 - Planning Commission Meeting

Public Works

19. Prior to the submittal of a Final Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the "as is" configuration. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site. Sewer service to existing developments, including to Assessor Parcel Number #139-18-310-001, shall be maintained during construction of this site.
20. Landscape and maintain all unimproved rights-of-way, if any, on Rancho Drive adjacent to this site.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. A Homeowners' Association shall be established to maintain all private improvements, private roadways and landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Site development to comply with all applicable conditions of approval for ZON-20512 and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

SDR-20523 - 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 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard and bounded by Smoke Ranch Road to the south, and Rancho Drive to the east. The site is directly southwest of the North Las Vegas Airport. A companion Rezone (ZON-20512) request will be considered concurrently with this application.

The proposed Residential Planned Development will implement a Multi-family proposal that will result in a five-phase condominium development. The project will result in a contemporary development style upon three underutilized parcels within a General Plan designated revitalization area. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/89	The City Council approved a Special Use Permit (U-0054-89) for a 12-foot by 24-foot Off-Premise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 05/25/89.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on property located on the northeast corner of Smoke Ranch Road and Decatur Boulevard. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote on 07/15/91.
07/20/94	The City Council approved a Five-Year Review [U-0054-89(1)] on an approved 12 foot by 24 foot Off-Premise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 06/28/94.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) Off-Premise Advertising (Billboard) Signs on the west side of Rancho Drive north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 08/22/95.
11/01/00	The City Council accepted the Withdrawal of a Five Year Review [U-0092-95(1)] for two (2) Off-Premise Advertising (Billboard) Signs on west side of Rancho Drive, approximately 350 and 1,100 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 09/28/00.

SDR-20523 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

08/01/01	The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) Off-Premise Advertising (Billboard) Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard subject to a Two-Year Review. The Planning Commission denied the request on 05/24/01.
12/20/01	The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site.
02/19/03	The City Council approved a General Plan Amendment (GPA-1400), a Rezoning (ZON-1401) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. On 01/23/03, the Planning Commission recommended approval of the Rezoning application, but failed to achieve a super majority on the General Plan Amendment.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1404) for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive approximately 320 feet south of Decatur Boulevard intersection, and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended 01/23/03.
05/21/03	The City Council approved a required Two-Year Review (RQR-1994) for an approved Special Use Permit (U-0059-01) for the five (5) Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval of the request on 04/24/03.
06/02/03	The Department of Planning and Development administratively approved a Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to an approved 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a Master Sign Plan (MSP-4388) application for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive.
07/07/04	The City Council approved a required Two-Year Review (RQR-4239) for an approved Special Use Permit (U-0059-01) for the five (5) Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 05/27/04.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR-5312) application for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road.

SDR-20523 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

04/06/05	The City Council approved a request for a Site Development Plan Review for a proposed 5,000 square foot Liquor Establishment (Tavern) on a 1.34 acre portion of a 31.42 site acres adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. Staff recommended denial, while the Planning Commission recommended approval.
01/26/06	Companion items for a General Plan Amendment (GPA-10799) and Rezoning (ZON-10803) will be heard with this application.
3/01/06	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval while staff recommended denial.
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
02/27/07	A Pre-application meeting was held where staff was informed by the applicant of the proposed increase in units from 513 to 535. Staff advised the applicant regarding the requirement for a new Rezoning, Site Development Plan Review, and Development Impact Notice and Assessment (DINA) as the project meets the criteria for a Project of Regional Significance.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type nor was one held.	

Field Check	
4/11/07	The project site is sectioned into 3 pads with street improvements providing access from Smoke Ranch Road, Decatur Boulevard, and Rancho Drive.

Details of Application Request	
Site Area	
Net Acres	33.54 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16
North	Developed	LI/R (Light Industrial Research)	C-M (Commercial/Industrial) Clark County
South	Single and Multi-Family Residential, and Commercial	M (Medium Density Residential) ML (Medium-Low Density Residential) SC (Service Commercial)	C-2 (General Commercial) R-CL (Single-Family Residential Compact Lot)

JA

SDR-20523 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

East	Public Airport	Clark County – North Las Vegas Airport	Clark County
West	Commercial and High Density Residential	LI/R (Light Industrial/Research)	C-1 (Limited Commercial) R-3 (Medium Density Residential) U (Undeveloped) [SC (Service Commercial) General Plan Designation] C-M (Commercial/Industrial)

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

DEVELOPMENT STANDARDS

The project is subject to the Residential Planned Development (R-PD) Standards of Title 19.06.040. The development standards shall be established by the Site Development Plan including minimum front setbacks, maximum building heights, building separation, and other design and development criteria.

<i>Residential Planned Development (R-PD16) Standards</i>	
FRONT	5 -FEET
BUILDING SEPARATION	20 -FEET
BUILDING HEIGHT	34-FEET

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre)	16.49 units per acre	NA

SDR-20523 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD16 (Residential Planned Development - 16 Units Per Acre)	16.49 units per acre	553 units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 units per acre	855 units

The project is subject to the Open Space requirements pursuant to Title 19.06. Each residential planned development containing 12 or more dwelling units is required to allocate and provide open space and common recreational facilities.

Pursuant to Title 19.06 the following Open Space standards apply to the R-PD District:

<i>Open Space -- R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
33.54	15.9	1.65	26%	383,294	28%	409,202	YES

Project parking is subject to Title 19.04 requirements for Multi-family Residential:

Project parking is subject to 2007 and 2009 requirements.							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-family Residential	535 units	1.75 spaces per 2 bedroom unit	730				
		2 spaces per 3 bedroom unit	236				
		1 space per every 6 unit for visitor parking	89				
				20	1134	0	N*
SubTotal			1055		1134		
TOTAL			1055		1134		N

JA

SDR-20523 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

Loading Spaces							
Percent Deviation							

* The project shall be conditioned to provide a revised site plan depicting the location of all ADA accessible units, accessible parking stalls, and accessible routes.

ANALYSIS

The proposed urban infill project will involve the construction of a 535-unit Residential Planned District Development (R-PD) upon a 33.52 acre vacant site. The project location is surrounded by existing commercial, light industrial, high density residential and single family residential, three major thoroughfares, and a general aviation facility. The multi-family development will provide a mix of attached housing choices ranging from two and three bedroom units within two and three story tri-plex, Six-plex, and five unit Row townhome structures. On-site surface parking will be provided in the form of uncovered spaces and garages.

In accordance with Title 19.06 the project is subject to the open space allocation standards for Residential Planned Development districts as well as the Airport Overlay Zone regulations. As designed the project will conform to both requirements. Furthermore, the proposal has the potential to result in environmental effects that may directly or indirectly impact the public and surrounding community and is therefore considered a Project of Regional Significance. A DINA (Development Impact Notice and Assessment) was prepared and distributed in accordance with Ordinance 5227.

The project was previously approved under a Site Development Plan Review (SDR -10806) which allowed for 513 units. Subsequent to that approval, the applicant modified the total unit count to 508 units and was administratively approved (2/26/07) by the Planning and Development Department. If this request is denied, the applicant has until March 1, 2008 to develop this site in accordance with the following development standards:

Number of Units	Density	Maximum Building Height	Setbacks
508	15.14 du/acre	34-feet	5-feet and 20-foot building separation

All previous approvals shall be expunged under the current request which will result in 535 units.

SDR-20523 - Staff Report Page Seven
April 26, 2007 - Planning Commission Meeting

- **General Plan and Zoning**

The General Plan land use designation for the project site is M (Medium Density Residential) which allows for a maximum density of 25.49 units per acre. Additionally, the underlying zone is currently designated under a Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units Per Acre) consistent with designated land use. The companion Rezone to R-PD16 in tandem with the current site development plan will result in a density of 15.9 dwelling units per acre in harmony with the plan land use.

- **Site and Landscape Plans**

The proposed multi-family district is designed as a 5 phase project that will result in a total of 122 buildings with associated parking as well as hardscape and landscape improvements and leisure facilities. Access to the site will be from three major corridors including Decatur Boulevard, Rancho Drive, and Smoke Ranch Road. Although the site design is a highly concentrated residential district the proposal does include common areas thereby meeting the open space allocation requirements of Title 19.06.040 which may assist to offset the development intensity. The Development Standards for the proposed R-PD are established by the Rezone in concert with the Site Development Plan and will implement 5-foot setback and a minimum of 20 foot spacing between buildings. Three recreation facilities will be constructed including swimming pools and open turf areas and enhanced perimeter landscaping with trees spaced 25-feet on center along right-of-ways.

- **Parking**

Pursuant to Title 19.04 and 19.10 the project is required to provide 1055 parking spaces. The project proposal includes 1134 to comprise 132 covered and 1002 garages. The project shall be conditioned to provide a revised site plan indicating the ADA accessible units along with associated handicapped parking and all accessible routes.

- **Elevations and Airport Overlay**

Project elevations depict a contemporary architectural design utilizing stucco, wood, metal, and concrete block materials along with manzanita shake shingles.

The project is within the Airport Overlay Zone and therefore subject to the height restrictions for North Las Vegas Airport Operations consistent with Title 19.06. The project site is designated within an area limited to a maximum development height of 35-feet. The profile depictions of the proposed structures indicate heights no greater than 34 feet and as such the project will conform with airport overlay requirements.

SDR-20523 - Staff Report Page Eight
April 26, 2007 - Planning Commission Meeting

- **Development Impact Notice and Assessment**

Pursuant to Ordinance No. 5227 and No. 5477, the project is deemed to be a "Project of Significant Impact" and a "Project of Regional Significance" as the proposal will result in a Planned Unit Development of 535 units which exceeds the significance threshold of 500 units or greater. As such, a DINA (Development Impact Notice and Assessment) was prepared for the project and is available for review at the Development Services Department. No external agency comments were received to date.

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 be compatible with the designated land use and the mix of the existing surrounding land uses including multi-family and single family residential uses to the south and commercial and light industrial uses and a public airport directly adjacent to the site.

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 meet the intent of the General Plan and Zoning with approval of the companion Rezoning (ZON-20512) request and Site Development Plan.

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

Vehicular access to the development is adequate and implementation of the proposal will not negatively affect street operations as the road system has the capacity to accommodate projected traffic.

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

The building will include the use of a variety materials and extensive landscaping. This infill project will result in an overall improvement to the area by developing underutilized parcels.

SDR-20523 - Staff Report Page Nine
April 26, 2007 - Planning Commission Meeting

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

Community character and aesthetics will be greatly enhanced with implementation of the proposal.

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

The project is subject to the regulations set forth by Clark County Department of Aviation as the project is within the North Las Vegas Airport operational sphere of influence. As proposed the project will not result in detrimental effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 245 [Mailed with ZON-20512]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20523** APN: 139-18-410-006; 007; 008

Name of Property Owner: Rancho Park Residential, LLC

Name of Applicant: Pageantry Communities

Name of Representative: Tamara Kostad

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

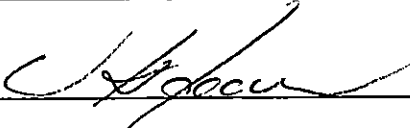
☒ No

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: 

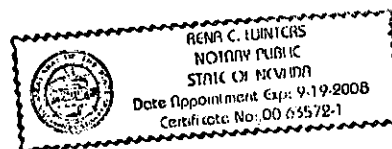
Print Name: William H. Hoover

Subscribed and sworn before me

This 13th day of March, 2007

Rena C. Winters

Notary Public in and for said County and State



FORMERLY KNOWN AS RAYMOND PARK DEVELOPMENT

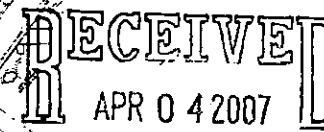


NOTE: All numbers are the best estimate of the value for the reaction.



PARKING SUMMARY

PARKING GARAGES	100
PAYROLL (hours)	72
GRAND TOTAL	113



CIV. Procl. No. 09-02-01728-01

 CYL CONSULTANTS, INC. INCORPORATED PLANNING LAND SURVEYING	1230 S Valley View Blvd Suite 200 Las Vegas, NV 89108 Tel: (702) 364-0007 Fax: (702) 364-0007			PACIFIC DEVELOPMENT COMPANY 100 N. BUFFALO STE. 200 LAS VEGAS, NV, 89103		SITE PLAN	DATE: 11/10/01	BY: [Signature]	PROJECT NO. 1101	DATE: 11/10/01	BY: [Signature]	PROJECT NO. 1101
	1230 S Valley View Blvd Suite 200 Las Vegas, NV 89108 Tel: (702) 364-0007 Fax: (702) 364-0007			PACIFIC DEVELOPMENT COMPANY 100 N. BUFFALO STE. 200 LAS VEGAS, NV, 89103								
SHEET SP 1 OF 1		AGENCY DWG. NO.										

100-443886-100

CONJECTURE NUMBER 2 - 12 BALLON SIZE BUNIA GREEN DEWID CALIFORNIA BUNIA CALIFORNIA CALIFORNIA RUMPHOLDS MOCA JACK EVANS ROSEHARTER MAJOREDA PAKE RUMPHOLDS HAE OF JUPITER GENIVUS SEA BREN JUPITER PROCEPENS GREEN MOUND BUNIA A. O. EDWARDS BOGHER LUNGOTHELM FRUTICOSO LUNATHUM TEJANUM LUN VONATORA NANA TOMPA FRASER PITTOFORUM TOBIA PITTOFORUM TOBIA WHEELER LUNAS CALANDRA PLANT TUM ROSEHARTER CONJUNCT BLUE XLOXOSA THOUSTON SMOCKATA LARSTROCHODA PETITE ORGANO	JAPANESE BOVADO TILLOID BIRD OF PARADISE BUNIA PLOT DUSTIA JACK EVANS MOHIN HAMPHORN ROSEHARTER RUMPHOLDS YOGGA JUPITER VARIETY JUPITER VARIETY GLOSTY FACILLA TEXAS RANGER TEXAS PAVEN TEXAS PAVEN CHINESE PROTHIA TOBIA PUELLER DHAAR TOBIA SOLARUM CAROLINA CHERRY ROSEHARTER DHAAR XLOXOSA DHAAR CRATE WHITE
SECOND CONJECTURE NUMBER - 30 OF 60 SPACING 2 BALLON SIZE JUPITER SABIA BUFFALO PUELLACATA BACIFERA ROSEHARTER MATHION BLUE ROSEHARTER MATHION BLUE	JUPITER VARIETY MATHION PROCEPENS ROSEHARTER

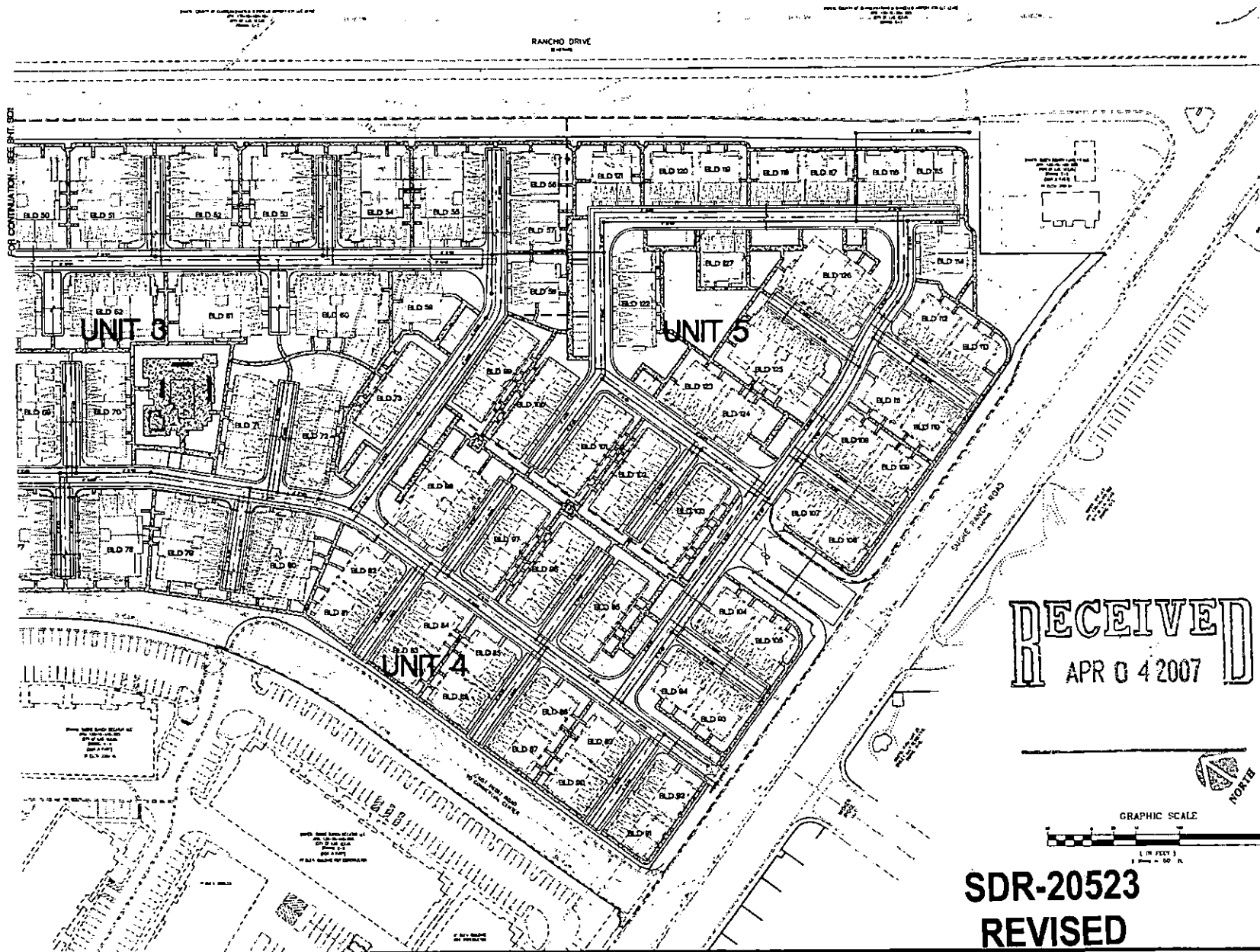
PLANTER WIDTHS MEASURED FROM RIGHT-OF-WAY TO FACE OF WALL:
RANCHO DRIVE = 15
SMOKE RANCH ROAD = 10
DECATUR BLVD = 6

**Avlon
Pageantry Communications**

[illegible]

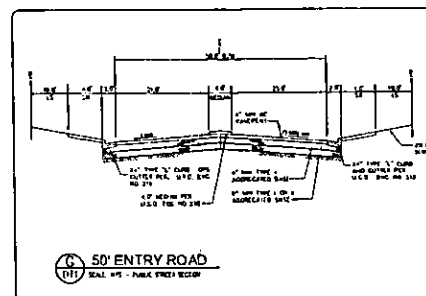
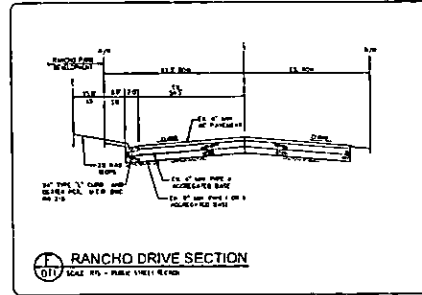
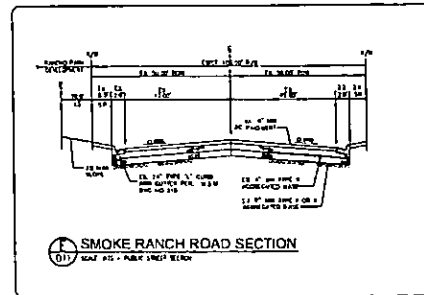
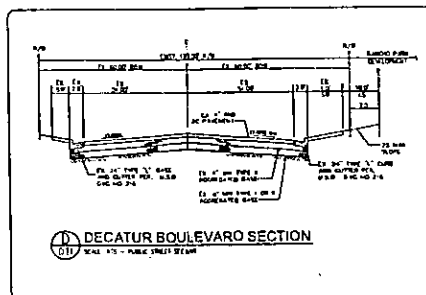
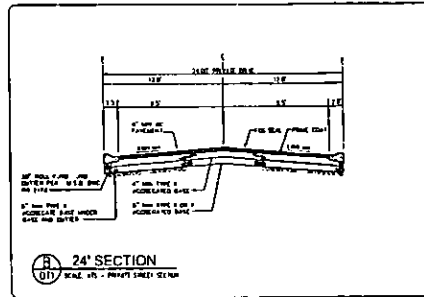
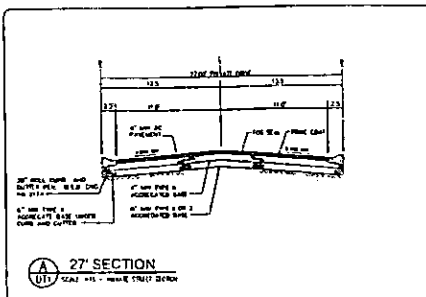
30 5 SHEETS

04/26/07 PC



APPROVED BY	DATE	REVISION
OWNER	DATE	REVISION
DESIGNER	DATE	REVISION
CHECKER	DATE	REVISION
PROJECT MGR.	DATE	REVISION
PROJECT DATE	DATE	REVISION
SITE DEVELOPMENT PLAN SITE PLAN		
FACILITY DEVELOPMENT COMPANY 1000 S. SANTA MONICA BLVD. LOS ANGELES, CA 90005		
1200 E. Valley View Blvd. Suite 200 Los Angeles, CA 90026 Tel: (702) 366-3000 Fax: (702) 366-0007		
CONSULTANTS, INC. ENGINEERING - PLANNING - LAND DEVELOPMENT		
SHEET SD2 3 OF 1		
AGENCY PROJ. NO.		

SDR-20523
REVISED
04/26/07 PC



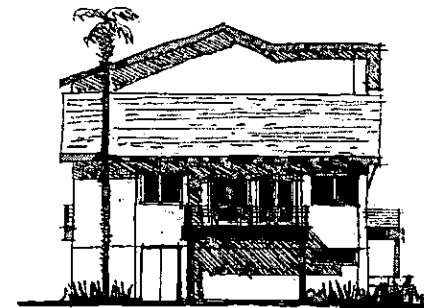
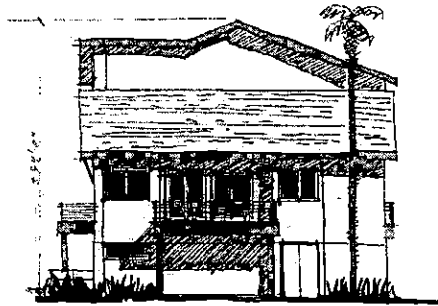
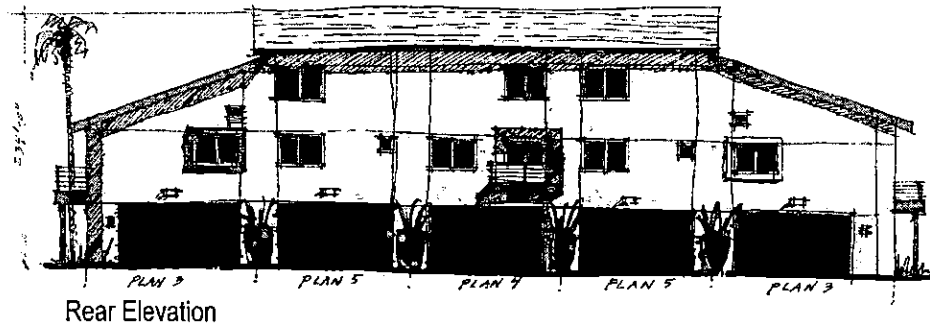
RECEIVED
APR 04 2007

SDR-20523
REVISED
04/26/07 PC

9200 S. Valley View Blvd. Las Vegas, NV 89148 Tel: (702) 366-3008 Fax: (702) 366-0047	CONSULTANTS, INC. ENGINEERS PLANNERS LAND SURVEYORS	SHEET DT1 4 OF 1 AGENCY ORG. NO.	FACILITY DEVELOPMENT COMPANY 1000 W. WILSON, SUITE 200 LAS VEGAS, NV 89106	PROJECT NO. SDR-20523 PROJECT NAME SDR-20523	DATE 04/26/07 DRAWN BY J. L. LEE CHECKED BY J. L. LEE APPROVED BY J. L. LEE

S:\Projects\2005\SDR-20523\Drawings\SDR-20523-DT1.dwg
 04/26/07 10:00 AM
 J. L. LEE

DT1 PLS. NO. 04/26/07/201



Conceptual Elevations - 5-Row Townhomes

Pageantry Communities

KTGY GROUP, INC.
Architecture • Planning
15500 Highway 100, Suite 100, Houston, Texas 77058
Phone: 281.460.1000 Fax: 281.460.1001

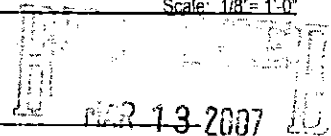
2nd City

At Rancho & Decatur

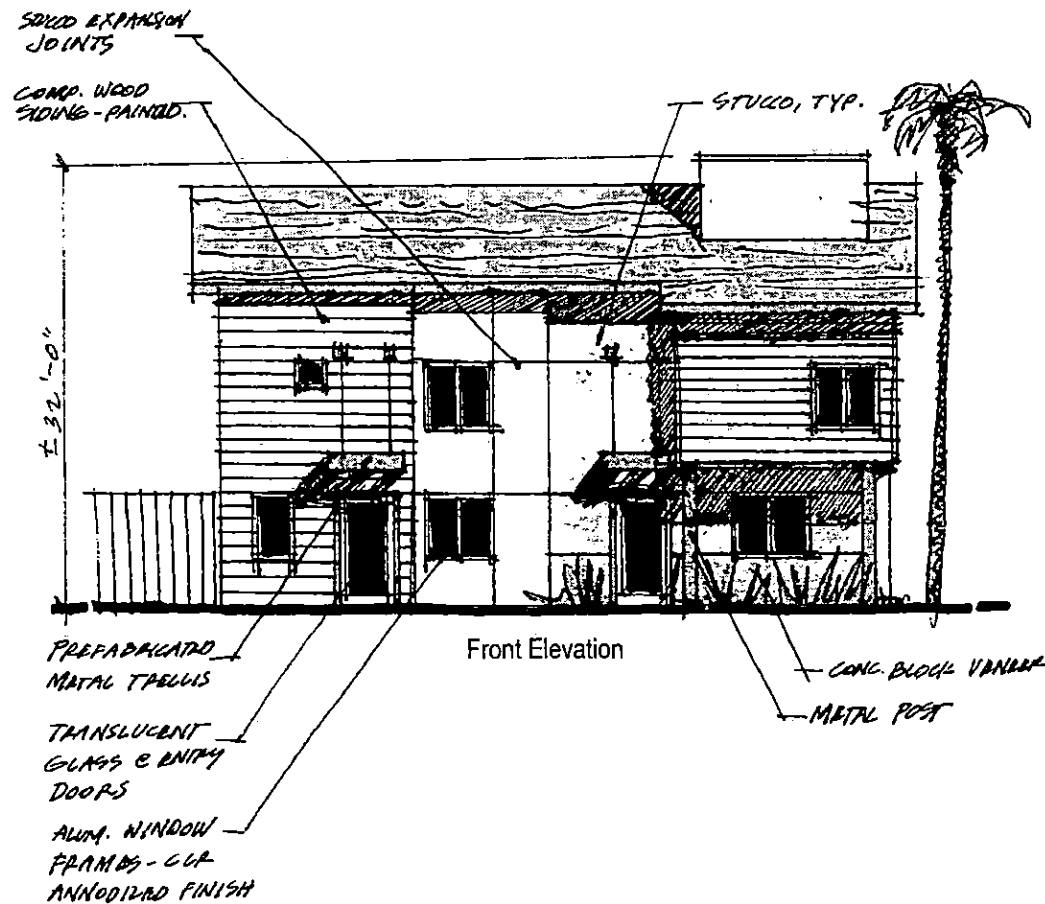
SDR-20523

04/26/07 PC

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



12/12/05 Page

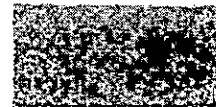


Front Elevation

Stucco #1

Stucco #2

Wood Siding



Trim



Roof Tile

Conceptual Front Elevation - Three-Plex

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

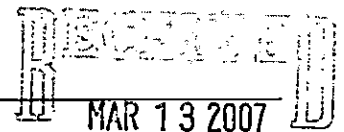
Pageantry Communities

KITGY GROUP, INC.
2100 Peachtree St. N.
Atlanta, GA 30309
404.525.1234

2nd City At Rancho & Decatur

SDR-20523

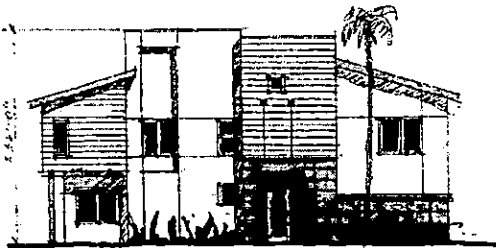
04/26/07 PC



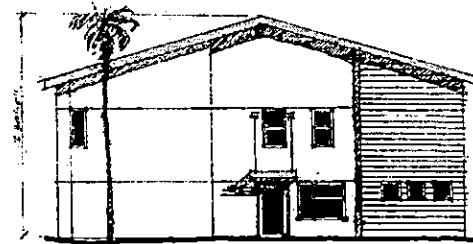
12/12/05 Pa



Rear Elevation



Right Elevation



Left Elevation

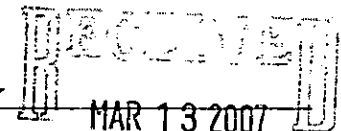
Conceptual Elevations - Three-Plex

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

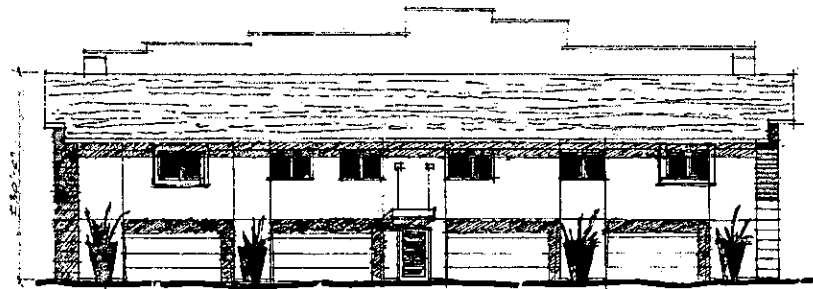
Pageantry Communities

KTGY GROUP, INC.
Architectural • Planning
3000 West Park Drive, Suite 100
Brea, CA 92621

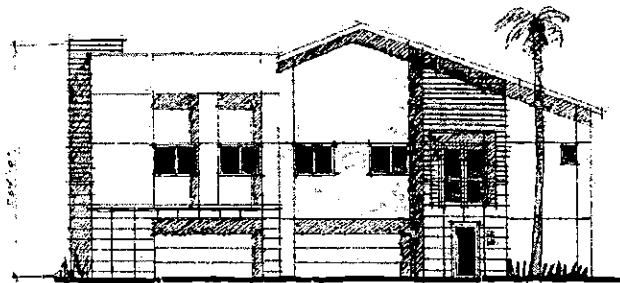
2nd City At Rancho & Decatur
SDR-20523
04/26/07 PC



12/12/05 Page



Rear Elevation



Right Elevation



Left Elevation

Conceptual Elevations - Six-Plex

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

Pageantry Communities

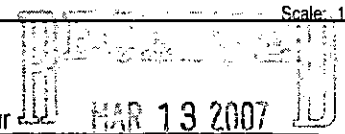
KTGY GROUP, INC.
Architectural • Planning
10000 Westchase Blvd., Suite 200
Houston, TX 77036 • 281.410.0000

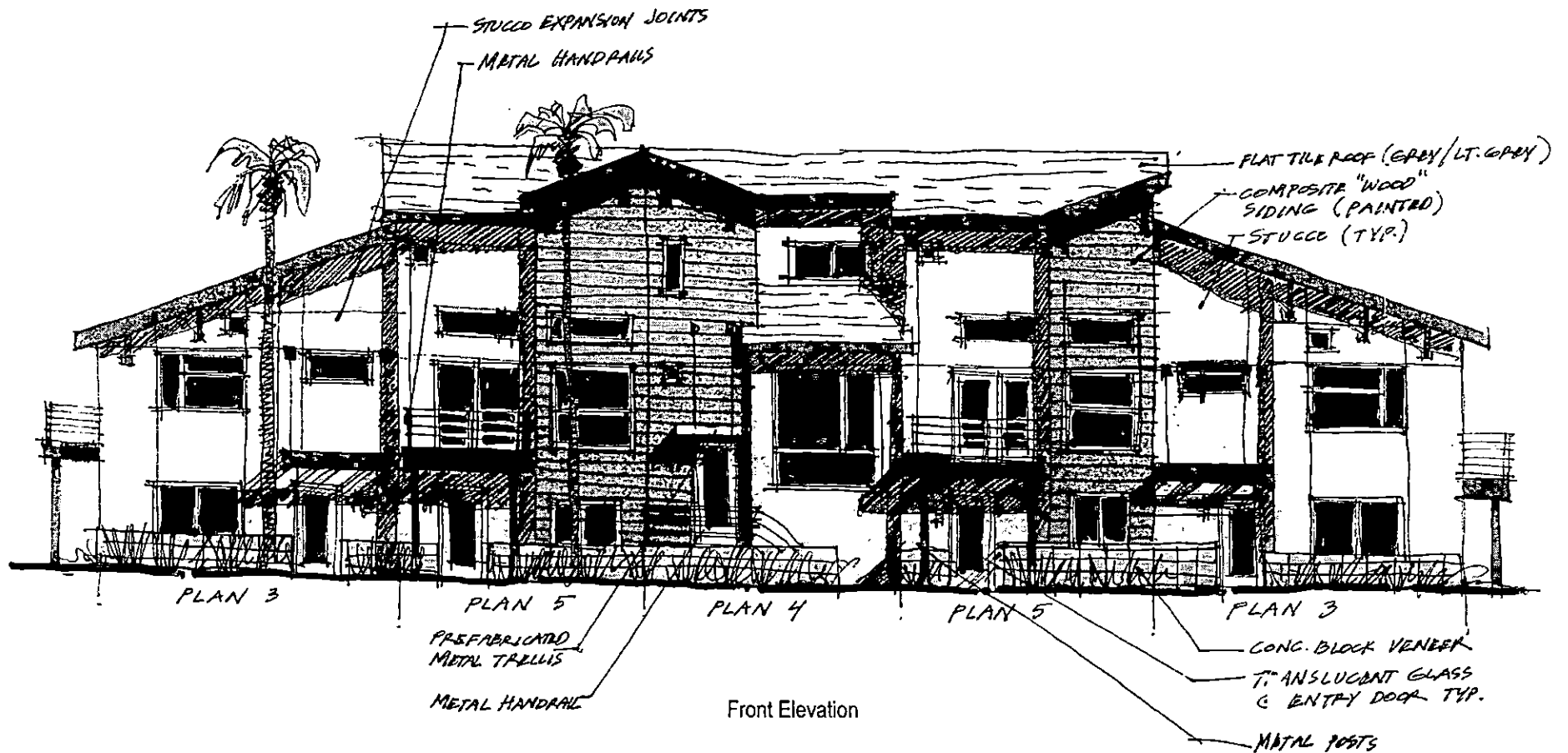
2nd City

At Rancho & Decatur

SDR-20523

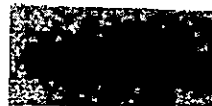
04/26/07 PC





Stucco #1

Stucco #2



Wood Siding



Trim



Roof Tile

Conceptual Front Elevation - 5-Row Townhome

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

Pageantry Communities

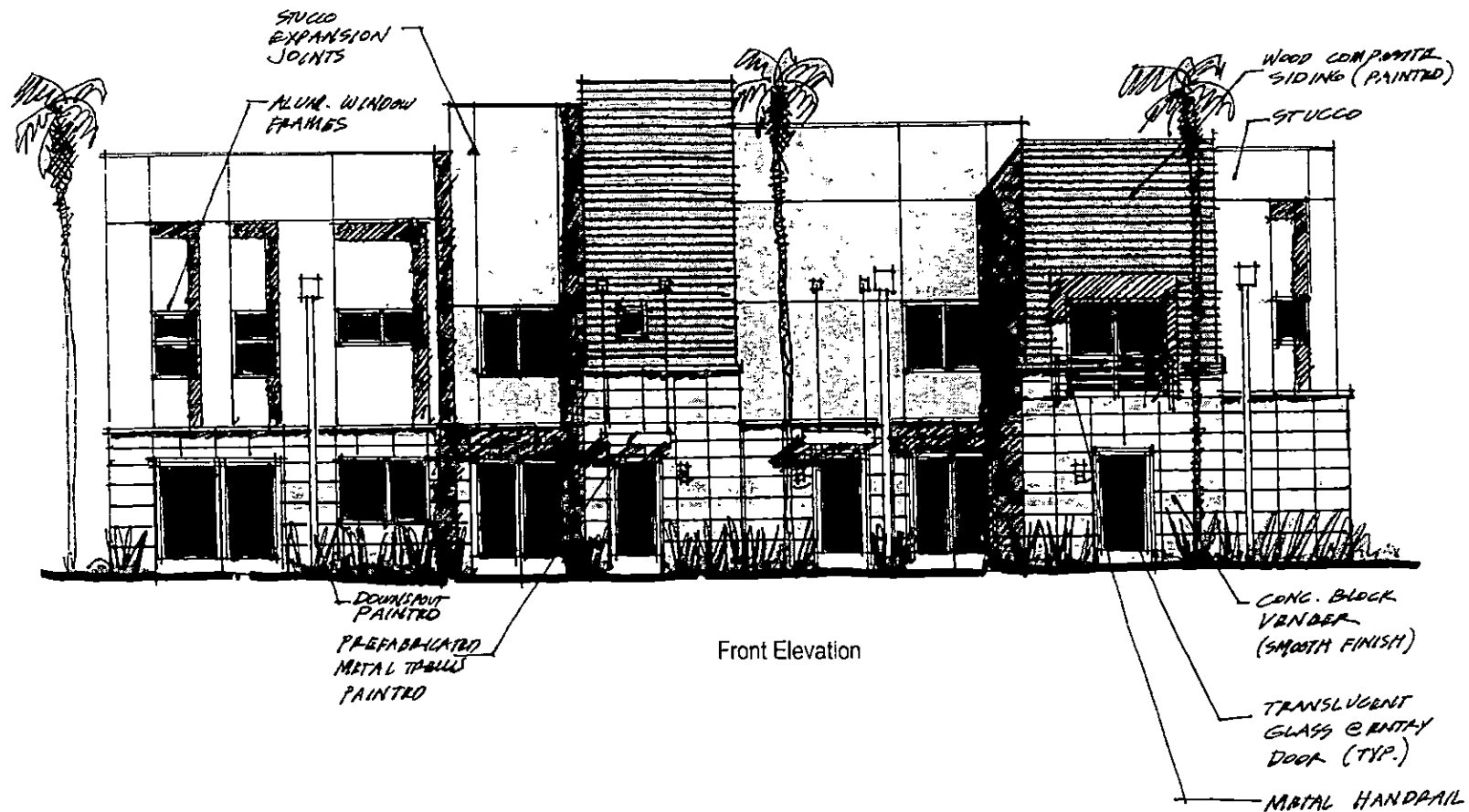
KTGY GROUP, INC.
ARCHITECTURAL & INTERIOR DESIGN
1000 N. GARDEN AVENUE, SUITE 100
GARDEN CITY, MO 64503

2nd City

At Rancho & Decatur

SDR-20523

04/26/07 PC



Stucco #1

Stucco #2

Wood Siding

Trim

Roof Tile

Conceptual Front Elevation - Six-Plex

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

Pageantry Communities

KTGY GROUP, INC.
Architects & Planners
1000 1st St. N. Suite 100
St. Petersburg, FL 33705

2nd City

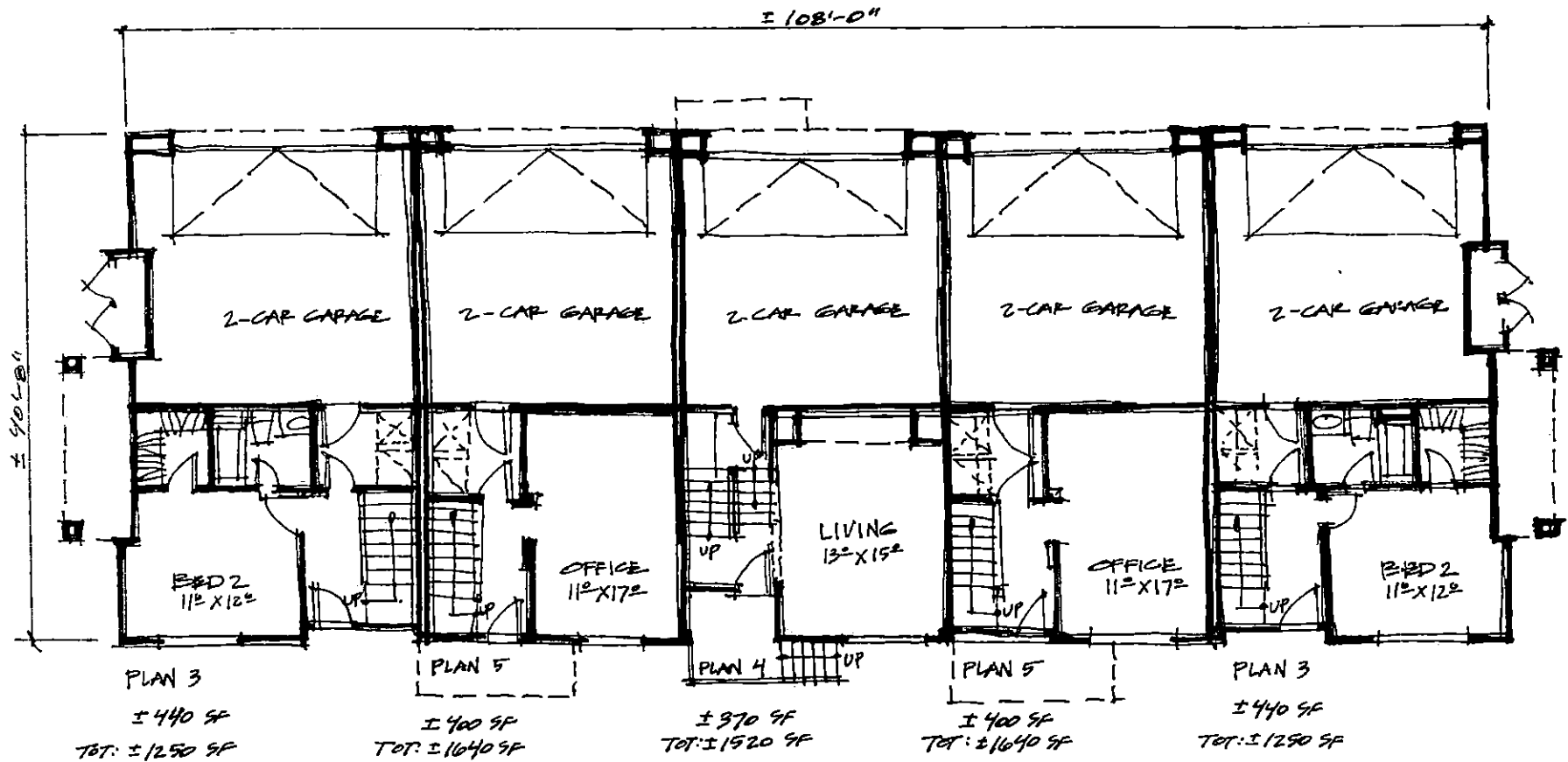
At Risk & Decatur

SDR-20523

04/26/07 PC

DEC 19 2007

12/12/05 P:



Conceptual First Floor Plans - 5-Row Townhomes

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

Pageantry Communities

KTGY GROUP, INC.
ARCHITECTURE & PLANNING
1700 WILSON AVENUE, SUITE 100
FARMINGTON, CT 06030

2nd City

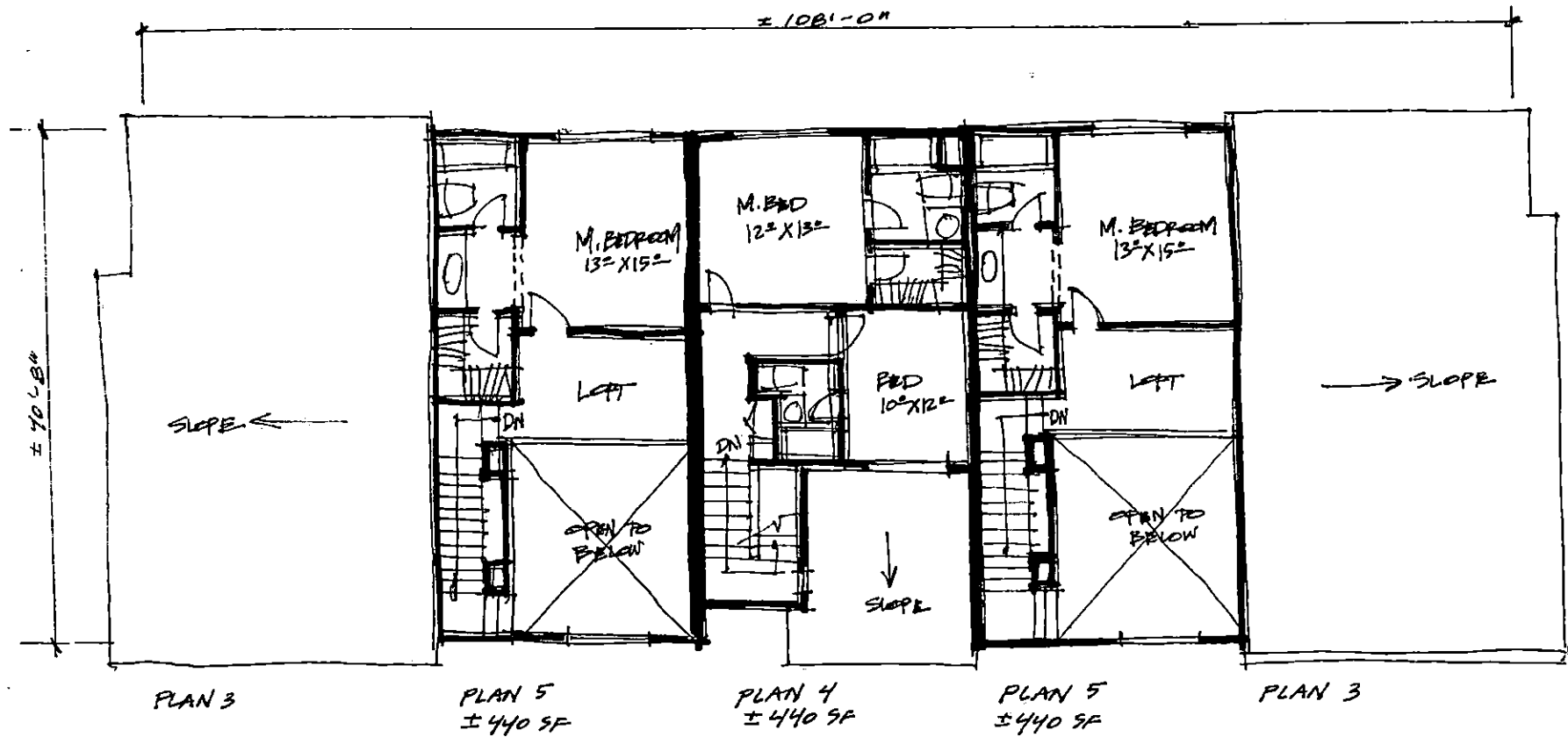
At Rancho & Decatur

SDR-20523

04/26/07 PC

RECEIVED
MAR 13 2007

12/12/05 Pa



Conceptual Third Floor Plans - 5-Row Townhomes

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

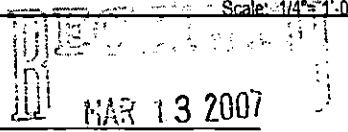
Pageantry Communities

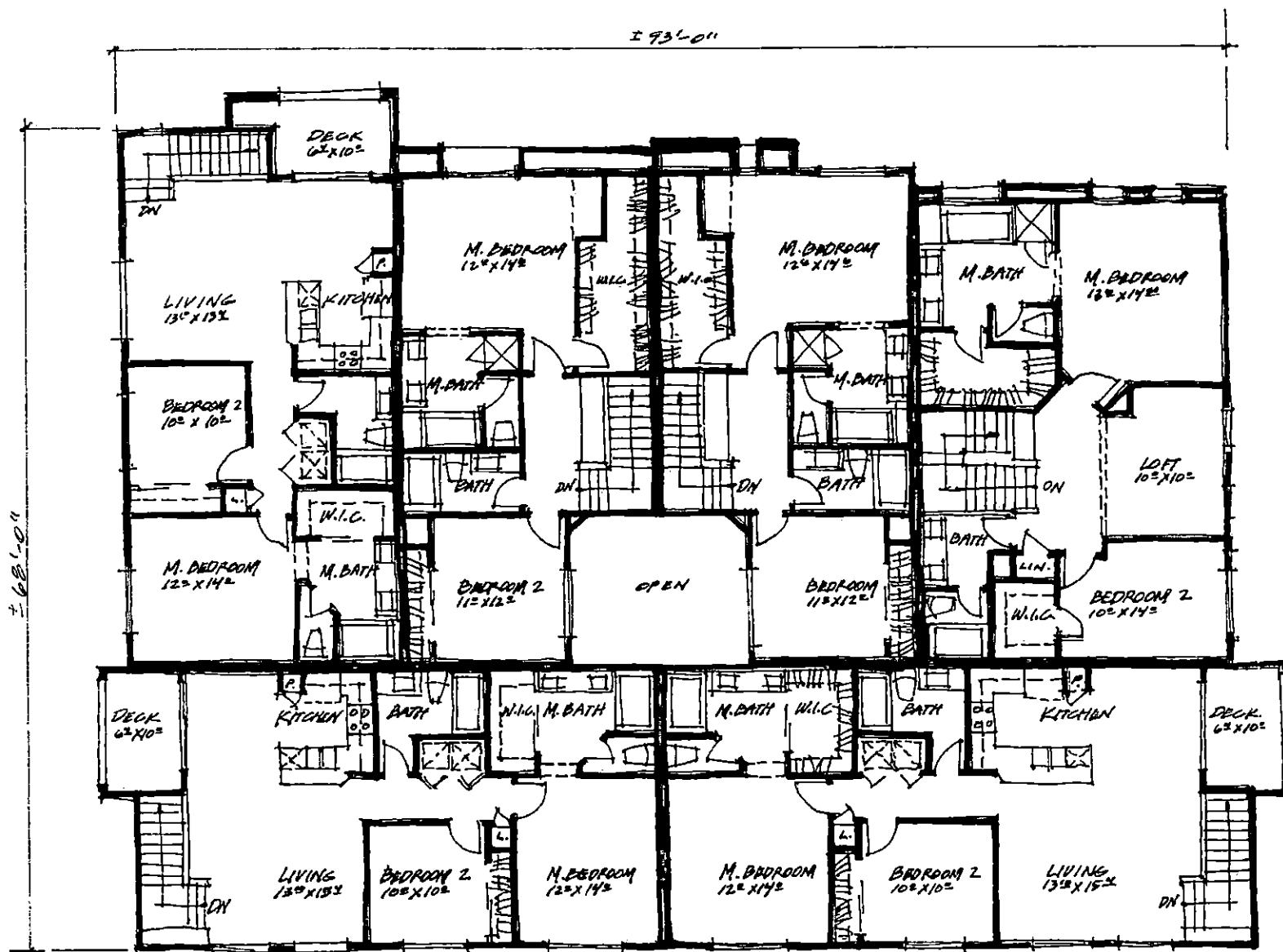


2nd City

At Raleigh & Durham
SDR-20523

04/26/07 PC





Conceptual Second Floor Plans - Six-Plex

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

Pageantry Communities

KTGY GROUP, INC.
Architecture • Planning
10000 E. 10th Avenue, Suite 100
Denver, CO 80231

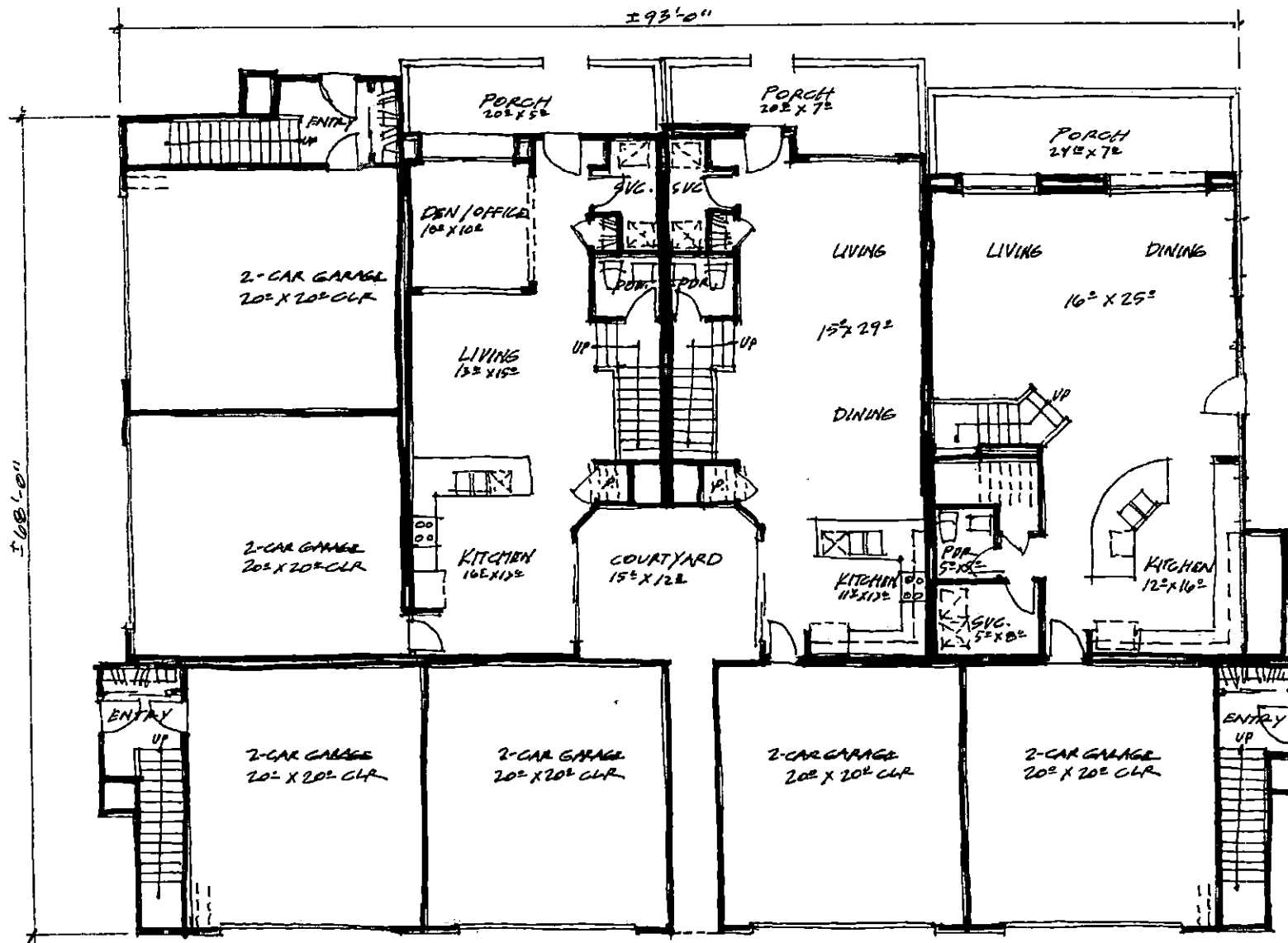
2nd City

At Rancho & Decatur

MAR 13 2007

SDR-20523

04/26/07 PC



Conceptual First Floor Plans - Six-Plex

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

Pageantry Communities

KTGY GROUP, INC.
Architecture & Planning
12000000 Highway 100, Suite 100, Dallas, TX 75243
Phone: (214) 343-1000

2nd City

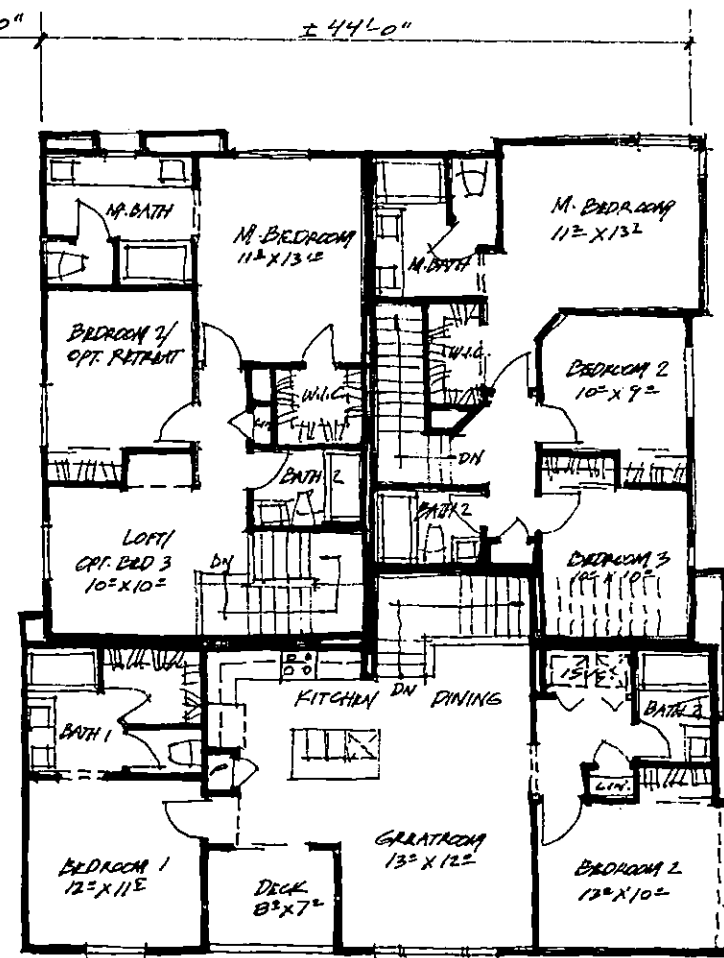
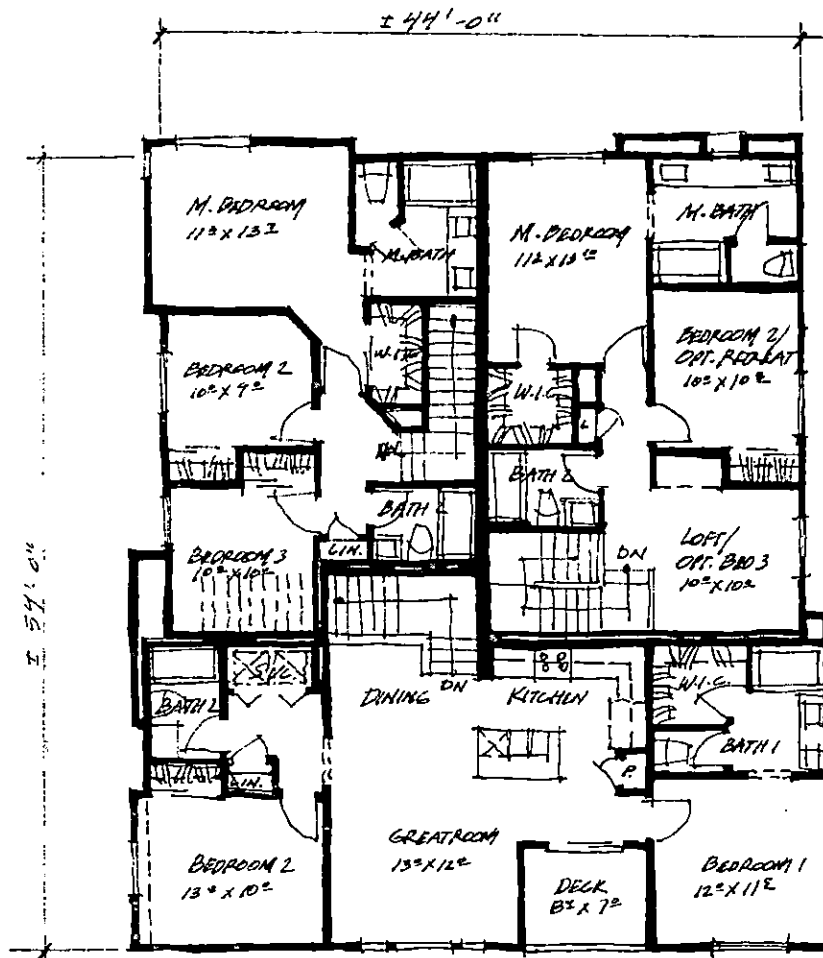
At Rancho & Decatur

SDR-20523

04/26/07 PC

RECEIVED
MAR 13 2007

12/12/05 Pac



Conceptual Second Floor Plans - Three-Plex

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

Pageantry Communities

KTGY GROUP, INC.
Architecture & Planning
1000 Peachtree St., Suite 2000
Atlanta, GA 30309

2nd City

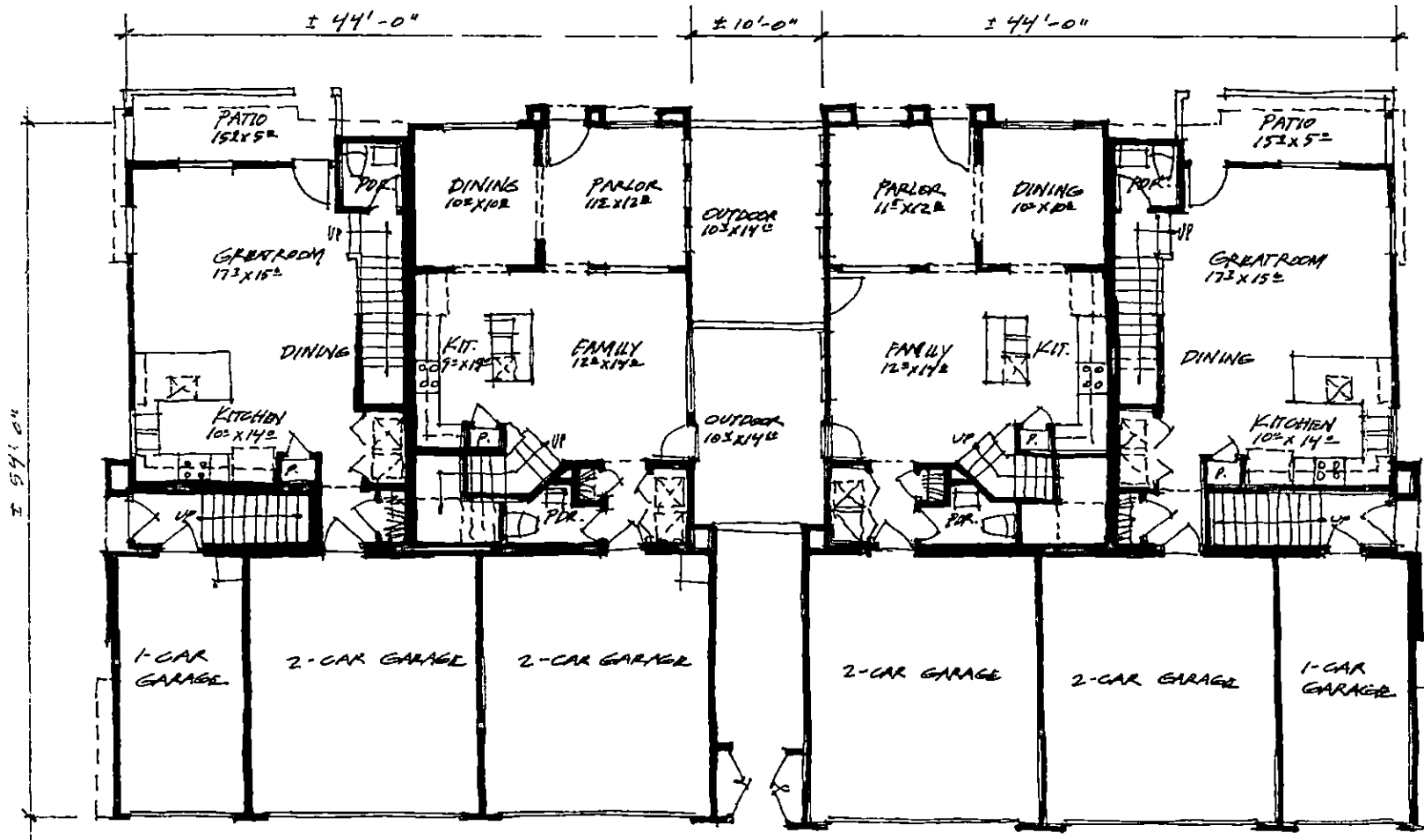
At Rancho & Decatur

SDR-20523

04/26/07 PC

MAR 13 2007

12/12/05 Pa



Conceptual First Floor Plans - Three-Plex

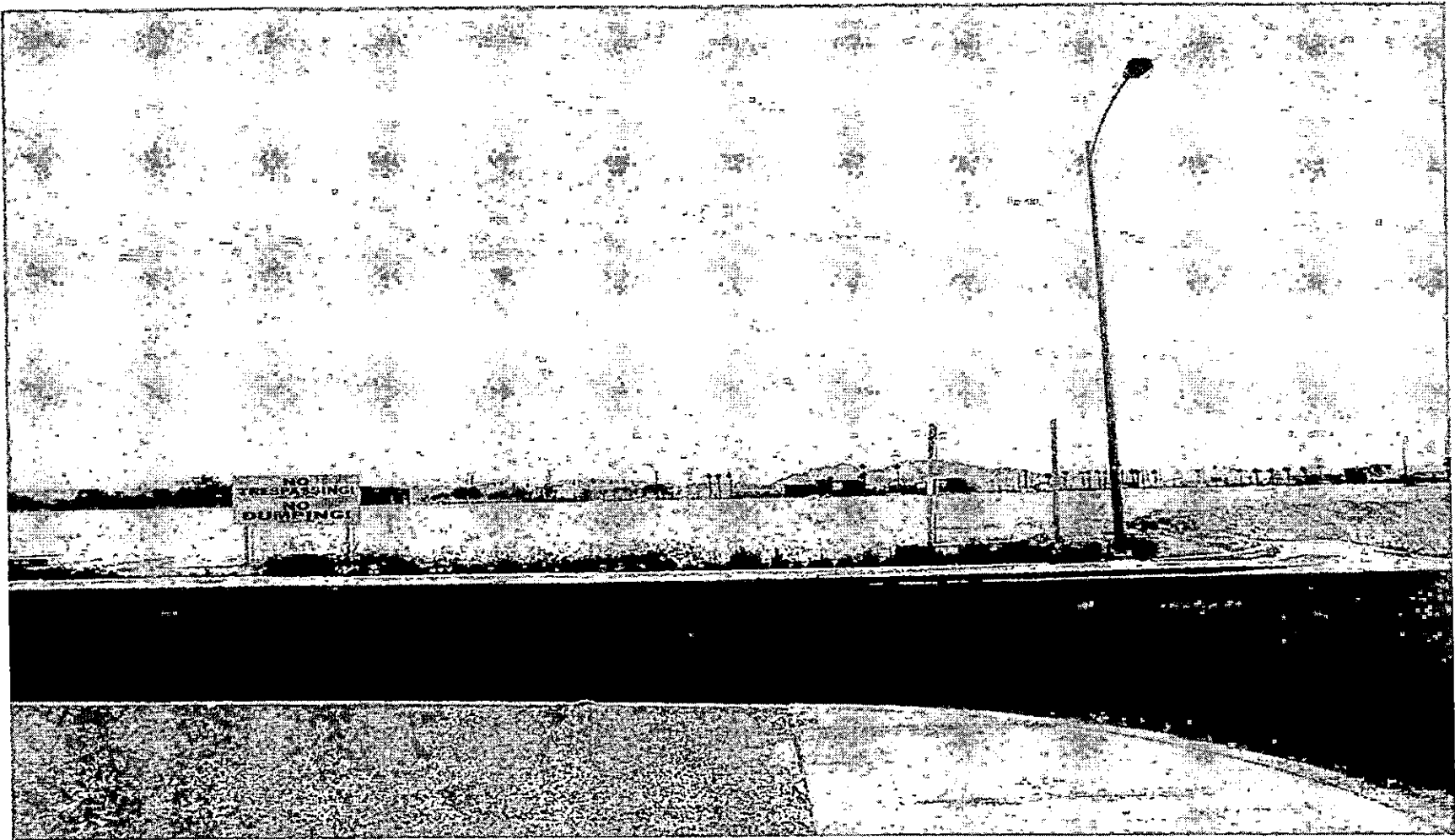
Scale: 1/4" = 1'-0"

Pageantry Communities

KTGY GROUP, INC.
Architecture • Planning
10000 N. 100TH AVE., SUITE 1000
P.O. BOX 1000, PLEASANTON, CA 94566

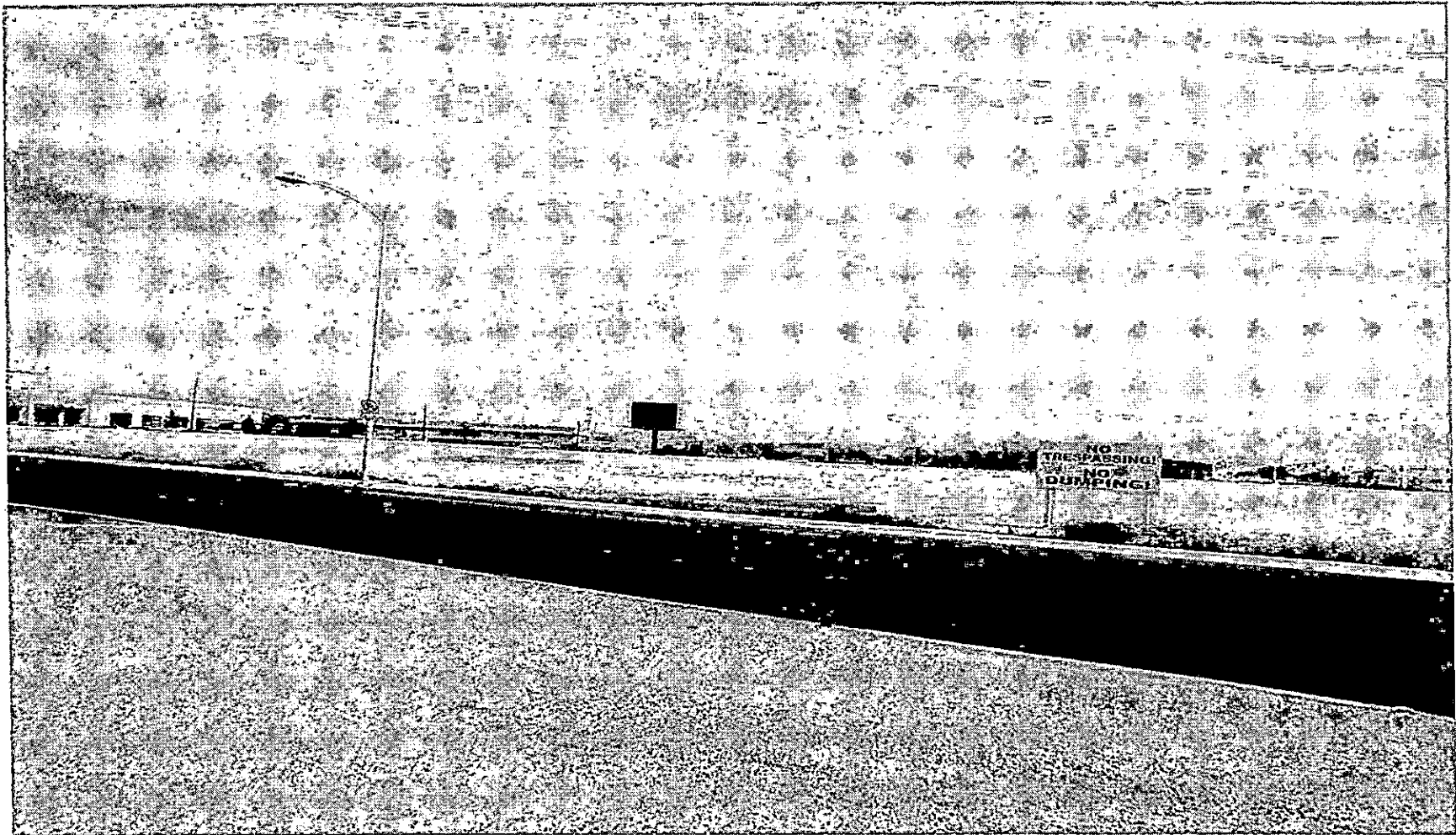
2nd City At Rancho & Decatur
SDR-20523
04/26/07 PC

RECEIVED
MAR 13 2007



ZON-20512 & SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 900 FEET NORTH OF SMOKE RANCH ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



ZON-20512 & SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 900 FEET NORTH OF SMOKE RANCH ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



ZON-20512 & SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 900 FEET NORTH OF SMOKE RANCH ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



ZON-20512 & SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 900 FEET NORTH OF SMOKE RANCH ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



March 13, 2007

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEED

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

Att: Doug Rankin
Manager, Current Planning Division

Subject: Revised Rezoning (R-PD16 to R-PD16) and Site Development Plan Review for Avion Project – Justification Letter Avion by Pageantry Communities

Dear Doug:

Please accept this letter as justification of our request for a Rezoning and Site Development Plan Review for the revised five-phase Avion project. This project is located at the northwest corner of Smoke Ranch Road and Decatur Boulevard, west of Rancho Drive. The parcel numbers of this project are 139-18-410-006 to 008 inclusive, with an overall site area of 33.54 acres.

This project was originally approved by City Council for 513 units; when the Tentative Map was prepared, there was an administrative SDR approved that reduced the overall unit count to 508 units. Now, market conditions have dictated a slightly different approach with fewer townhouse units, which are the units with the largest floor space per unit. This has meant that now the project as designed will contain 535 units in essentially the same building footprint areas as previously approved. Title 19, however, requires that any project in which density (number of units per acre) is "materially increased" is considered to be a major amendment, which must go back to Planning Commission and City Council. After discussions with Margo Wheeler and yourself, the Department has decided that the changes we are proposing constitute a "material increase" and that resubmittal is therefore required.

You should note that as part of our discussions with senior Department staff, we have already requested and received administrative approval of phases 1 and 2. This administrative approval of phases 1 and 2 covers 12.7 acres of the overall site and contains only 191 units of the 535-unit total. We have also requested administrative approval of a revised Tentative Map that reflects the revised phase 1 and 2, with the "old" phase 3, 4 and 5. This approach will ensure that the development of drainage and utilities for phase 1 and 2 will coordinate seamlessly with the remaining phases of the project. After approval of the revised Zoning and Site Development Plan Review, we will file a revised Tentative Map for consideration by Planning Commission that will reflect the updated site plan for all five phases of the project.

7425 Peak Drive
Las Vegas, NV 89128
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

RECEIVED
MAR 13 2007

SDR-20523
04/26/07 PC

We feel the requested Rezoning, which will raise the density on the site from 15.3 units per acre to 15.6 units per acre, along with the related Site Development Plan Review, will have no negative impact on the project or on surrounding properties, and is therefore appropriate. We would ask that you consider approval of this request accordingly.

Thank you for your assistance.

Sincerely,



Gary Leobold, AICP
WRIGHT ENGINEERS

c. Tamara Kolstad

RECEIVED
MAR 13 2007

SDR-20523
04/26/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 26, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

A handwritten signature in black ink, appearing to read "Tamara Kolstad", written over a horizontal line.

Signature

4/23/07
Date

TAMARA KOLSTAD

Please Print Name

Pageentry DevCo. for

Company Name

Rancho Park Residential, LLC

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 4/26/07 Item # 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-20464 - VARIANCE - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 850 North Decatur Boulevard (APN 139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends 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 6-8 by Suzana Rutar, Architect Ltd., A Professional Corporation

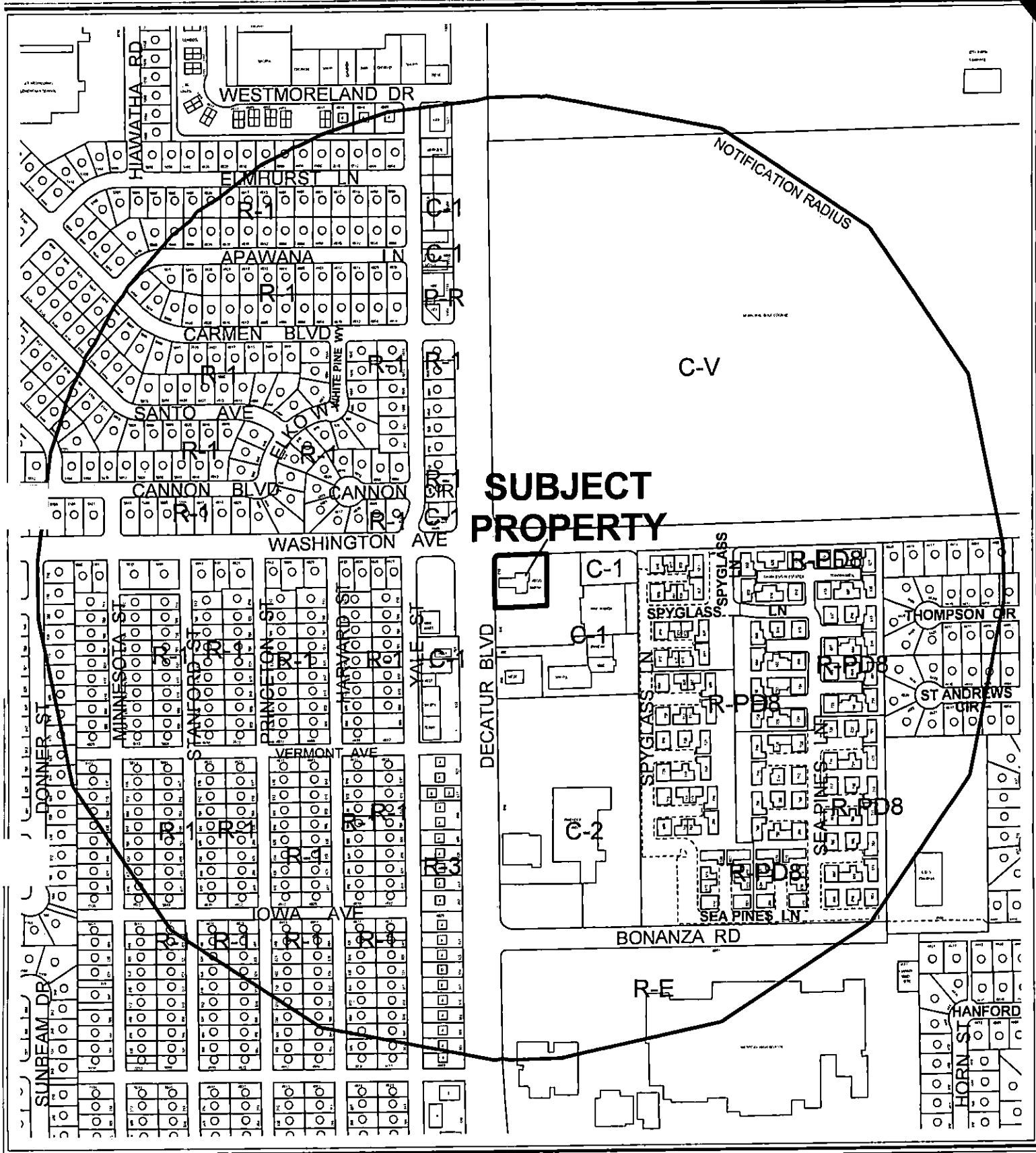
MOTION:

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)



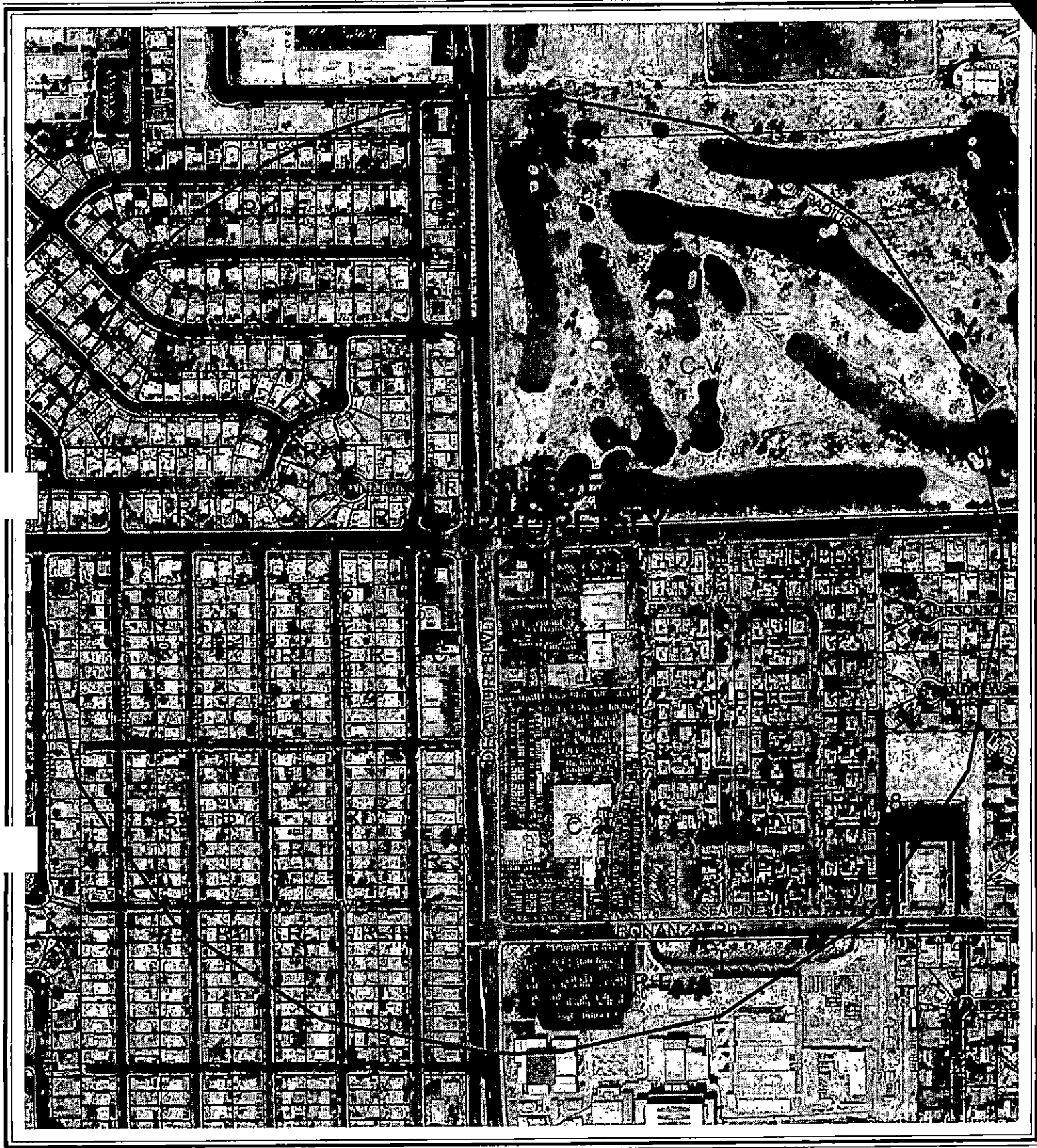
CASE: **VAR-20464**

RADIUS: 1500 FT

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

0 700 Feet





CASE: **VAR-20464**

RADIUS: 1500 FT

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

0 700 Feet



SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Wednesday, April 11, 2007

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

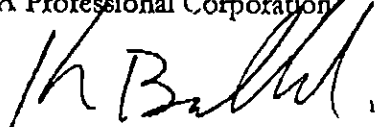
Attn.: Robert L.

Re: VAR-20464, SUP-20462, SDR-20461

Dear Robert:

This letter is to request items VAR-20464, SUP-20463, SUP-20462, SDR-20461 scheduled for the April 26th City of Las Vegas Planning Commission meeting to be held for abeyance (continuance) until the next (May 10th) City of Las Vegas Planning Commission meeting. Continuing items VAR-20464, SUP-20462, SDR-20461 will enable the staff to review the revised site plan, addition of a bus turn-out lane and dedication for a future right hand turn lane, as requested by public on April 9th. Please note that we have been informed that item SUP-20463 is not required and in is the process of being refunded back to the applicant.

Thank you;
SUZANA RUTAR Architect, Ltd.
A Professional Corporation


Kenneth Ballard, Assoc. AIA
Project Manager



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20464** APN: 139-30-301-001

Name of Property Owner: BP West Coast Products, LLC

Name of Applicant: Ed Peygham

Name of Representative: Suzana Rutar, Architect, LTD

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: _____

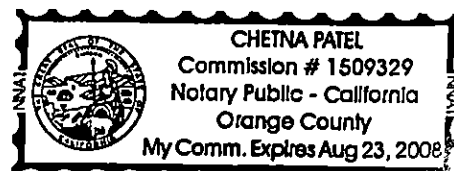
Signature of Property Owner:

Print Name: Kristina L. Koltun, Vice President

Subscribed and sworn before me

This 8th day of March, 2007

Chetna Patel
Notary Public in and for said County and State

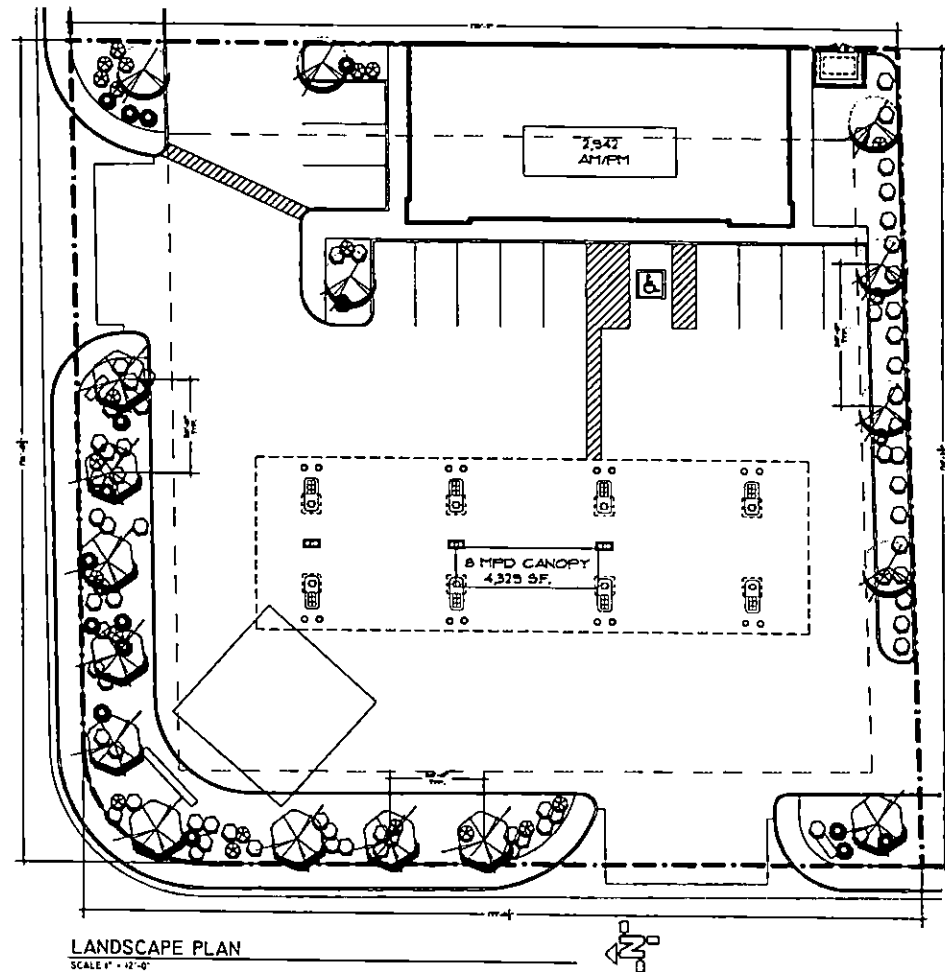


PLANT SCHEDULE

SYMBOL	NOTES/DETAILS	QUANTITY	REMARKS
TREES			
	ULMUS PARVIFOLIA	EVERGREEN SHRUB	14"
	PRUNELLA CHINENSIS	EVERGREEN SHRUB	14"
SHRUBS			
	PITTOSPORUM TOBIRA	JAPANESE PINK DOGWOOD	5 GAL.
	CITRUS REVOLUTA	SAND PINE	5 GAL.
	SALVIA SPLENDENS	CHERRY BLOSSOM	5 GAL.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 5% OF TOTAL QUANTITY OF EACH SPECIES SHOWING ARMS, SPECIES AND VARIETY, ETC.
- PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- DISINFECTED GRANITE VIT' FRAMES, COLOR 'SEE PLAN', 3" DEPTH TYPICAL IN ALL PLANTING BEDS. DISINFECTED GRANITE TO CONTAIN AIR PINS AND AIR AMMUNITION. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.



DECEIVED
MAR 12 2007

SUZANA RUTAR Architect Ltd.
Professional Design & Planning
1800 E. Tropic Avenue, Suite 200
Phoenix, AZ 85016
Phone: (602) 955-1178
Fax: (602) 955-1178
www.suzanarutar.com

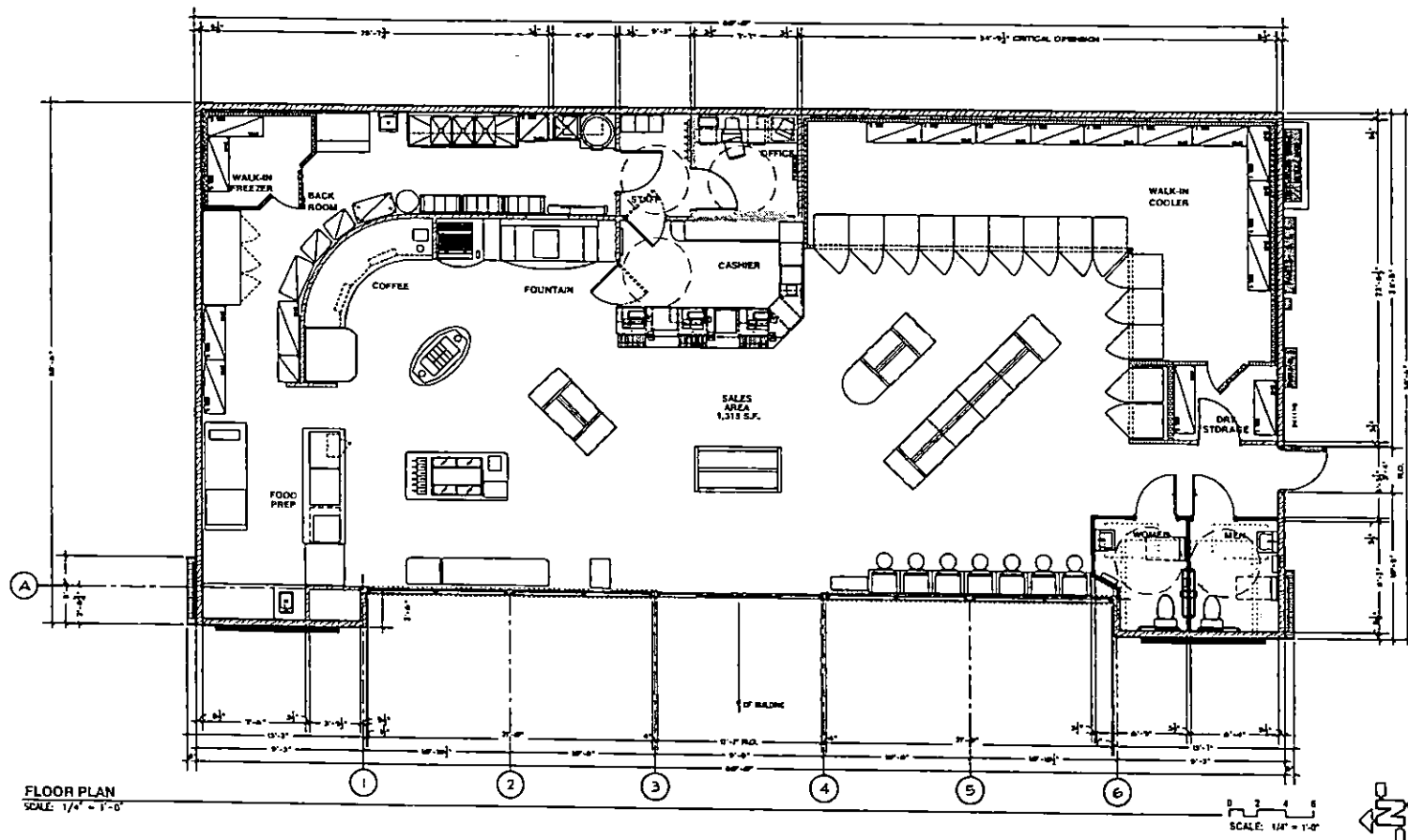
PRELIMINARY

ARCO - FACILITY # 06068
SEC OF SECTOR AND WASHINGTON
800 N. DECATUR BLVD.
ED PEYGHAN
LAS VEGAS, NEVADA

LANDSCAPE PLAN

DATE	BY	CHKD	APP'D
04/26/07	LI.0		

VAR-20464
04/26/07 PC



RECEIVED
MAR 12 2007

1. BUILDING AREA TABULATION:

C-STONE	
SALES AREA	1,313 S.F.
OFFICE	57 S.F.
STORAGE	554 S.F.
OTHER	713 S.F.
TOTAL	3,043 S.F.

2. OCCUPANCY AND EGRESS:

C-STONE	
SALES AREA (1/200)	1,313 S.F.
OFFICE (1/100)	57 S.F.
STORAGE (1/200)	554 S.F.
OTHER (1/200)	713 S.F.
TOTAL OCCUPANTS	11 OCCUPANTS
EGRESS REQUIREMENTS	3 (MIN. 36" EA.)
EGRESS PROVIDED	3 (MIN. 36" EA.)

3. PARKING CALCULATIONS:

REQUIRED	11
PROVIDED	12
REQUIRED ACCESSIBLE SPACES (1/200)	1
PROVIDED ACCESSIBLE SPACES	1

WALL LEGEND

[Symbol]	WOOD FRAMED WALL
[Symbol]	METAL STUD WALL
[Symbol]	MASONRY WALL
[Symbol]	PREFABRICATED COOLER UNIT
[Symbol]	LOW (HALF) WALL (WOOD FRAMED)
[Symbol]	WALL WITH SOUND BATT INSULATION

VAR-20464
04/26/07 PC

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1840 E. Farm Springs Road
Las Vegas, Nevada 89119
Tel: (702) 361-1840
Fax: (702) 361-1842

Professional Corporation

NOT FOR CONSTRUCTION

ARCO - FACILITY # 08056
SEC OF DECATUR AND WASHINGTON
880 N. DECATUR BLVD
ED PEYGHAM
LAS VEGAS, NEVADA

CONSTRUCTION FLOOR PLAN

A2.0

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	04/26/07	PC	

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 11, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Revised Justification Letter for
850 N. Decatur (Decatur/Washington)
APN # 139-30-301-001
VAR-20464, SUP-20462, SDR-20461

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing convenience store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a fuel canopy consisting of 8 MPD stations. The convenience store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 2,942 square feet, the fuel canopy, also an Arco Standard, at 4,329 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code (1/250 s.f.) providing 13 parking stalls including the required Handicap accessible stall located directly in front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12, except where we have been requested to provide a modified bus turn-out as directed by staff during a meeting on April 9th, 2007. We are providing a 15'-0" min. wide landscape buffer along Decatur and behind the bus turn-out at Washington we are providing 10'-6" as well as 8'-0" min. along the interior lot line to the South.

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

RECEIVED
APR 11 2007

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

We are also respectfully requesting a Variance to reduce the setback at the rear yard (East Property Line) from 20'-0" to 0' setback. The property to the South and East appear to be part of the same sub-division and parking directly abuts the property lines. After examining the site and the traffic flow requirements of the City and Arco, placing the store on the East property line, with a zero setback, is the only solution enabling us to enhance and redevelop this corner.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back, as well as to reduce the landscape to 10'-6" along Washington where the modified bus turn-out has been added since our original submittal where 15'-0" is required. Please notice that we have extended the landscape as far into the site at this location to provide as much landscape as possible behind the modified bus turn-out.

Additionally we are requesting a Special Use Permits for this site:

- D) For the on-site sales of beer/wine in conjunction with the Convenience Store. Currently the existing stories allowed to operate with the sales of beer/wine under a Non-Conforming Conforming Use, however due to the length of time construction may take and there is a strong possibility that while the new C-Store is under construction the current status may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:
- a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
 - b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We have been informed that the second SUP, SUP-20463, has been withdrawn and is being refunded to the applicant. This type of SUP is required for liquid propane gas, we have none on this site.

This property was developed in the late 1960's we have not, at this time, found a cross access agreement or any CC&R agreements. Currently the land owner is contacting the adjacent landowner for any existing agreements or developing an agreement for cross access.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Washington (directly

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Fax: (702) 361-2582

Email: srutar@aol.com

VAR-20464 SUP-20462
SDR-20461 04/26/07 P1
REVISED

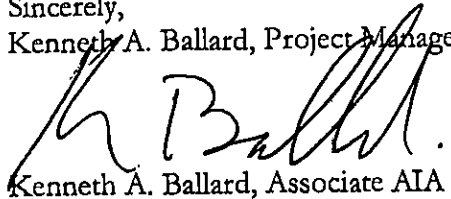
SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

adjacent to the intersection) along with the relocation of the other two access points further South and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,

Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Wednesday, April 11, 2007

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

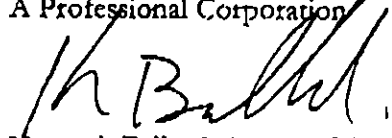
Attn.: Robert L.

Re: VAR-20464, SUP-20462, SDR-20461

Dear Robert:

This letter is to request items VAR-20464, SUP-20463, SUP-20462, SDR-20461 scheduled for the April 26th City of Las Vegas Planning Commission meeting to be held for abeyance (continuance) until the next (May 10th) City of Las Vegas Planning Commission meeting. Continuing items VAR-20464, SUP-20462, SDR-20461 will enable the staff to review the revised site plan, addition of a bus turn-out lane and dedication for a future right hand turn lane, as requested by public on April 9th. Please note that we have been informed that item SUP-20463 is not required and is in the process of being refunded back to the applicant.

Thank you,
SUZANA RUTAR Architect, Ltd.
A Professional Corporation


Kenneth Ballard, Assoc. AIA
Project Manager

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Fax: (702) 361-2582

Email: srutar@aol.com

Submitted after final agenda

Date 4/26/07 Item #6-8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-20462 - SPECIAL USE PERMIT RELATED TO VAR-20464 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT FOR A PROPOSED SERVICE STATION WITHOUT AUTO REPAIR at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Aplpicable
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)



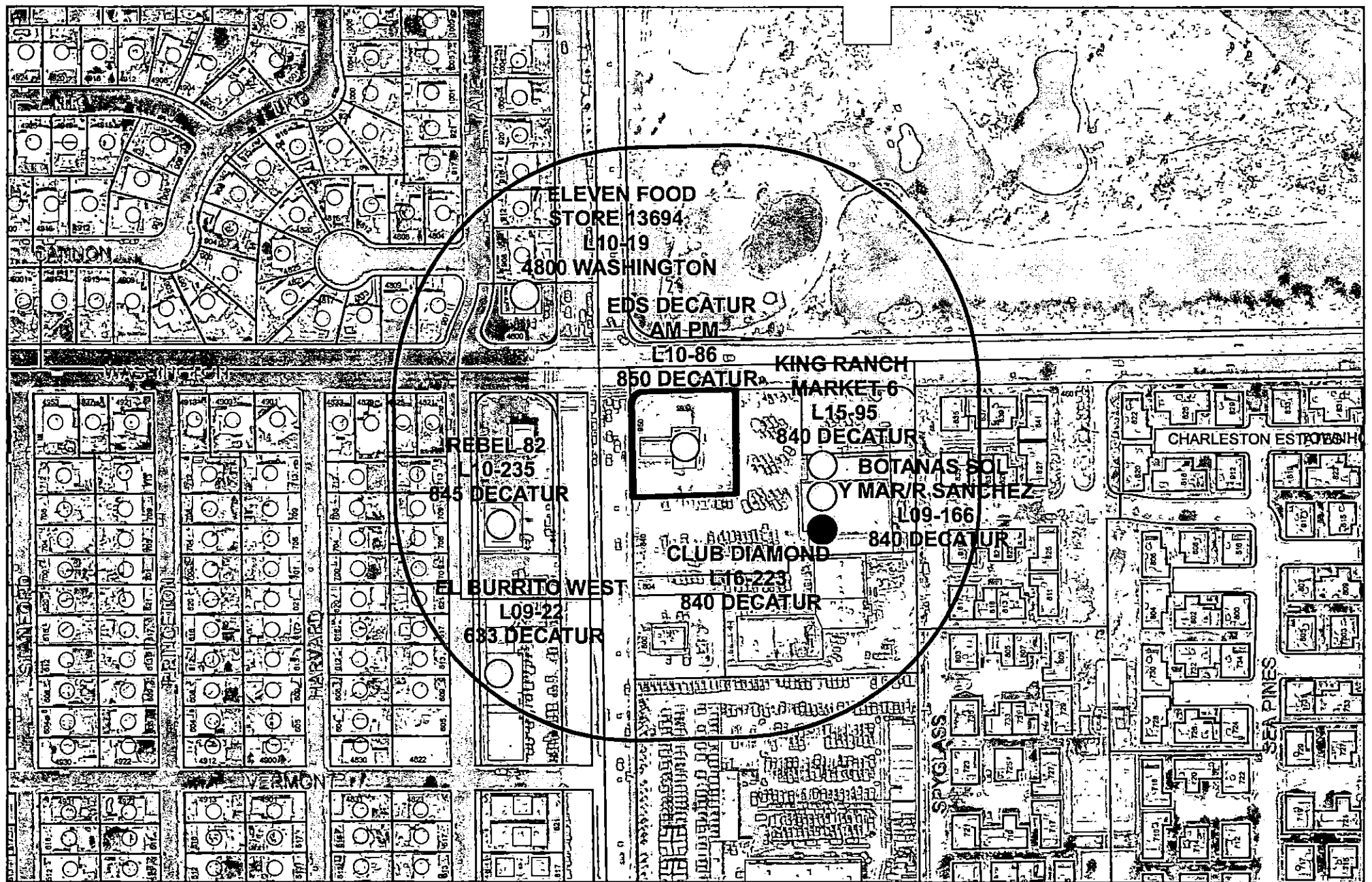
CASE: SUP-20462

RADIUS: 1500 FT

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

0 700 Feet





SUP-20462

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



SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Wednesday, April 11, 2007

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

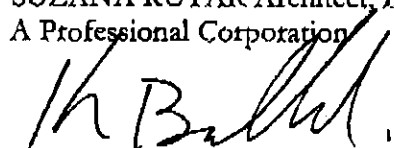
Attn.: Robert L.

Re: VAR-20464, SUP-20462, SDR-20461

Dear Robert:

This letter is to request items VAR-20464, SUP-20463, SUP-20462, SDR-20461 scheduled for the April 26th City of Las Vegas Planning Commission meeting to be held for abeyance (continuance) until the next (May 10th) City of Las Vegas Planning Commission meeting. Continuing items VAR-20464, SUP-20462, SDR-20461 will enable the staff to review the revised site plan, addition of a bus turn-out lane and dedication for a future right hand turn lane, as requested by public on April 9th. Please note that we have been informed that item SUP-20463 is not required and in is the process of being refunded back to the applicant.

Thank you;
SUZANA RUTAR Architect, Ltd.
A Professional Corporation


Kenneth Ballard, Assoc. AIA
Project Manager

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20462 - APPLICANT: ED PEYGHAM - OWNER: BP
WEST COAST PRODUCTS, LLC

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20462** APN: 139-30-301-001

Name of Property Owner: BP West Coast Products, LLC

Name of Applicant: Ed Peygham

Name of Representative: Suzana Rutar, Architect, LTD

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: _____

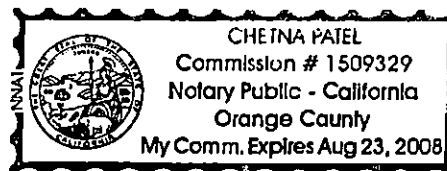
Signature of Property Owner: _____

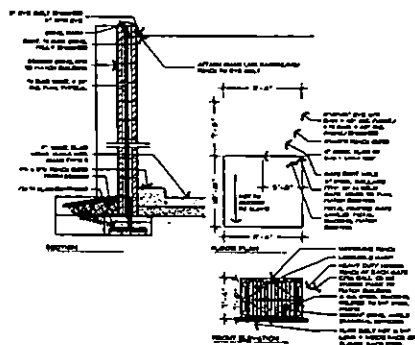
Print Name: Kristina L. Koltun, Vice President

Subscribed and sworn before me

This 8th day of March, 2007

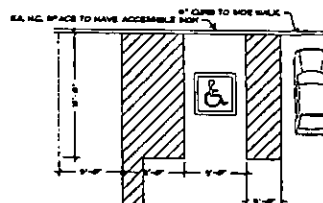
Cheeta Patel
Notary Public in and for said County and State





1 TRASH ENCLOSURE

SCALE 1/8" = 1'-0"

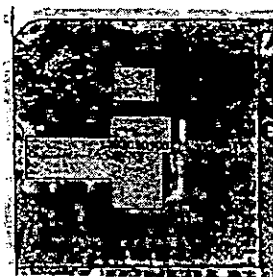


2 HANDICAP PARKING

SCALE 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN NOTES:

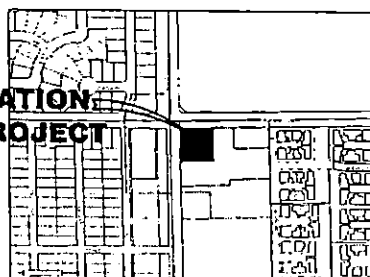
1. FUEL CANOPY
2. TRASH ENCLOSURE TO BE PERMITTED SEPARATELY
3. AIRMETER MACHINE
4. STUCCO TO MATCH ADJACENT BUILDING
5. LANDSCAPE AREA PER THE CITY OF LAS VEGAS TITLE 16 DEVELOPMENT CODE
6. EXISTING MARKS TO BE RELOCATED
7. SIGNS TO BE PERMITTED SEPARATELY
8. UNLESS PERMITTED PER TITLE 16



EXISTING STORE

SCALE 1" = 40'-0"

LOCATION OF PROJECT



VICINITY MAP

SCALE N.T.S.

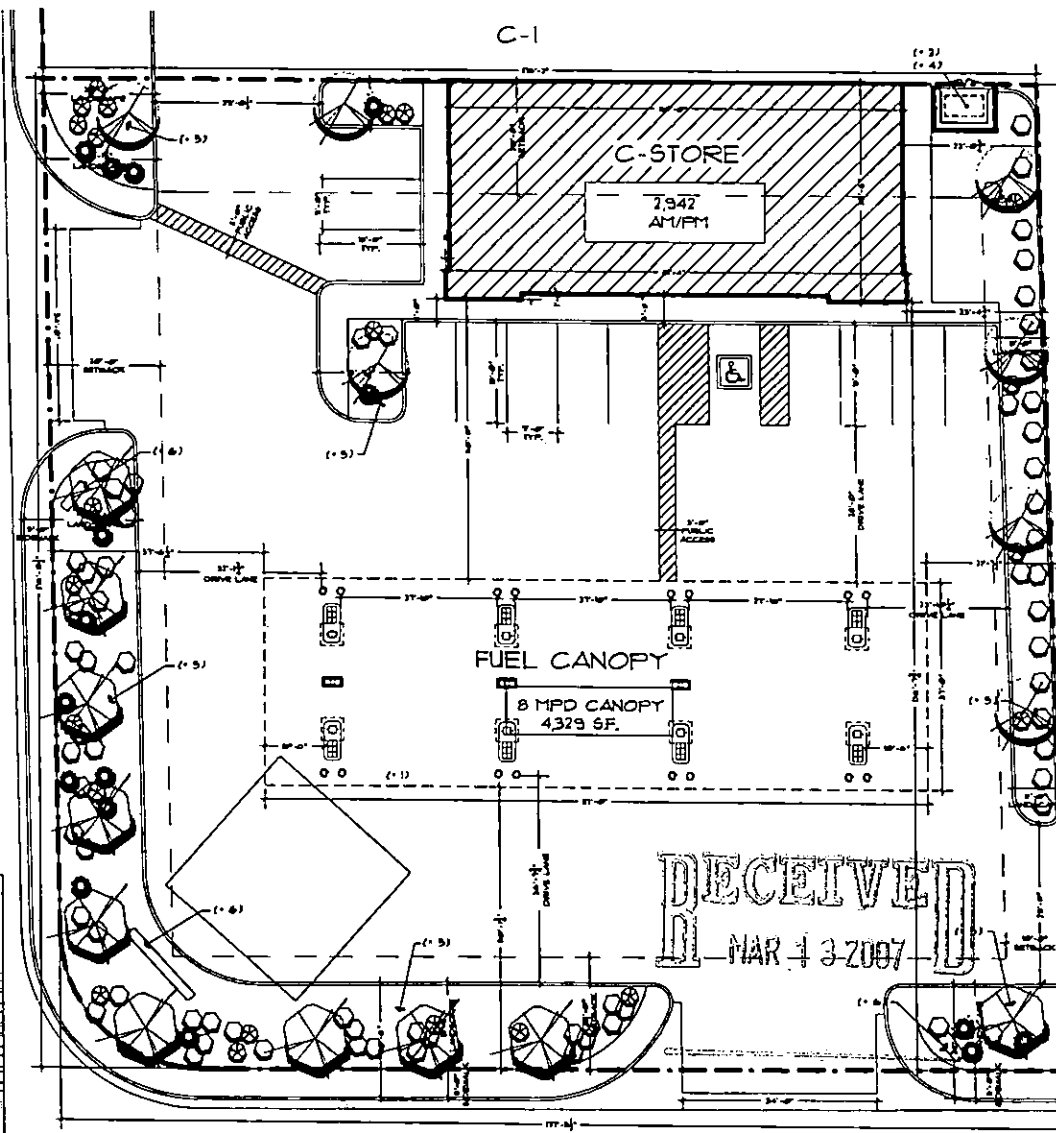
SITE ANALYSIS

SITE INFO:	
ADJ. MAP NO. 100-100	850 N. DECATUR BLVD. C-4
EXISTING ZONING:	
EXISTING STRUCTURES TO BE DEMOLISHED	2,716 SF
EXISTING FUEL CANOPY (116 MPD)	776 SF
FUEL CANOPY (116 MPD)	108 SF
DEVELOPMENT:	
C-STORE	7,942 SF
FUEL CANOPY	4,329 SF
SPRINKLER	NO
EXISTING AREA:	
LOT AREA	10,776 SF
MAX LOT COVERAGE	2,542 SF
LANDSCAPE COVERAGE:	
MIN. 10% OR 5,000 SF	
PROPOSED BUILDING AREA:	
C-STORE	7,942 SF
FUEL CANOPY	4,329 SF
SETBACKS:	
FRONT (DECATUR)	20'-0" MIN.
REAR	10'-0" MIN.
SOUTH	10'-0" MIN.
NORTH (WASHINGTON)	10'-0" MIN.
PARKING INFO:	
REQUIRED PARKING	0 SPACES
C-STORE 7,942 (1,738 S.F.)	
TOTAL REQUIRED SPACES	0 SPACES
PROVIDED	0 SPACES
REQUIRED ACCESSIBLE SPACES (2%)	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE

INFORMATION PROVIDED IS PRELIMINARY AND IS SUBJECT TO VERIFICATION WITH ACTUAL SURVEY AND ZONING INFORMATION.

EXISTING USE:
24 HOUR A/VTH/DEER & WINE SALES

FAC # 06068
850 N. DECATUR
LAS VEGAS, NV.

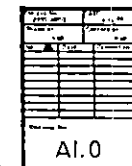
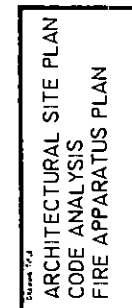
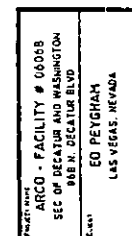
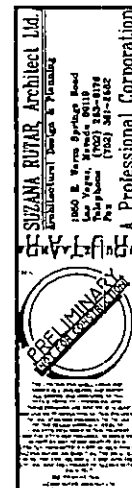


ARCHITECTURAL SITE PLAN

SCALE 1" = 10'-0"

SUP-20462

04/26/07 PC

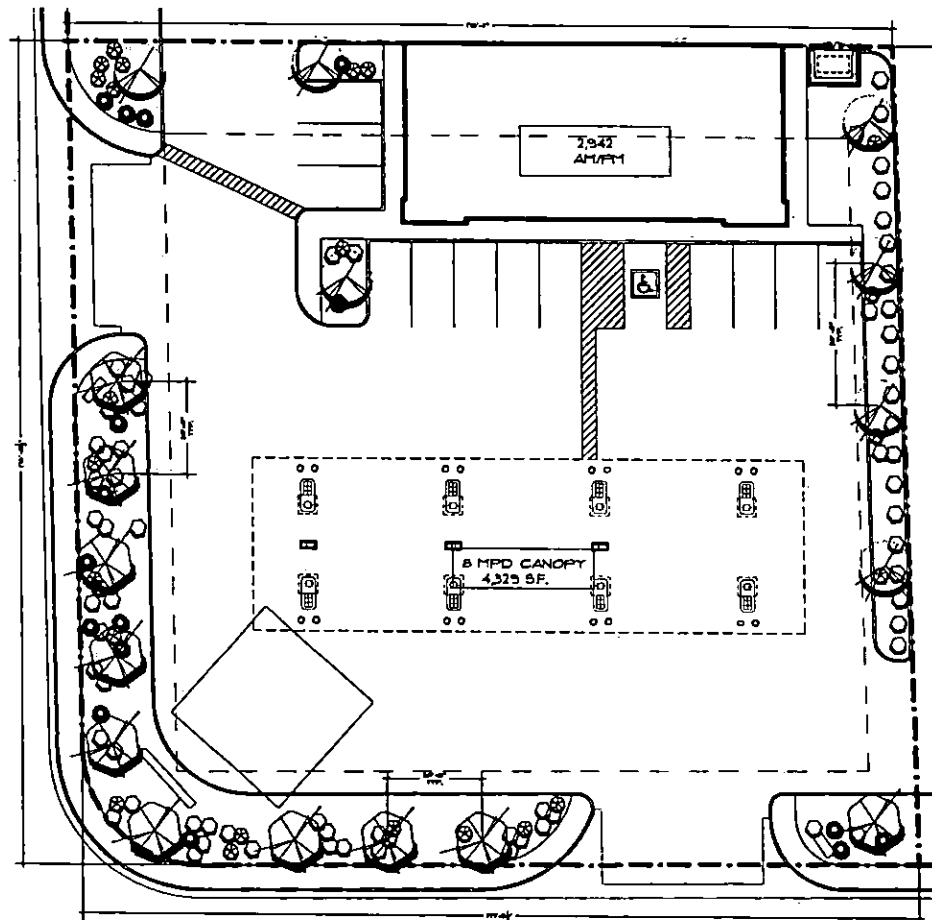


PLANT SCHEDULE

SYMBOL	SYMBOLIC CODE	COMMON NAME	SIZE	QUANTITY
TREES				
	NANA PAVANILLA	EVERGREEN SHrub	14"	1
	PRODRON OULIBUS	ORANGE PEELER	14"	10
SHRUBS				
	PYTHOPHUS TORIBA	JAPANESE PINK ORANGE	9 GAL.	10
	CYDUS REVELUTA	SHAO PALM	9 GAL.	10
	MELIA GIBBERA 'CHERRY RED'	ALBANY BIRD	9 GAL.	14

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 50% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING ORIGIN, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHAPE SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" FINE, COLOR "ICE PLAIN", 1" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN 40% FINE AND 60% AGGREGATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.



LANDSCAPE PLAN
SCALE 1" = 12'-0"

RECEIVED
MAR 13 2007

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1800 S. Town Square Blvd
Las Vegas, Nevada 89119
Tel: (702) 251-4176
Fax: (702) 251-4142
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

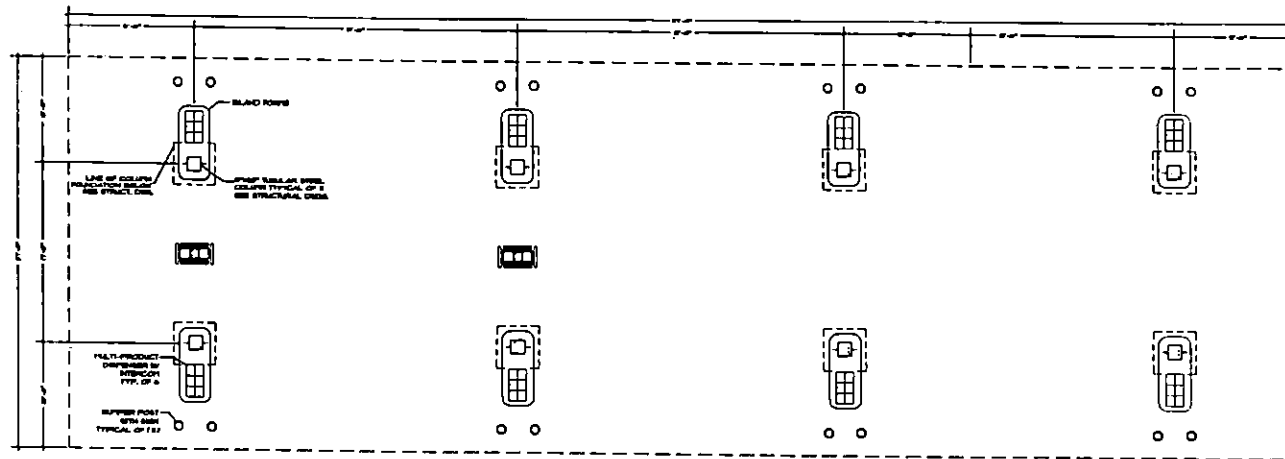
Project Name: **ARCO - FACILITY # 06068**
SIC OF DECATUR AND WASHINGTON
EST. N. DECATUR BLVD.
Client: **ED PEYCHAM**
LAS VEGAS, NEVADA

Drawn By: **LANDSCAPE PLAN**

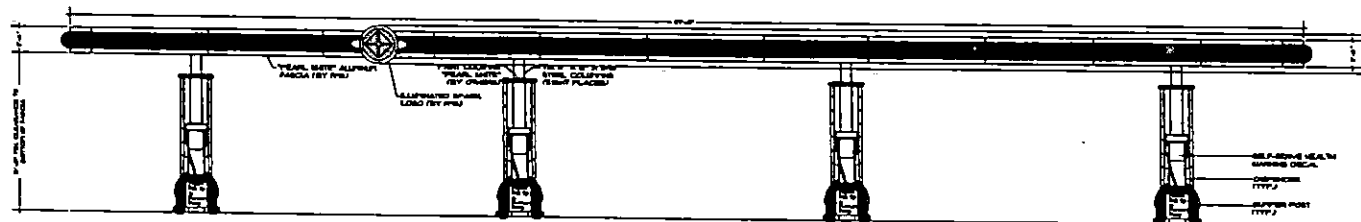
NO.	DATE	BY	CHKD.	APP'D.
1	11/11/06	SR	SR	SR
2	11/11/06	SR	SR	SR
3	11/11/06	SR	SR	SR
4	11/11/06	SR	SR	SR
5	11/11/06	SR	SR	SR
6	11/11/06	SR	SR	SR
7	11/11/06	SR	SR	SR
8	11/11/06	SR	SR	SR
9	11/11/06	SR	SR	SR
10	11/11/06	SR	SR	SR

Sheet No. **LI.0**

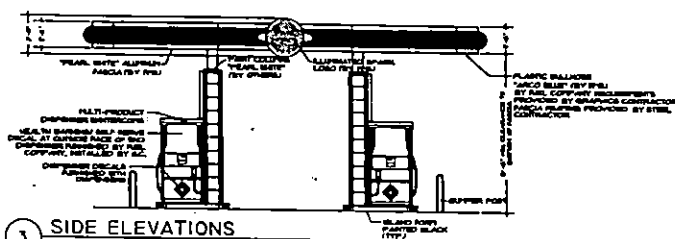
SUP-20462
04/26/07 PC



1 FLOOR PLAN
SCALE 3/16"=1'-0"



2 FRONT/REAR ELEVATION
SCALE 3/16"=1'-0"



3 SIDE ELEVATIONS
SCALE 3/16"=1'-0"

RECEIVED
MAR 13 2007

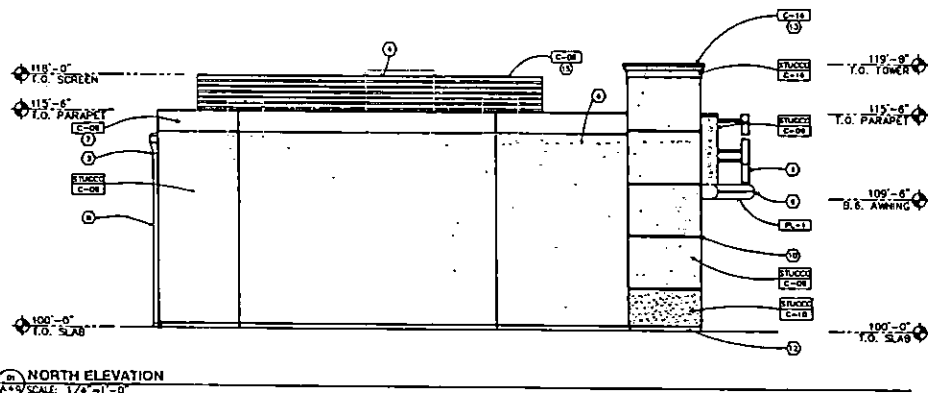
SUZANA ROTAR Architect Ltd.
Architectural Design & Planning
1800 E. Flamingo Avenue, Suite 100
Las Vegas, NV 89119
Tel: (702) 581-8178
Fax: (702) 581-8178
A Professional Corporation

PROJECT NAME: ARCO - FACILITY # 88068
SEC OF BECAUSE AND WASHINGTON
100 N. BECAUSE BLVD
ED PEYGHAM
LAS VEGAS, NEVADA

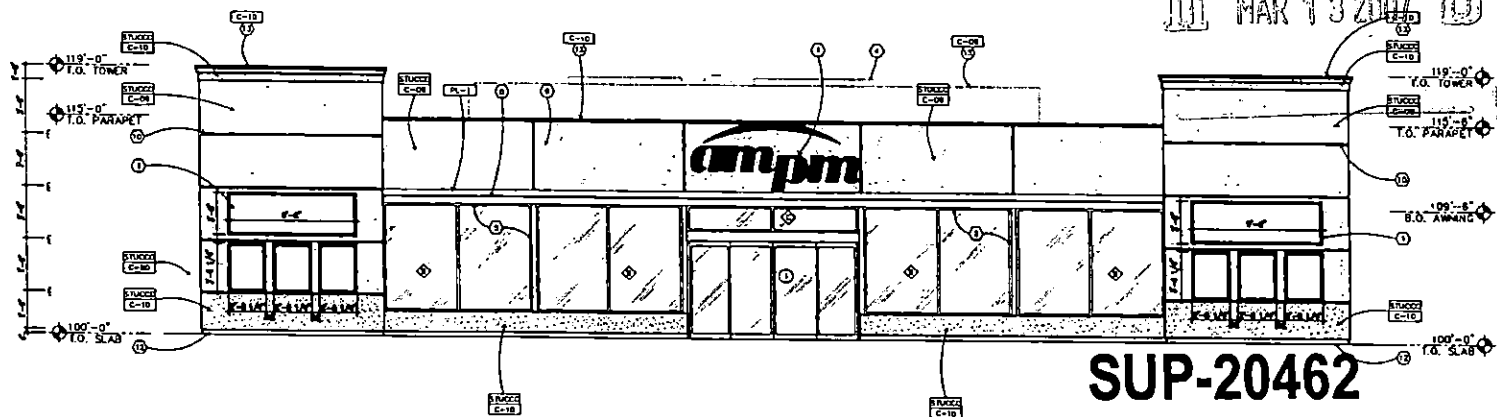
CLIENT: ARCO
CANOPY FLOOR PLAN
AND ELEVATIONS

NO.	DATE	BY	CHKD BY
1	03/13/07	ED PEYGHAM	ED PEYGHAM
2			
3			
4			
5			
6			
7			
8			
9			
10			

SUP-20462
04/26/07 PC



01 NORTH ELEVATION
SCALE: 1/4"=1'-0"



02 WEST ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES:

A. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1. INSULATE BY SUB CONTRACTOR.
- 2. ALUMINUM STOREFRONT SYSTEM.
- 3. EXTERIOR LIGHT, REFER TO LIGHTING PLAN SHEET "L-1".
- 4. ROOF TOP MECHANICAL UNIT.
- 5. PREMANUFACTURED DOWNPOUT.
- 6. L.I.D. LAUNCH LIGHT TO MATCH COLOR.
- 7. COPING IN EXTERIOR DOWN FACE OF WALL, REFER TO DETAIL "D-1".
- 8. 4" DIA. DOWNPOUT BY DETAIL "D-1" OR EQUAL.
- 9. APPROXIMATE ROOF LINE.
- 10. 1" REVEALS IN FINISH.
- 11. FINISH DOWN AND FINISH AS NOTED.
- 12. 4" BREAK METAL BASE, SEE DETAIL "D-1".
- 13. PREMANUFACTURED COPING CAP.
- 14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL SHEETS.
- 15. EQUIPMENT SCHEDULE, REFER TO SHEET "A-1".
- 16. 30" DIA. OPENING.

EXTERIOR FINISHES

- 1. FINISHED OPACQUE PLASTER OR FORMED ALUMINUM WALLS.
- 2. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 3. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 4. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 5. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 6. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 7. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 8. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 9. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 10. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 11. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 12. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 13. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 14. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 15. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 16. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 17. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 18. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 19. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 20. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 21. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 22. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 23. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 24. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 25. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 26. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 27. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 28. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 29. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 30. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 31. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 32. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 33. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 34. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 35. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 36. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 37. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 38. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 39. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 40. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 41. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 42. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 43. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 44. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 45. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 46. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 47. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 48. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 49. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 50. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 51. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 52. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 53. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 54. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 55. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 56. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 57. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 58. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 59. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 60. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 61. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 62. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 63. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 64. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 65. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 66. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 67. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 68. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 69. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 70. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 71. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 72. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 73. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 74. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 75. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 76. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 77. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 78. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 79. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 80. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 81. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 82. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 83. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 84. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 85. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 86. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 87. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 88. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 89. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 90. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 91. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 92. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 93. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 94. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 95. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 96. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 97. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 98. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 99. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).
- 100. 1/4" STUCCO (FOR L.I.D. AND PLANT RETAIN).

EXTERIOR PAINTS

- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. NOT USED.
- 5. NOT USED.
- 6. NOT USED.
- 7. COLOR: CLEAR MODIFIED ALUMINUM PASTE.
- 8. COLOR: WHITE.
- 9. COLOR: PEARL.
- 10. COLOR: PEARL.
- 11. COLOR: PEARL.
- 12. COLOR: PEARL.
- 13. COLOR: PEARL.
- 14. COLOR: PEARL.
- 15. COLOR: PEARL.
- 16. COLOR: PEARL.
- 17. COLOR: PEARL.
- 18. COLOR: PEARL.
- 19. COLOR: PEARL.
- 20. COLOR: PEARL.
- 21. COLOR: PEARL.
- 22. COLOR: PEARL.
- 23. COLOR: PEARL.
- 24. COLOR: PEARL.
- 25. COLOR: PEARL.
- 26. COLOR: PEARL.
- 27. COLOR: PEARL.
- 28. COLOR: PEARL.
- 29. COLOR: PEARL.
- 30. COLOR: PEARL.
- 31. COLOR: PEARL.
- 32. COLOR: PEARL.
- 33. COLOR: PEARL.
- 34. COLOR: PEARL.
- 35. COLOR: PEARL.
- 36. COLOR: PEARL.
- 37. COLOR: PEARL.
- 38. COLOR: PEARL.
- 39. COLOR: PEARL.
- 40. COLOR: PEARL.
- 41. COLOR: PEARL.
- 42. COLOR: PEARL.
- 43. COLOR: PEARL.
- 44. COLOR: PEARL.
- 45. COLOR: PEARL.
- 46. COLOR: PEARL.
- 47. COLOR: PEARL.
- 48. COLOR: PEARL.
- 49. COLOR: PEARL.
- 50. COLOR: PEARL.
- 51. COLOR: PEARL.
- 52. COLOR: PEARL.
- 53. COLOR: PEARL.
- 54. COLOR: PEARL.
- 55. COLOR: PEARL.
- 56. COLOR: PEARL.
- 57. COLOR: PEARL.
- 58. COLOR: PEARL.
- 59. COLOR: PEARL.
- 60. COLOR: PEARL.
- 61. COLOR: PEARL.
- 62. COLOR: PEARL.
- 63. COLOR: PEARL.
- 64. COLOR: PEARL.
- 65. COLOR: PEARL.
- 66. COLOR: PEARL.
- 67. COLOR: PEARL.
- 68. COLOR: PEARL.
- 69. COLOR: PEARL.
- 70. COLOR: PEARL.
- 71. COLOR: PEARL.
- 72. COLOR: PEARL.
- 73. COLOR: PEARL.
- 74. COLOR: PEARL.
- 75. COLOR: PEARL.
- 76. COLOR: PEARL.
- 77. COLOR: PEARL.
- 78. COLOR: PEARL.
- 79. COLOR: PEARL.
- 80. COLOR: PEARL.
- 81. COLOR: PEARL.
- 82. COLOR: PEARL.
- 83. COLOR: PEARL.
- 84. COLOR: PEARL.
- 85. COLOR: PEARL.
- 86. COLOR: PEARL.
- 87. COLOR: PEARL.
- 88. COLOR: PEARL.
- 89. COLOR: PEARL.
- 90. COLOR: PEARL.
- 91. COLOR: PEARL.
- 92. COLOR: PEARL.
- 93. COLOR: PEARL.
- 94. COLOR: PEARL.
- 95. COLOR: PEARL.
- 96. COLOR: PEARL.
- 97. COLOR: PEARL.
- 98. COLOR: PEARL.
- 99. COLOR: PEARL.
- 100. COLOR: PEARL.

RECEIVED
MAR 13 2007

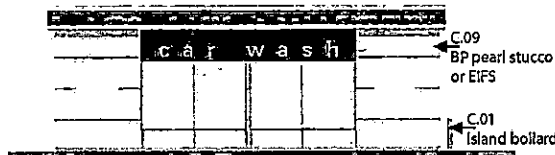
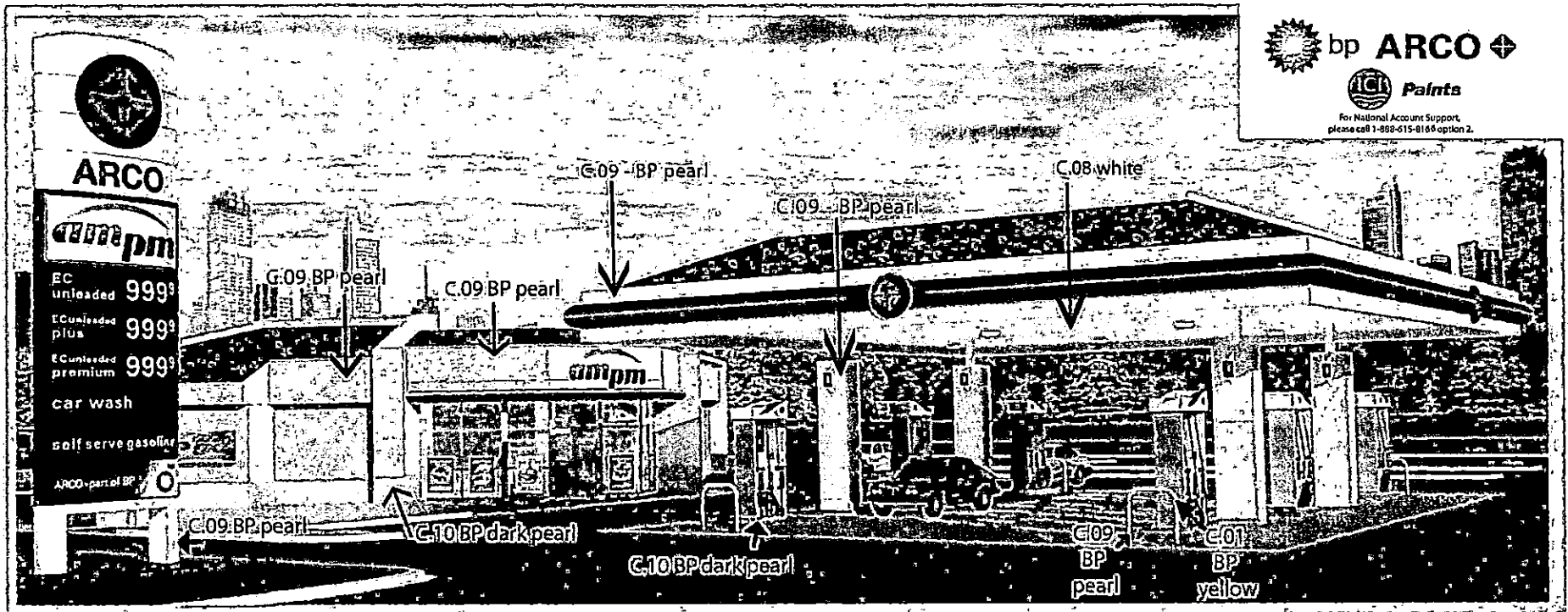
SUP-20462
04/26/07 PC

SUZANA RUTAR, Architect Ltd.
Architectural Services & Planning
1000 E. Sunset Boulevard
Suite 100
Los Angeles, CA 90025
(310) 251-2078
(310) 251-2079
(310) 251-2080
A Professional Corporation

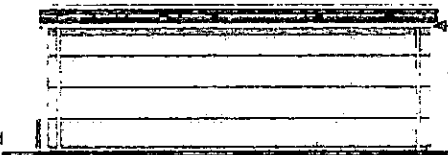
ARCO - FACILITY # 0566
SEC OF DECATIA AND WASHINGTON
800 N. DECATIA BLVD.
ED PEYCHAN
LAS VEGAS, NEVADA

STORE ELEVATIONS

A4.0



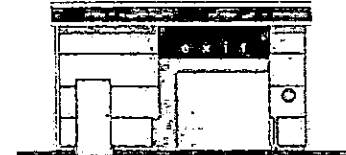
A. front elevation



B. back elevation (if visible)



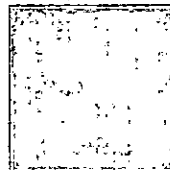
C. side elevation



D. side elevation

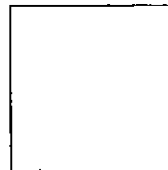
- c.01 BP yellow
- c.05 BP pearlescent
- c.07 aluminium finish
- c.08 white
- c.09 BP pearl
- c.10 BP dark pearl
- c.12 BP warm grey
- c.13 ARCO red
- c.14 ARCO blue
- c.15 ARCO light blue

C.01 - BP yellow
ICI Paints 4216 Devflex



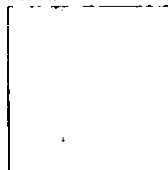
* Top 1/3 Island bollard

C.08 - white
ICI Paints 4216 Devflex



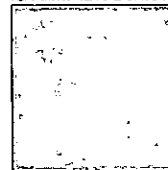
* Flat-Deck Canopy

C.09 - BP Pearl
ICI Paints 4216 Devflex



* Canopy Fascia
* Store Fascia
* Canopy Columns
* Exterior Walls
* Bottom 2/3 Island Bollard
* MID Legs

C.10 - BP dark pearl
ICI Paints 4216 Devflex

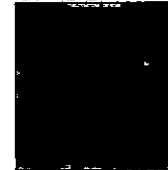


* Exterior Walls Wainscoting
* Islands

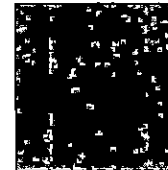
C.13 - ARCO red
ICI Paints 4216 Devflex



C.14 - ARCO blue
ICI Paints 4216 Devflex



C.15 - ARCO light blue
ICI Paints 4216 Devflex



One Prime - Two Coats

Epoxy 201 Devran (Most Surfaces)
Latex 3210 Gripper (Wood Surfaces)
Waterborne 4020 Devflex (Masonry)

Latex 4000 Bloxfil Block Filler (Concrete)
Latex 3210 Prep & Primer (Interior Gypsum Board)
Latex 3210 Prep & Primer (Interior Ceilings & Doors)

SUP-20462
04/26/07 PC

RECEIVED
MAR 13 2007
(Revised 11.26.05)

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

RUTAR

April 11, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Revised Justification Letter for
850 N. Decatur (Decatur/Washington)
APN # 139-30-301-001
VAR-20464, SUP-20462, SDR-20461

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing convenience store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a fuel canopy consisting of 8 MPD stations. The convenience store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 2,942 square feet, the fuel canopy, also an Arco Standard, at 4,329 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code (1/250 s.f.) providing 13 parking stalls including the required Handicap accessible stall located directly in front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12, except where we have been requested to provide a modified bus turn-out as directed by staff during a meeting on April 9th, 2007. We are providing a 15'-0" min. wide landscape buffer along Decatur and behind the bus turn-out at Washington we are providing 10'-6" as well as 8'-0" min. along the interior lot line to the South.

VAR-20464 SUP-20462 1950 E. Warm Springs Road · Las Vegas, Nevada 89119
SDR-20461 04/26/07 PC Phone: (702) 263-6176 · Fax: (702) 361-2582
REVISED Email: srutar@aol.com

RECEIVED
APR 11 2007

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

We are also respectfully requesting a Variance to reduce the setback at the rear yard (East Property Line) from 20'-0" to 0' setback. The property to the South and East appear to be part of the same sub-division and parking directly abuts the property lines. After examining the site and the traffic flow requirements of the City and Arco, placing the store on the East property line, with a zero setback, is the only solution enabling us to enhance and redevelop this corner.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back, as well as to reduce the landscape to 10'-6" along Washington where the modified bus turn-out has been added since our original submittal where 15'-0" is required. Please notice that we have extended the landscape as far into the site at this location to provide as much landscape as possible behind the modified bus turn-out.

Additionally we are requesting a Special Use Permits for this site:

- I) For the on-site sales of beer/wine in conjunction with the Convenience Store. Currently the existing stories allowed to operate with the sales of beer/wine under a Non-Conforming Conforming Use, however due to the length of time construction may take and there is a strong possibility that while the new C-Store is under construction the current status may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:
 - a. Will not increase the size or extent of the use by more than 50%.
 - Our increase is less than the 50%
 - b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We have been informed that the second SUP, SUP-20463, has been withdrawn and is being refunded to the applicant. This type of SUP is required for liquid propane gas, we have none on this site.

This property was developed in the late 1960's we have not, at this time, found a cross access agreement or any CC&R agreements. Currently the land owner is contacting the adjacent landowner for any existing agreements or developing an agreement for cross access.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Washington directly

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Fax: (702) 361-2582

Email: srutar@aol.com

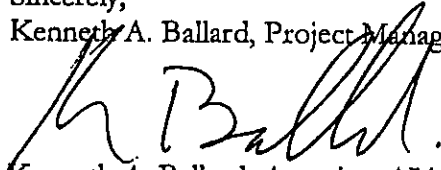
VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

adjacent to the intersection) along with the relocation of the other two access points further South and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-20461 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20464 AND SUP-20462 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends 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)



SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Wednesday, April 11, 2007

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

Attn.: Robert L.

Re: VAR-20464, SUP-20462, SDR-20461

Dear Robert:

This letter is to request items VAR-20464, SUP-20463, SUP-20462, SDR-20461 scheduled for the April 26th City of Las Vegas Planning Commission meeting to be held for abeyance (continuance) until the next (May 10th) City of Las Vegas Planning Commission meeting. Continuing items VAR-20464, SUP-20462, SDR-20461 will enable the staff to review the revised site plan, addition of a bus turn-out lane and dedication for a future right hand turn lane, as requested by public on April 9th. Please note that we have been informed that item SUP-20463 is not required and is in the process of being refunded back to the applicant.

Thank you,
SUZANA RUTAR Architect, Ltd.
A Professional Corporation


Kenneth Ballard, Assoc. AIA
Project Manager

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP
WEST COAST PRODUCTS, LLC

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20461** APN: 139-30-301-001

Name of Property Owner: BP West Coast Products, LLC

Name of Applicant: Ed Peygham

Name of Representative: Suzana Rutar, Architect, LTD

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: _____

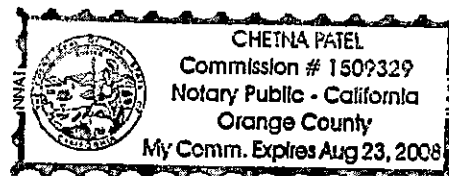
Signature of Property Owner: _____

Print Name: Kristina L. Koltun, Vice President

Subscribed and sworn before me

This 8th day of March, 2007

Chetna Patel
Notary Public in and for said County and State



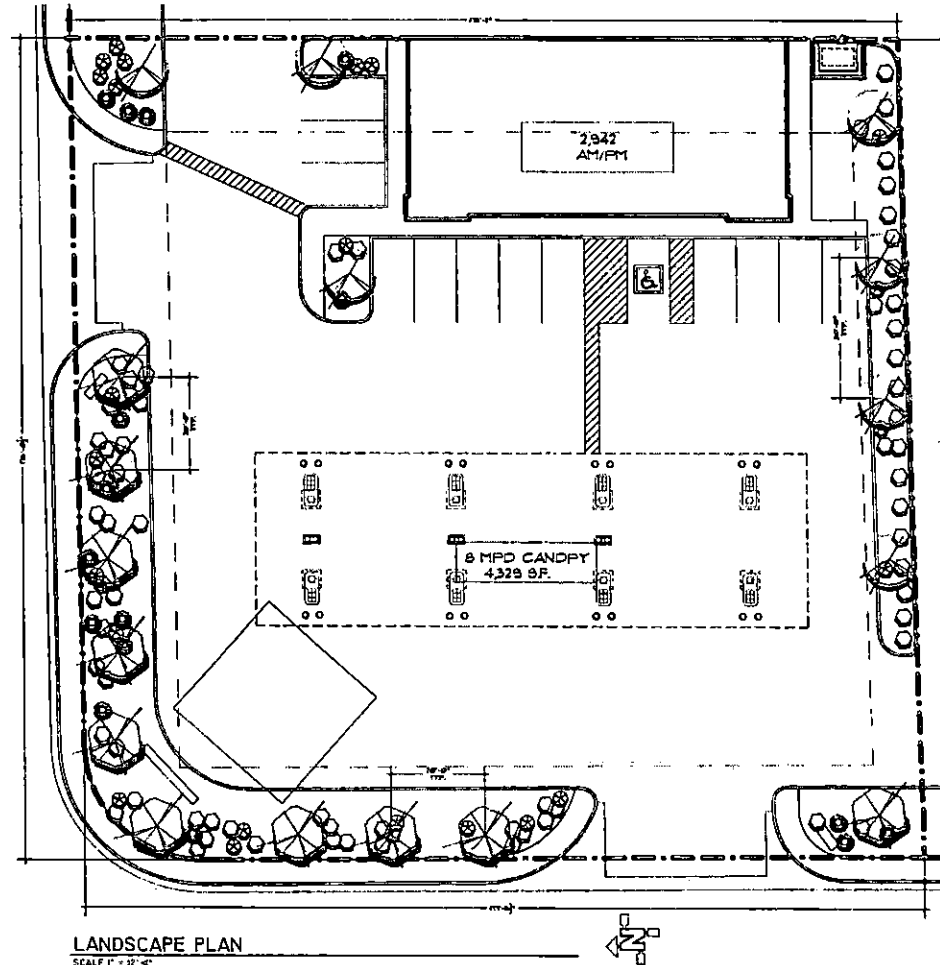
Patient Name: ALI O
 Date of Birth: 10/10/1980
 Sex: Male
 Blood Type: B+

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	UPLA PARVIFOLIA	EVERGREEN ELM	14"	7
	PROSOPIS CHINENSIS	CHINESE PERSIMMON	14"	10
SHRUBS				
	PITTOSPORUM TOBIANA	JAPANESE PINK ORANGE	9 GAL.	10
	CYDUS REVOLUTA	BAO PALM	9 GAL.	40
	SALVIA GREGGII	CHERRY BUD	9 GAL.	24

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE-SHAPED SPECIES AS SHOWN ON DRAWINGS.
5. DISCOMPOSED GRANITE (2" MAX. COLOR TREE PLANT, 3" DEPTH TYPICAL IN ALL PLANTING BEDS) DISCOMPOSED GRANITE TO CONTAIN AIR PORES AND SOIL APPROPRIATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.



SUZANA ROTAR, Architect Ltd.
Architectural Design & Planning
1030 E. Vera Spring Road
Las Vegas, Nevada 89119
(702) 251-3378
Fax: (702) 251-3378
www.suzana.com

PRELIMINARY

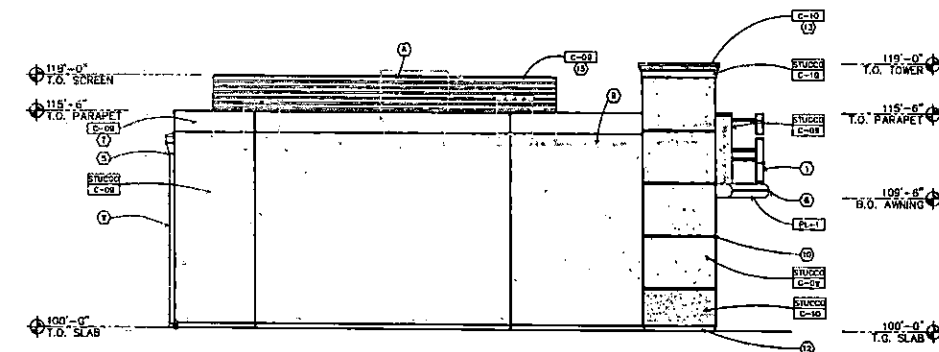
ARCO - FACILITY # 06066
SEC OF DECATUR AND WASHINGTON
860 N. DECATUR BLVD
ED PEYGHIAN
LAS VEGAS, NEVADA

LANDSCAPE PLAN

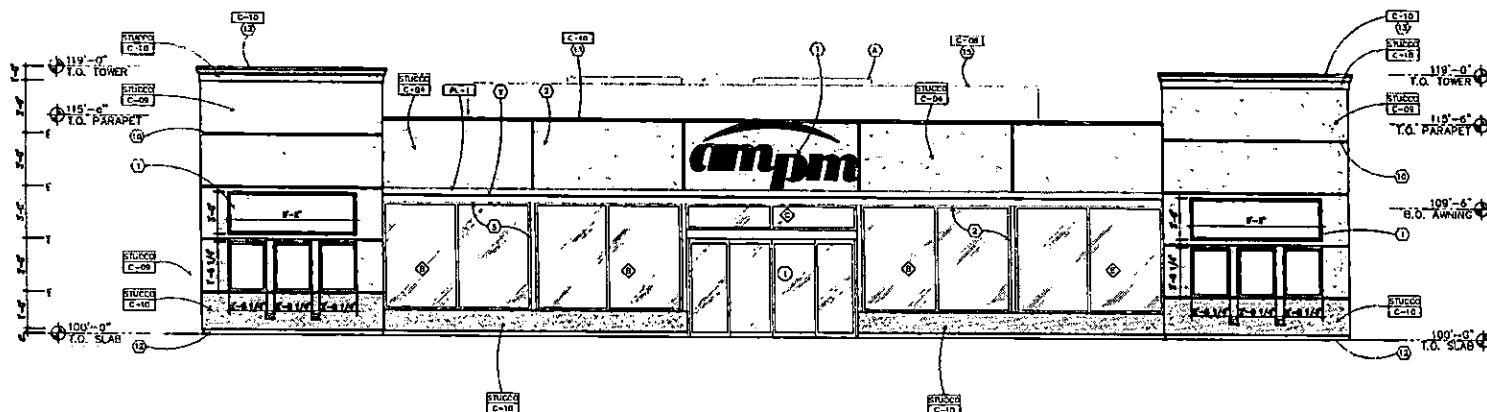
L.I.O.

SDR-20461
04/26/07 PC

RECEIVED
MAR 13 2007



01 NORTH ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



02 WEST ELEVATION
A4.0 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

1. SCREENS BY STEEL CONTRACTOR.
2. ALUMINUM VENTILATION SYSTEMS.
3. EXTERIOR LIGHTS. REFER TO LIGHTING PLAN SHEET "E.L.S."
4. ROOF TOP MECHANICAL UNITS.
5. PREMANUFACTURED COPPER.
6. LEAK LATCH LIGHT TO MATCH COLOR.
7. COPING TO EXIST DOWN FACE OF WALL. REFER TO DETAIL 07-A.3.1.
8. 4" DIA. DOWNPOUT BY METAL-EXTRA OR EQUAL.
9. APPROXIMATE ROOF LINE.
10. 1" REVEALS IN FINISH.
11. FINISH DOOR AND FRAME AS NOTED.
12. 4" BREAK METAL BASE. SEE DETAIL 04-A.3.1.
13. PREMANUFACTURED COPPING CAP.
14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL SHEETS.
15. EQUIPMENT SCREEN. REFER TO SHEET "E.L.S."
16. ALUMINUM SCREENING.

EXTERIOR FINISHES

1. POWDERED OPALQUE PLASTIC OR FORMED ALUMINUM BALLNOSE WITH TROUSER FOR L.S.D. AND FLAT RETURN.
2. 3/8" SILVER (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED.

EXTERIOR PAINTS

1. NOT USED
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. NOT USED
7. NOT USED
8. COLOR: CLEAR ANODIZED ALUMINUM FINISH
9. COLOR: BROWN. FINISH COATING: SATIN ENAMEL
10. COLOR: PEARL. SHOWN WILLIAMS SP-40 PEARL (SATIN ENAMEL) - SEMI-GLOSS
11. COLOR: DARK PEARL. SHOWN WILLIAMS SP-1205 - SEMI-GLOSS
12. NOT USED
13. COLOR: SP. BROWN ONLY. FINISH: SATIN FINISH

SDR-20461

04/26/07 PC

RECEIVED

MAR 13 2007

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1850 E. Wynn, Suite 200, Reno, NV 89515
Tel: (775) 385-8778
Fax: (775) 381-2882

A Professional Corporation

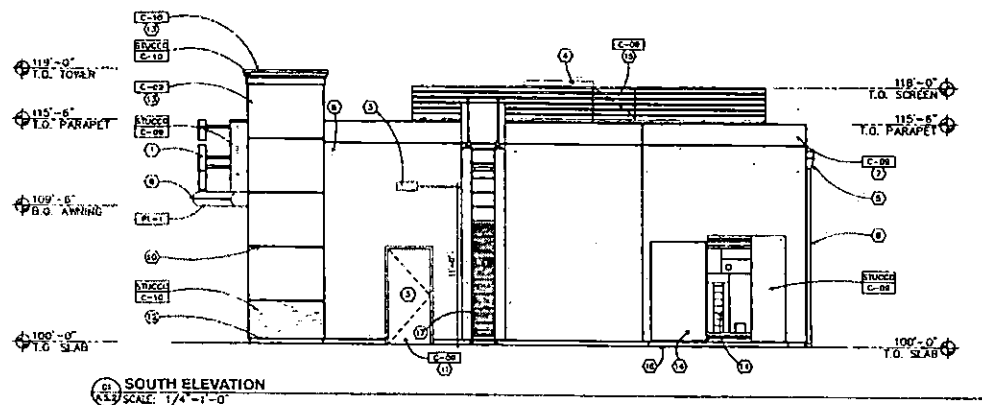
PRELIMINARY

ARCO - FACILITY # 06068
800 ST. DECATUR AVE. WASHINGTON
800 N. DECATUR BLVD.
ED PEYCHAM
LAS VEGAS, NEVADA

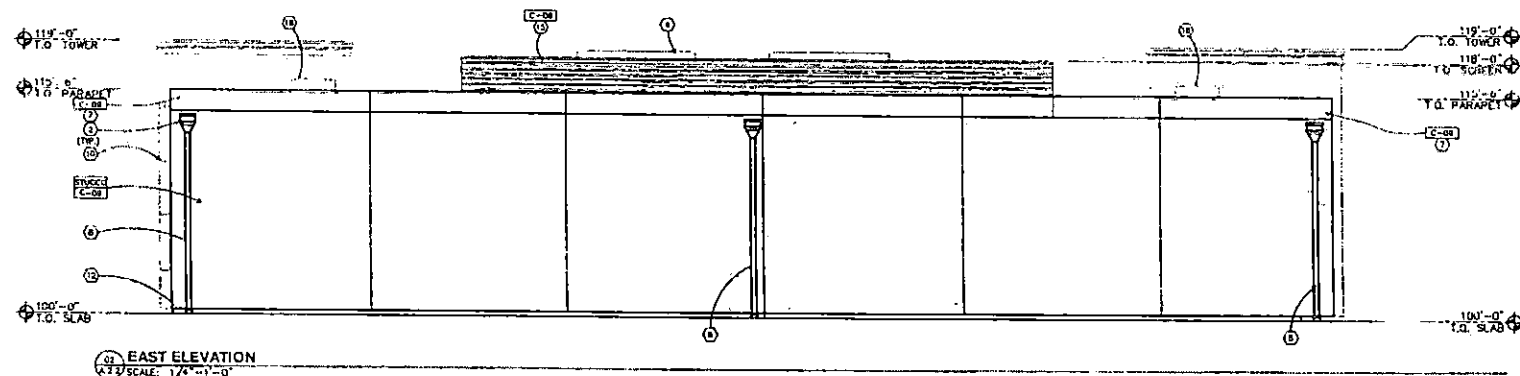
STORE ELEVATIONS

NO.	DATE	DESCRIPTION	BY	CHECKED
1	04/26/07	ISSUED FOR PERMIT	PC	
2				
3				
4				
5				
6				
7				
8				
9				
10				

A4.0



51 SOUTH ELEVATION
A33 SCALE: 1/4"=1'-0"



52 EAST ELEVATION
A33 SCALE: 1/4"=1'-0"

GENERAL NOTES:

- 1. REPAIR LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE TO EXISTING CONDITIONS. SOME REPAIRS MAY BE NECESSARY.

KEYED NOTES:

- 1. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 2. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 3. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 4. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 5. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 6. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 7. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 8. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 9. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 10. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 11. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 12. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 13. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 14. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 15. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 16. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 17. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 18. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)

EXTERIOR FINISHES

- 1. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 2. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 3. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 4. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 5. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 6. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 7. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 8. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 9. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 10. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 11. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 12. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 13. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 14. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 15. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 16. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 17. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 18. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)

EXTERIOR PAINTS

- 1. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 2. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 3. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 4. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 5. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 6. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 7. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 8. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 9. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 10. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 11. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 12. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 13. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 14. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 15. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 16. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 17. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)
- 18. EXISTING 1" DIA. CONCRETE PIPES TO REMAIN IN PLACE (SEE PLAN SHEET E13)

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1000 E. Ramp Street, Suite 100
Las Vegas, Nevada 89101
Telephone (702) 881-1111
Fax (702) 881-1112

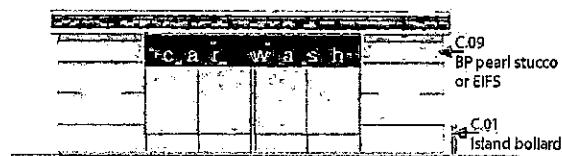
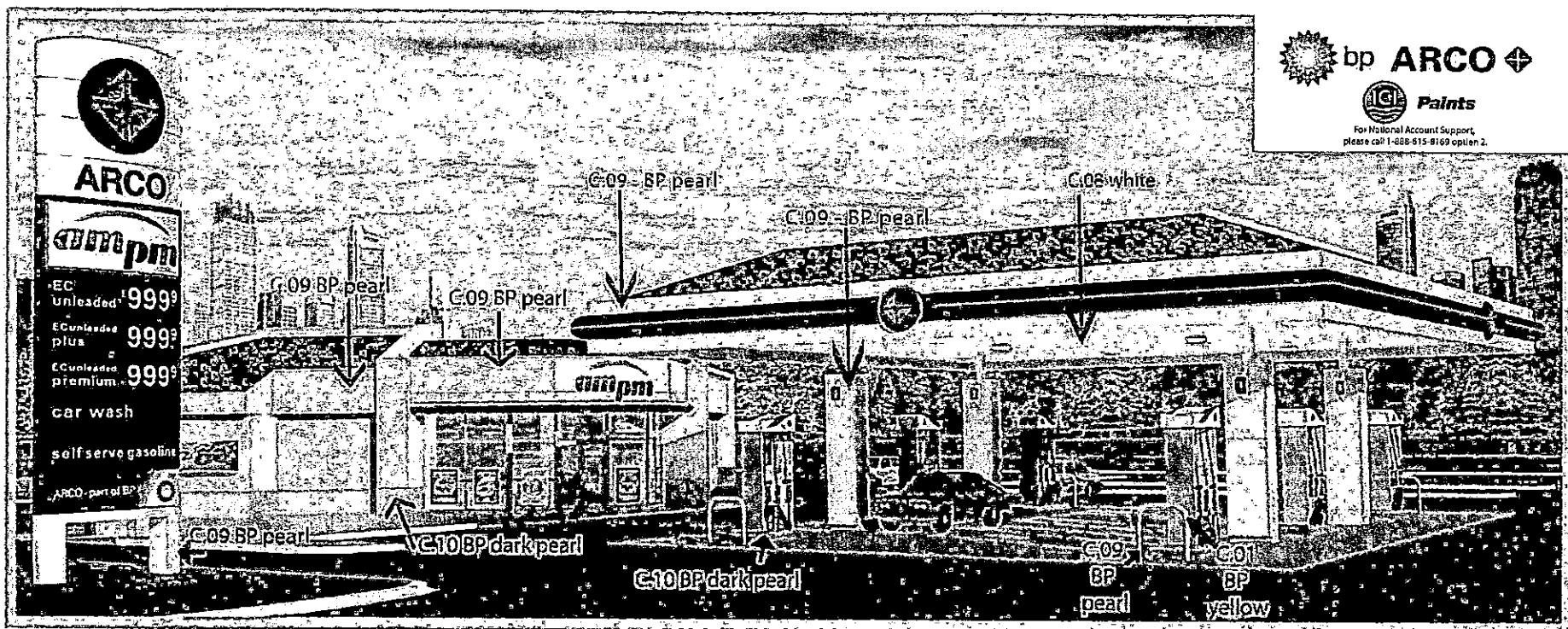
PRELIMINARY
NOT FOR CONSTRUCTION

ARCC - FACILITY # 06068
BEC OF DECATUR AND WASHINGTON
BAC N. DECATUR BLVD.
ED PEYGHAN
LAS VEGAS, NEVADA

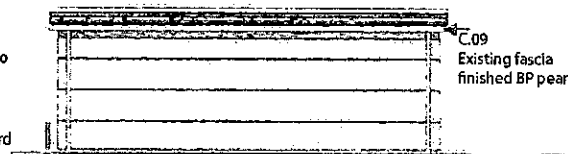
STORE ELEVATIONS

A4.1

SDR-20461
04/26/07 PC
RECEIVED
MAR 13 2007



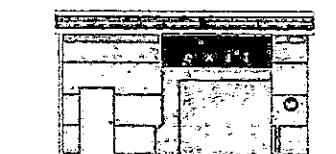
A. front elevation



B. back elevation (if visible)



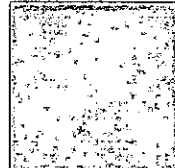
C. side elevation



D. side elevation

- c.01 BP yellow
- c.05 BP pearlescent
- c.07 aluminum finish
- c.08 white
- c.09 BP pearl
- c.10 BP dark pearl
- c.12 BP warm grey
- c.13 ARCO red
- c.14 ARCO blue
- c.15 ARCO light blue

C.01 - BP yellow
ICI Paints 4216 Devflex



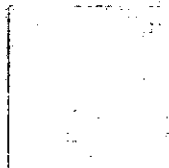
* Top 1/3 Island bollard

C.08 - white
ICI Paints 4216 Devflex



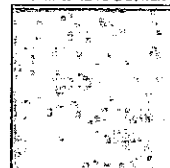
* Flat-Deck Canopy

C.09 - BP Pearl
ICI Paints 4216 Devflex



* Canopy Fascia
* Store Fascia
* Canopy Columns
* Exterior Walls
* Bottom 2/3 Island Bollard
* MID Legs

C.10 - BP dark pearl
ICI Paints 4216 Devflex

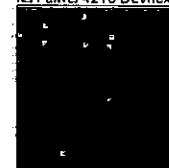


* Exterior Walls Walnscooting
* Islands

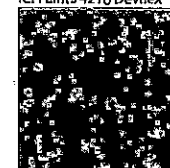
C.13 - ARCO red
ICI Paints 4216 Devflex



C.14 - ARCO blue
ICI Paints 4216 Devflex



C.15 - ARCO light blue
ICI Paints 4216 Devflex



One Prime - Two Coats

Epoxy 201 Devran (Most Surfaces)
Latex 3210 Gripper (Wood Surfaces)
Waterborne 4020 Devflex (Masonry)

Latex 4000 Bloxfil Block Filler (Concrete)
Latex 3210 Prep & Primer (Interior Gypsum Board)
Latex 3210 Prep & Primer (Interior Ceilings & Doors)

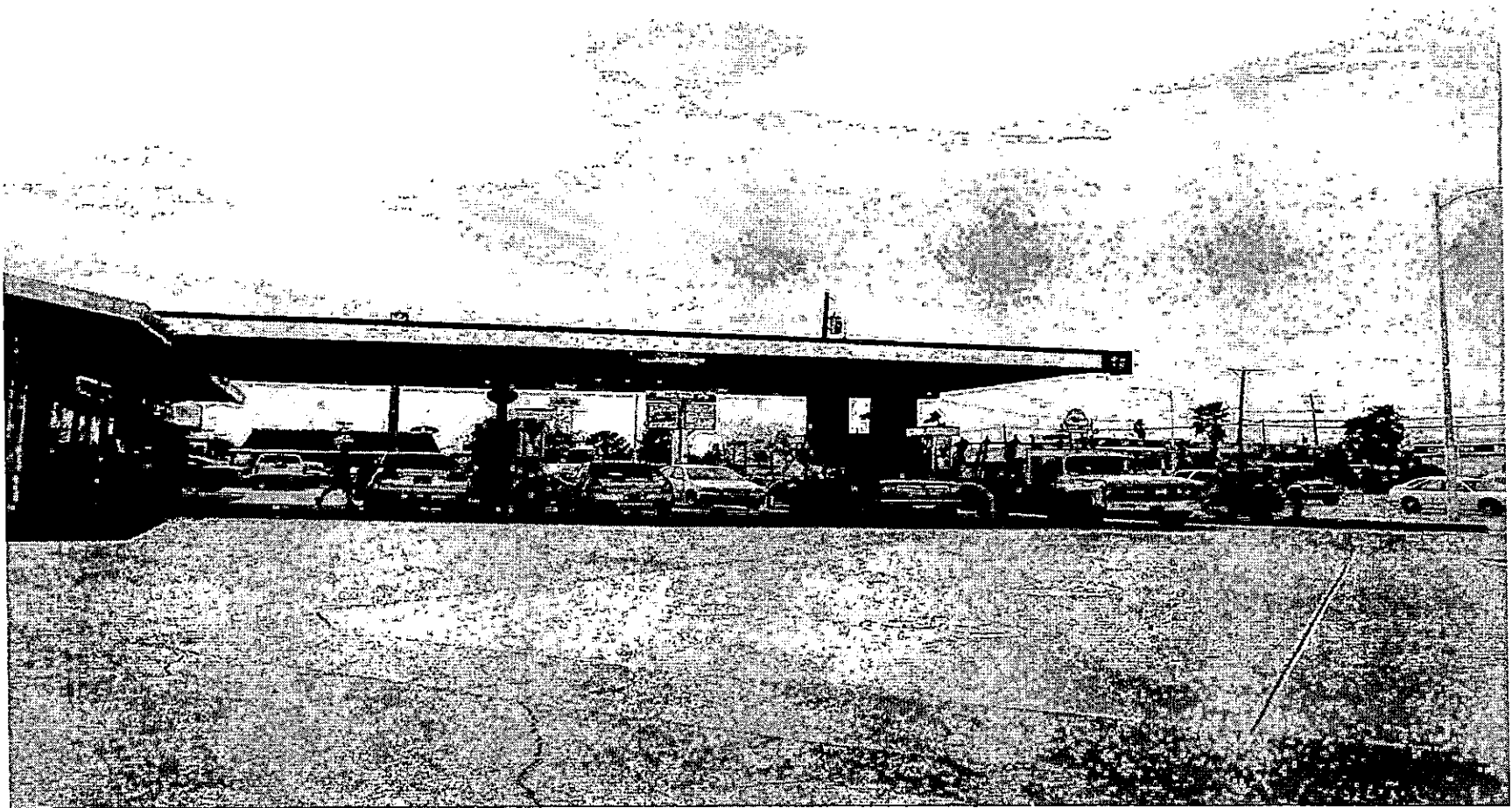
SDR-20461
04/26/07 PC

RECEIVED
MAR 13 2007
(Revised 11.26.05)



VAR-20464, SUP-20462 & SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST
PRODUCTS, LLC
850 NORTH DECATUR BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07

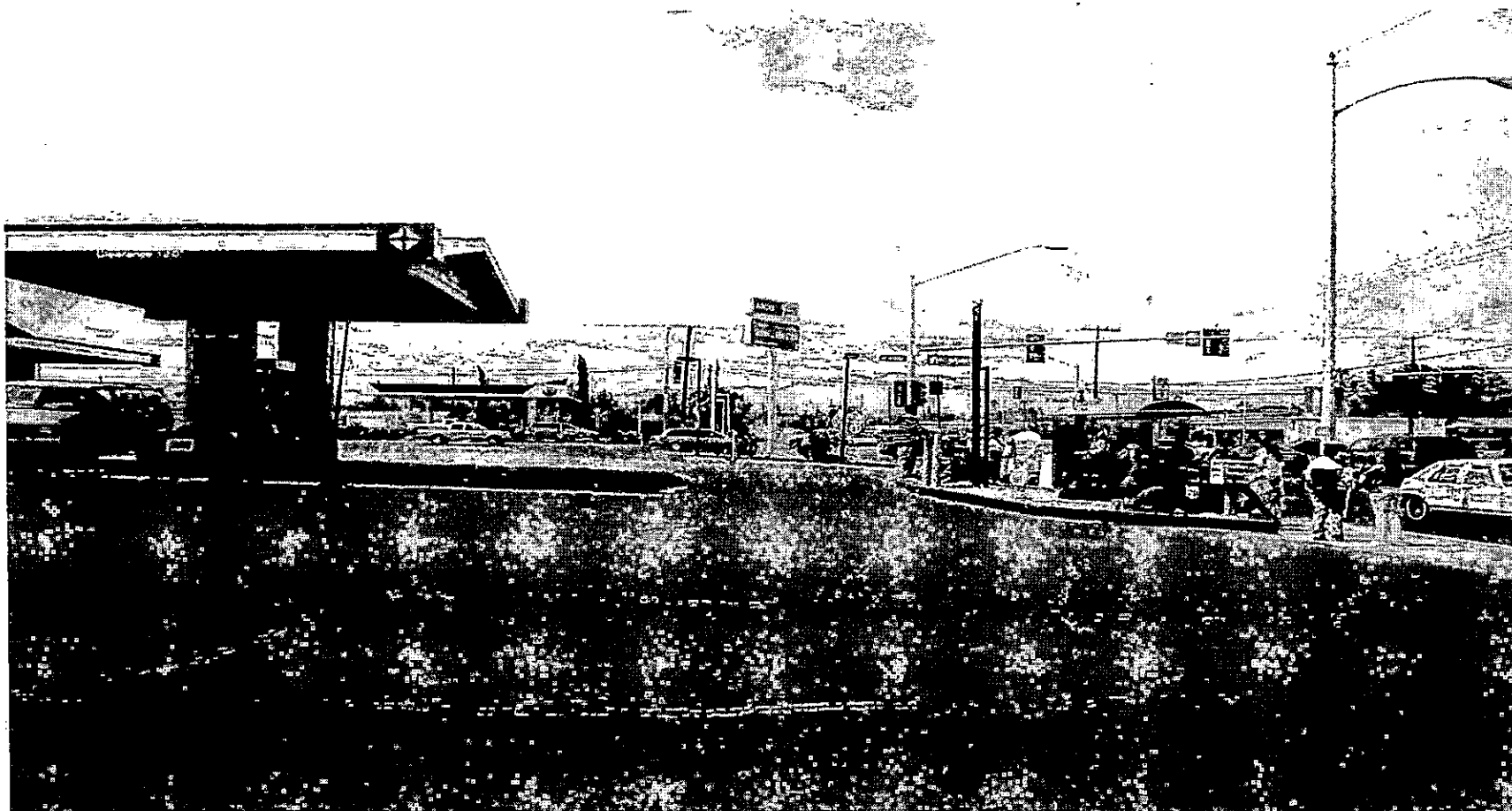


VAR-20464, SUP-20462 & SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC

850 NORTH DECATUR BOULEVARD

APRIL 26, 2007 PLANNING COMMISSION

03/29/07



VAR-20464, SUP-20462 & SDR-20461 - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST
PRODUCTS, LLC
850 NORTH DECATUR BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 11, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Revised Justification Letter for
850 N. Decatur (Decatur/Washington)
APN # 139-30-301-001
VAR-20464, SUP-20462, SDR-20461

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing convenience store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a fuel canopy consisting of 8 MPD stations. The convenience store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 2,942 square feet, the fuel canopy, also an Arco Standard, at 4,329 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code (1/250 s.f.) providing 13 parking stalls including the required Handicap accessible stall located directly in front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12, except where we have been requested to provide a modified bus turn-out as directed by staff during a meeting on April 9th, 2007. We are providing a 15'-0" min. wide landscape buffer along Decatur and behind the bus turn-out at Washington we are providing 10'-6" as well as 8'-0" min. along the interior lot line to the South.

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 Fax: (702) 361-2582
Email: srutar@aol.com

RECEIVED
APR 11 2007

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

We are also respectfully requesting a Variance to reduce the setback at the rear yard (East Property Line) from 20'-0" to 0' setback. The property to the South and East appear to be part of the same sub-division and parking directly abuts the property lines. After examining the site and the traffic flow requirements of the City and Arco, placing the store on the East property line, with a zero setback, is the only solution enabling us to enhance and redevelop this corner.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back, as well as to reduce the landscape to 10'-6" along Washington where the modified bus turn-out has been added since our original submittal where 15'-0" is required. Please notice that we have extended the landscape as far into the site at this location to provide as much landscape as possible behind the modified bus turn-out.

Additionally we are requesting a Special Use Permits for this site:

- I) For the on-site sales of beer/wine in conjunction with the Convenience Store. Currently the existing stories allowed to operate with the sales of beer/wine under a Non-Conforming Conforming Use, however due to the length of time construction may take and there is a strong possibility that while the new C-Store is under construction the current status may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:
 - a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
 - b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We have been informed that the second SUP, SUP-20463, has been withdrawn and is being refunded to the applicant. This type of SUP is required for liquid propane gas, we have none on this site.

This property was developed in the late 1960's we have not, at this time, found a cross access agreement or any CC&R agreements. Currently the land owner is contracting the adjacent landowner for any existing agreements or developing an agreement for cross access.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Washington (directly

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Fax: (702) 361-2582

Email: srutar@aol.com

VAR-20464 SUP-20462

SDR-20461 04/26/07 PC

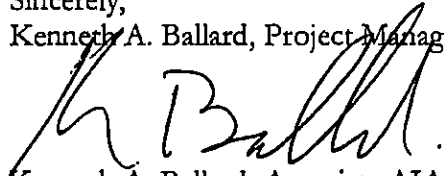
REVISED

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

adjacent to the intersection) along with the relocation of the other two access points further South and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

VAR-20464 SUP-20462
SDR-20461 04/26/07 PC
REVISED

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-20439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT AND BODY REPAIR SHOP at 5360 Ricky Road (APN 138-12-710-055), C-2 (General Commercial) Zone, Ward 6 (Ross).

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Rickey Crest, LLC

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** not voting

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

NOTE: An initial motion for **APPROVAL** subject to conditions by **GOYNES** was **RESCINDED** by **GOYNES**. Both motions carried **UNANIMOUSLY**.

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 9.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 9 – SUP-20439

MINUTES – Continued:

This item was under the One Motion/One Vote and was pulled at the request of JORGE CALDERA.

ANDY REED, Planning Supervisor, reported that the site plan conforms to the requirements of the zoning district and the use is also screened; therefore, he recommended approval.

The applicant was not present.

JORGE CALDERA, 3414 Mosaic Street, displayed pictures of the affected area and opposed the use as the immediate area is predominantly residential. He stated there would not be a sufficient buffer provided for the existing residential community.

CHAIRMAN DAVENPORT and COMMISSIONER STEINMAN clarified that the area is already zoned for commercial purposes and the request is to obtain a Special Use Permit.

TOM MCGOWAN, Las Vegas resident, advised MR. CALDERA to obtain support from other like-minded neighborhood constituents.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 9.

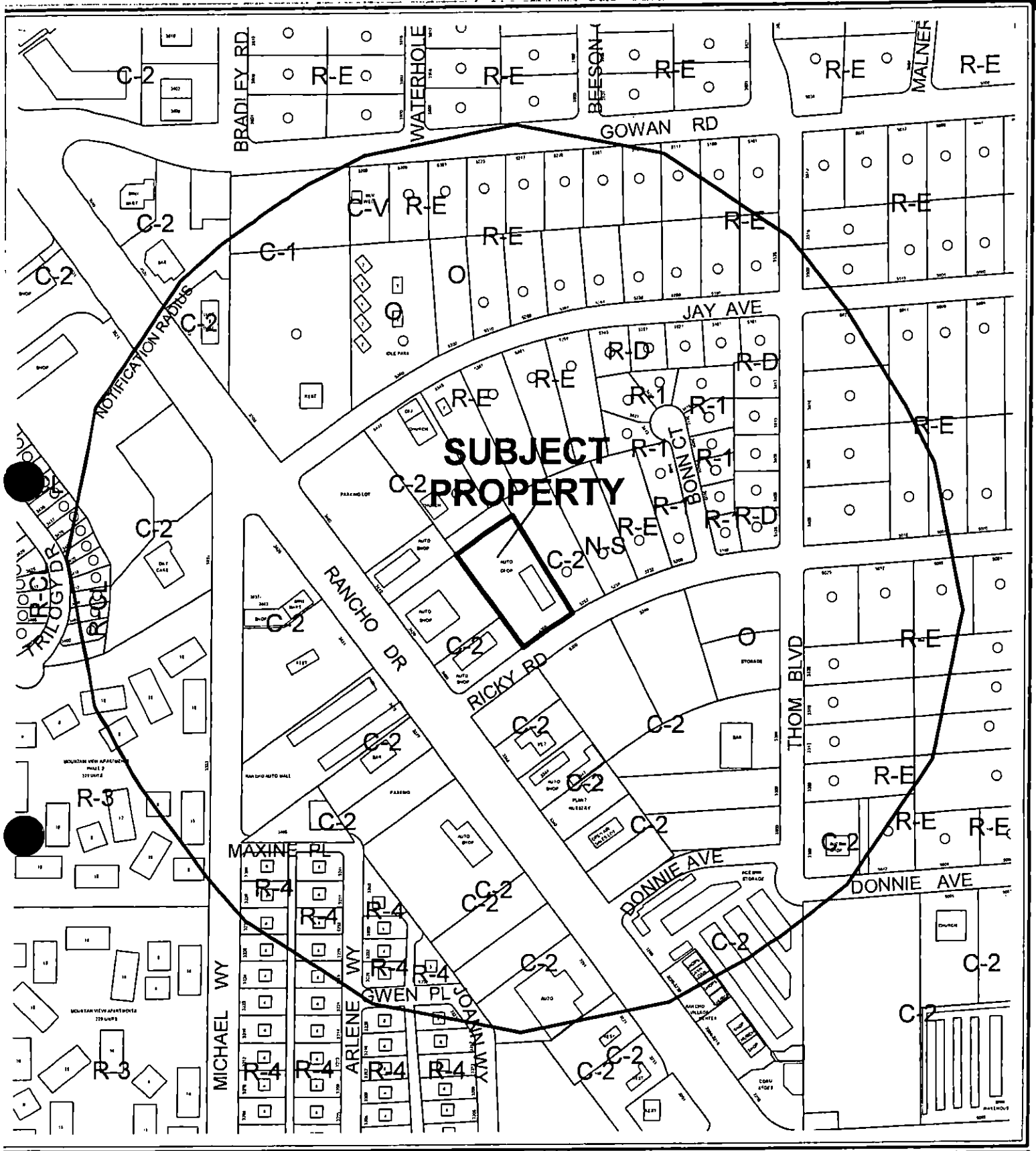
(6:09 – 6:13/6:28 – 6:33)

1-248/1-879

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SD-7-02) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



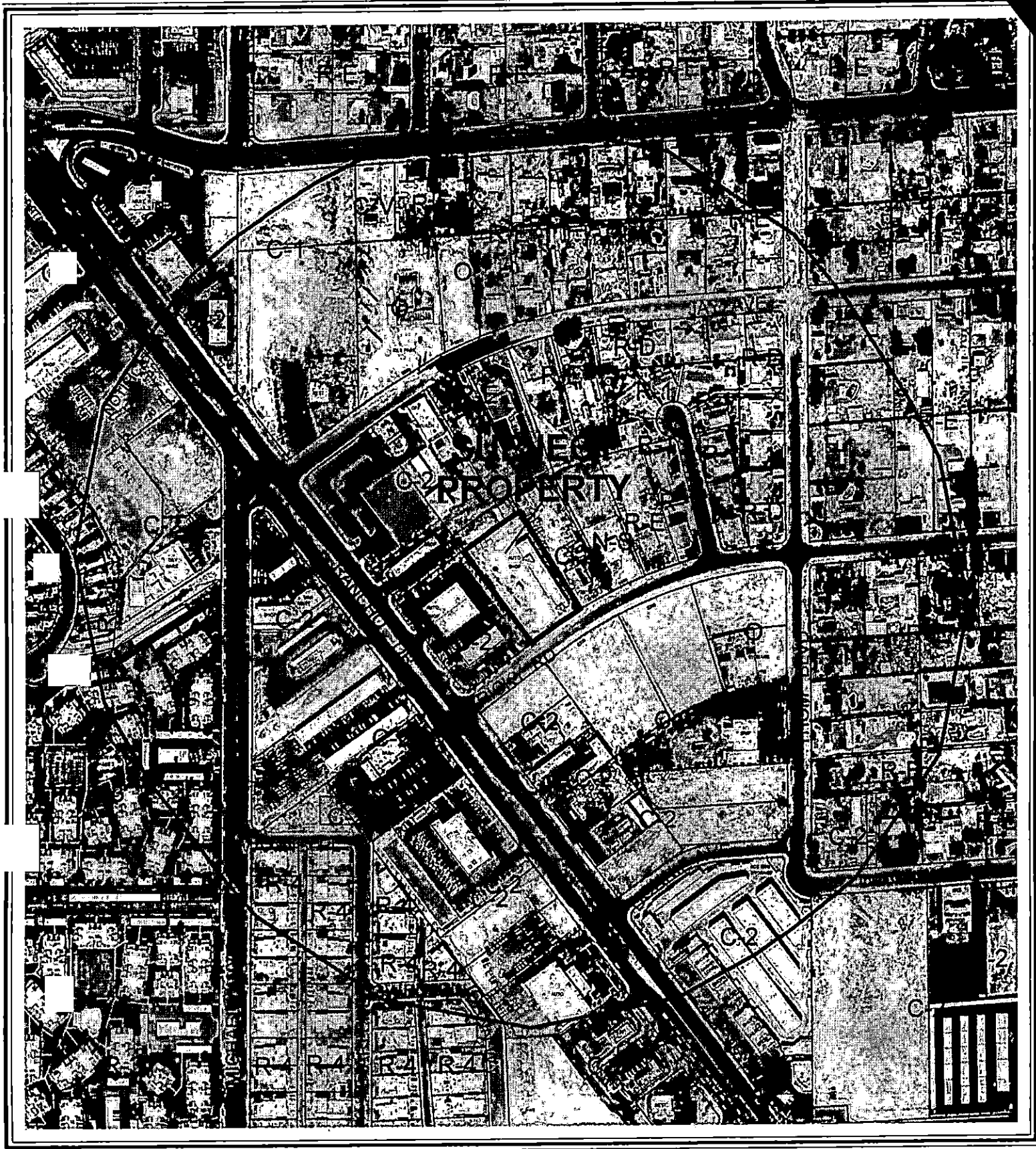
CASE: SUP-20439

RADIUS: 1000 FT

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

0 500 Feet





CASE: SUP-20439

RADIUS: 1000 FT

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

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20439 - APPLICANT: WILSON COLLISION CENTER -

OWNER: RICKEY CREST, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SD-7-02) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20439 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Auto Paint and Body Repair Shop at 5360 Ricky Road. The subject site is physically suitable for the type and intensity of the Auto Paint and Body Repair Shop use in that it provides sufficient space to properly provide the required services and to adequately screen and store parts and vehicles as required by Title 19. The structure provides seven service bays, none of which front the right-of-way, in compliance with Title 19 development standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/22/99	The Planning Commission approved a Site Development Plan Review (SD-9-99) Peterson a proposed 18,410 square foot commercial building including the subject site.
08/26/99	The Planning Commission approved a Tentative Map (TMP-38-99) for a commercial subdivision including the subject site.
04/25/02	The Planning Commission approved a Site Development Plan Review (SD-7-02) for a proposed 7,033 square foot multi-tenant Auto Related Facility.
<i>Related Building Permits/Business Licenses</i>	
02/02/04	Building permit issued under Plan Check # C-0224-02 for the construction of an auto repair garage on the subject site. Subsequent permits issued under this number include work for plumbing, on-site improvements, oil retention and trash enclosures.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held and items discussed included required parking, no service bays facing the right of way, fully enclosed repair areas, and proper screening for outside storage.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
03/22/07	A field check was conducted and the site as built meets the Special Use Conditions for the proposed Auto Paint and Body Repair Shop use.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.12

RL

SUP-20439 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive Repair (Under Construction)	GC (General Commercial)	C-2 (General Commercial)
North	Church, Single Family Residential	GC (General Commercial) DR (Desert Rural Density Residential)	C-2 (General Commercial) R-E (Residential Estates)
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Drywall and Painting Business	GC (General Commercial)	C-2 (General Commercial)
West	Major Automotive Repair	GC (General Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	48,943 SF	Y
Min. Lot Width	100 Feet	139.5 Feet	Y
Min. Setbacks			
• Front	20 Feet	25.5 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	70 Feet	Y
Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	50%	19%	Y
Max. Building Height	35 Feet	27 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

SUP-20439 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Paint and Body Repair Shop	7,018	1:200	34	2	58	4	Y
TOTAL (including handicap)			36		62		

ANALYSIS

- Zoning**

The subject site is located in the C-2 (General Commercial) zone. The proposed Auto Paint and Body Repair Shop use is permitted in the C-2 zone with an approved Special Use Permit. This application, if approved, fulfills this requirement.

- Use**

Title 19.04 defines the Auto Paint and Body Repair Shop use as a facility for collision services, including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.

- Conditions**

The submitted documents indicate that the proposed use meets all of the applicable requirements for this special use from Title 19.04 listed below; therefore, the proposed use is appropriate at the subject site and staff recommends approval.

The following conditions apply to the proposed use:

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
2. All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.
3. Openings in service bays shall not face public right-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed within an enclosed building.

SUP-20439 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

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 Auto Paint and Body Repair Shop use is appropriate, harmonious and compatible with the surrounding land uses, which include major automotive repair and other similar intensities.

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

The subject site is physically suitable for the type and intensity of the Auto Paint and Body Repair Shop use in that it provides sufficient space to properly provide the required services and to adequately screen and store parts and vehicles as required by Title 19. The structure provides seven service bays, none of which front the right-of-way, in compliance with Title 19 development standards.

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

The subject site is accessed via Rickey Road, a Local Street as designated by the Master Plan of Streets and Highways. The subject site is approximately 230 feet from the intersection of Rickey Road with Rancho Drive, a 100-foot Primary Arterial. Access from these streets are adequate and the proposed use should have no negative impact on the local traffic pattern.

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 site would be subject to frequent inspections and would not compromise public health or safety.

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

The proposed use meets all applicable conditions for the Auto Paint and Body Repair Shop use as required by Title 19.04.

SUP-20439 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 131

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20439** APN: 138-12-710-055
Name of Property Owner: Rickey Crest L.L.C.
Name of Applicant: Fred Wilson / Wilson's Collision Center
Name of Representative: Darrow L. Peterson

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: 138-12-710-055

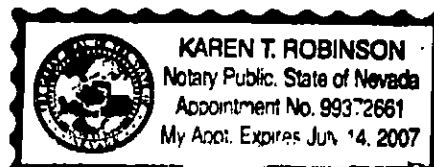
Signature of Property Owner: Darrow Peterson

Print Name: Darrow L. Peterson

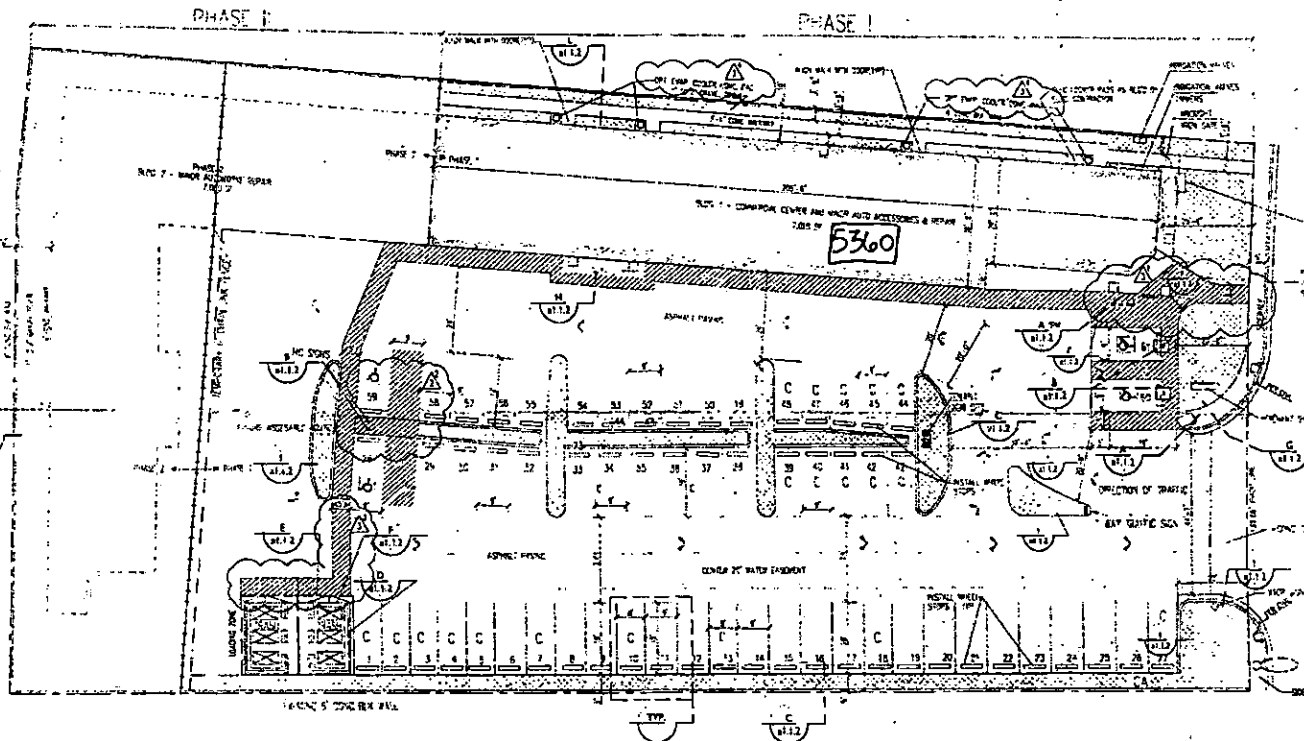
Subscribed and sworn before me

This 6 day of March, 2006

Karen T. Robinson
Notary Public in and for said County and State



RECEIVED



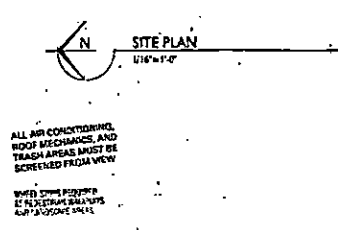
ALL UNIMPAVED AREAS TO BE REFINISHED AND IMPROVED TO ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. THE SHELTER LOT AND UNIMPAVED AREAS SHALL BE REFINISHED AND IMPROVED TO ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

jones-greenwold
architects
 PETERSON PLAZA
 COMMERCIAL & AUTOMOTIVE ACCESSORIES
 5360 RICKY ROAD
 LAS VEGAS, NEVADA

NOTES:
 1. SEE SHEET 5360-01 FOR GENERAL NOTES.
 2. SEE SHEET 5360-02 FOR GENERAL NOTES.
 3. SEE SHEET 5360-03 FOR GENERAL NOTES.
 4. SEE SHEET 5360-04 FOR GENERAL NOTES.
 5. SEE SHEET 5360-05 FOR GENERAL NOTES.
 6. SEE SHEET 5360-06 FOR GENERAL NOTES.
 7. SEE SHEET 5360-07 FOR GENERAL NOTES.
 8. SEE SHEET 5360-08 FOR GENERAL NOTES.
 9. SEE SHEET 5360-09 FOR GENERAL NOTES.
 10. SEE SHEET 5360-10 FOR GENERAL NOTES.

NOTES:
 1. SEE SHEET 5360-01 FOR GENERAL NOTES.
 2. SEE SHEET 5360-02 FOR GENERAL NOTES.
 3. SEE SHEET 5360-03 FOR GENERAL NOTES.
 4. SEE SHEET 5360-04 FOR GENERAL NOTES.
 5. SEE SHEET 5360-05 FOR GENERAL NOTES.
 6. SEE SHEET 5360-06 FOR GENERAL NOTES.
 7. SEE SHEET 5360-07 FOR GENERAL NOTES.
 8. SEE SHEET 5360-08 FOR GENERAL NOTES.
 9. SEE SHEET 5360-09 FOR GENERAL NOTES.
 10. SEE SHEET 5360-10 FOR GENERAL NOTES.

NOTES:
 1. SEE SHEET 5360-01 FOR GENERAL NOTES.
 2. SEE SHEET 5360-02 FOR GENERAL NOTES.
 3. SEE SHEET 5360-03 FOR GENERAL NOTES.
 4. SEE SHEET 5360-04 FOR GENERAL NOTES.
 5. SEE SHEET 5360-05 FOR GENERAL NOTES.
 6. SEE SHEET 5360-06 FOR GENERAL NOTES.
 7. SEE SHEET 5360-07 FOR GENERAL NOTES.
 8. SEE SHEET 5360-08 FOR GENERAL NOTES.
 9. SEE SHEET 5360-09 FOR GENERAL NOTES.
 10. SEE SHEET 5360-10 FOR GENERAL NOTES.



REGULAR PAVING	37 SPACES
COMPACT PAVING	30 SPACES
HAZARDOUS PAVING	1 SPACE
TOTAL PAVING	67 SPACES

- 17.08.02 PROJECT COPY
- 09.11.03 REVISED DRAWING
- 10.27.03 REVISED MATCH COPY
- 11.29.03 REV.

a.l.l.i
 SITE PLAN

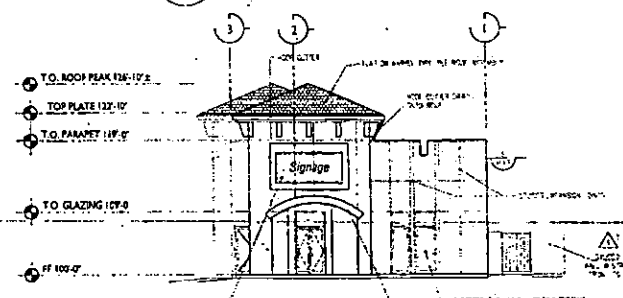
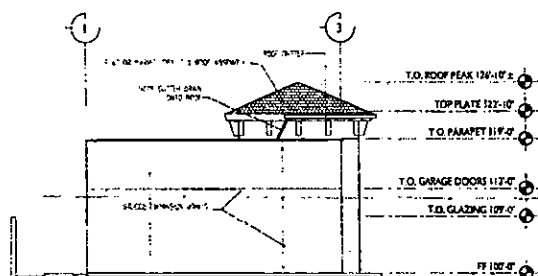
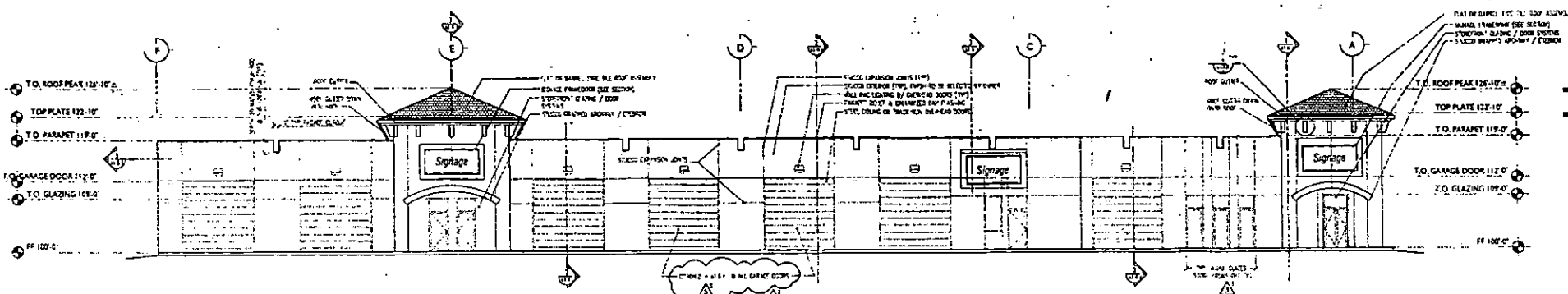
SUP-20439
04/26/07 PC

MAR 12 2007

5360 RICKY RD

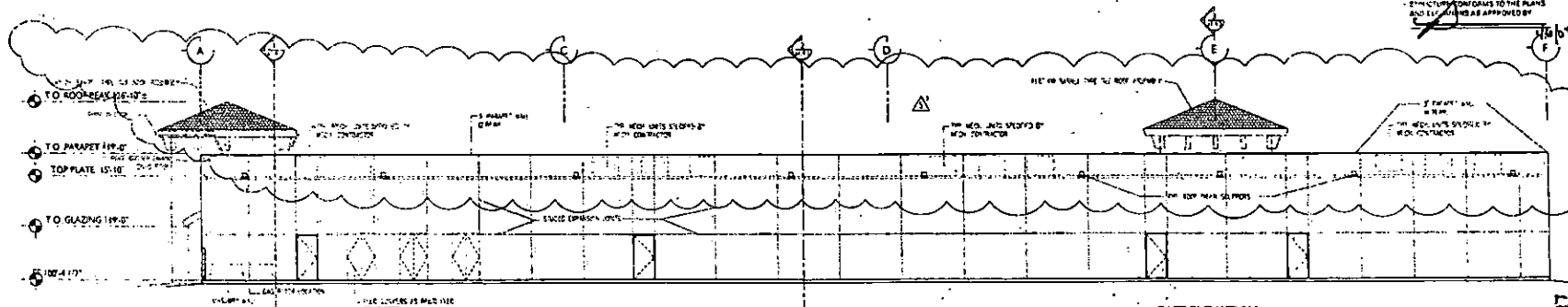
jones.greenwold

PETERSON PLAZA
COMMERCIAL & AUTOMOTIVE ACCESSORIES
5260 RICKET ROAD
LAS VEGAS, NEVADA



WARNING:

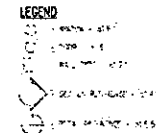
ANY VARIATION IN THE ELEVATIONS
AS SHOWN AND APPROVED HEREON
MAY RESULT IN THE BUILDING NOT
BEING A PERMANENT AND/OR A
CITY STATE OF OCCUPANCY UNIT.
EACH FIRM AS THE BUILDER OR
STRUCTURE CONTRACTOR TO THE PLANS
AND ELEVATIONS ARE APPROVED BY



- 17.08.01. PROJ. CORR.
- 04.03.01. PROJ. REVISION
- 10.27.01. REF. REVISION
- 11.20.01. REF. REVISION
- 11.01.01. REF. REVISION
- 12.14.01. REF. REVISION

SUP-20439
04/26/07 PC

RECEIVED
MAR 2 2007

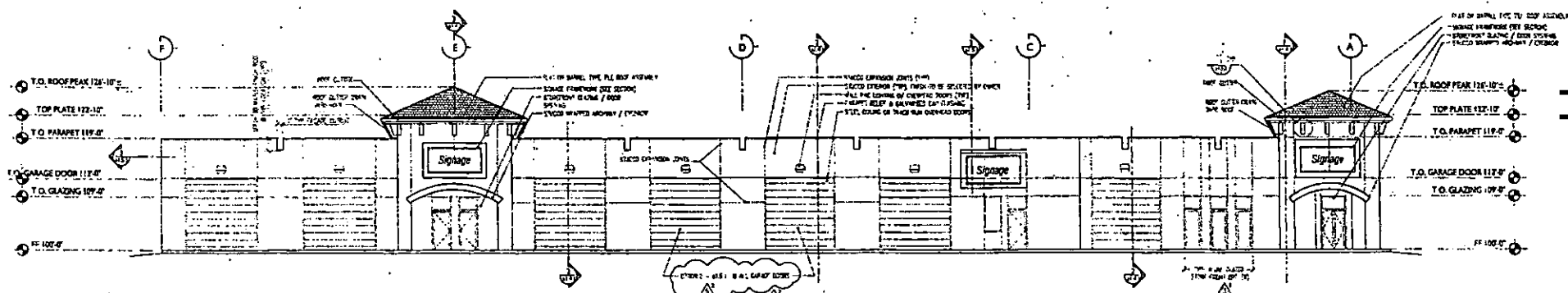


NOTE:
NON STRUCTURAL PARTITIONS,
FIRST FLOOR AND STORE FRONT C/P.
IN G/HEAD DOORS, TO BE ADDRESSSED
W/tenant IMPROVEMENTS PLANS
A SPECIFICATIONS

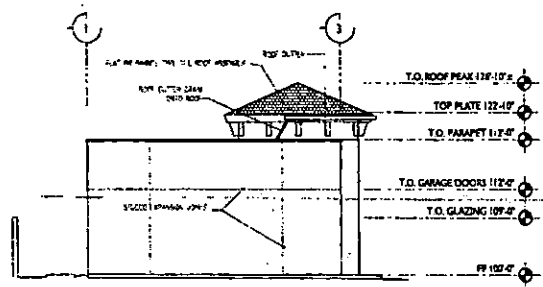
12-14-01 100% Response
5-4812 Q&A

COMMERCIAL & AUTOMOTIVE ACCESSORIES
3260 RICKEY ROAD
LAS VEGAS, NEVADA

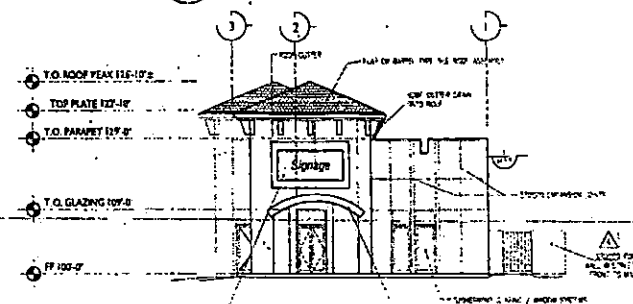
2007



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

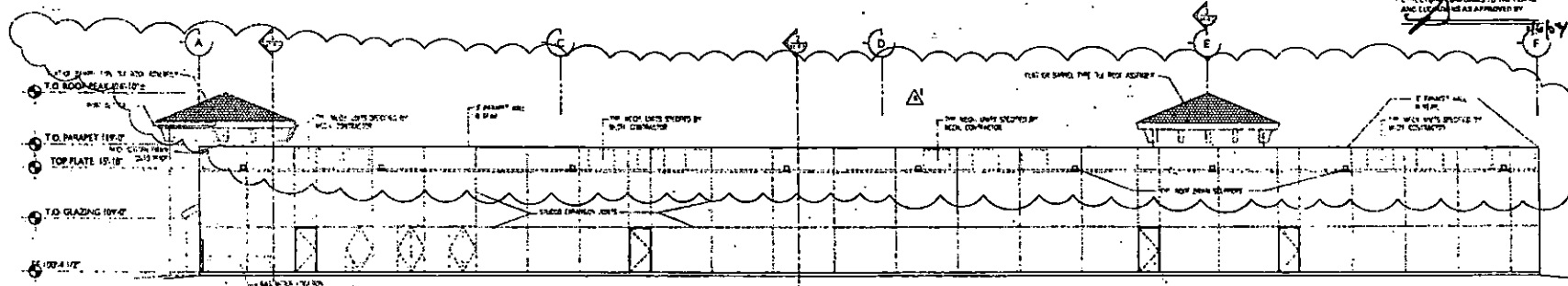


NORTH ELEVATION
1/8" = 1'-0"



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

WARNING:
ANY VARIATION IN THE ELEVATIONS
BY OWNER AND APPROVED HEREON
MAY BE SUBJECT TO THE WITHHELD
OF FINAL APPROVAL AND/OR IN
CERTIFICATE OF OCCUPANCY UNTIL
CHECKED AND THE BUILDING OR
STRUCTURE CONFORMS TO THE PLANS
AND ELEVATIONS AS APPROVED BY



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

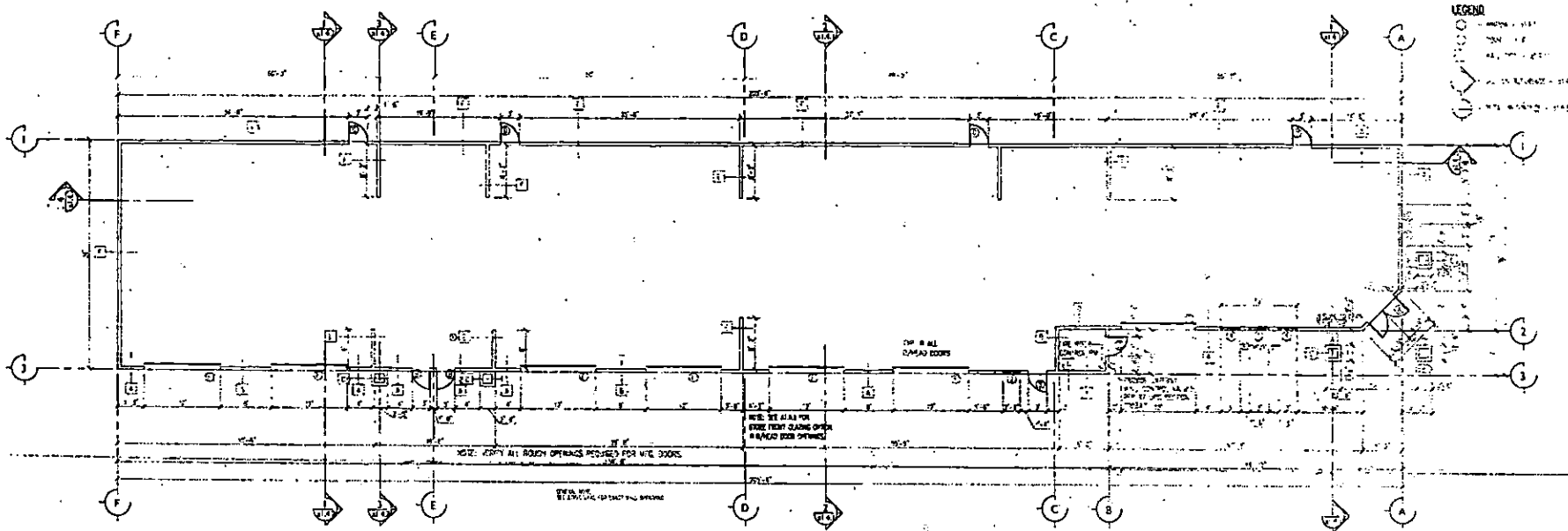
jones-greenwood
architects
PETERSON PLAZA
COMMERCIAL & AUTOMOTIVE ACCESSORIES
5260 RICKY ROAD
LAS VEGAS, NEVADA

- 07/06/07 PRELIM CORP
- 04/01/06 PRELIM REVISION
- 10/07/04 REF. REVISION
- 11/20/03 REF. REVISION
- 12/01/03 REF. REVISION
- 12/16/03 REF. REVISION

SUP-20439
04/26/07 PC

RECEIVED
1/3.1

MAR 1 2 2007



LEGEND
 1. 1/2" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/8" = 1'-0"
 4. 1/16" = 1'-0"

TELEST OPTION
 CHANGE OVERHEAD DOORS
 TO BE REPLACED BY BAYING
 WALLS OR GLAZING IN
 ACCORDANCE WITH
 APPROVED PLAN REVISION

NOTE:
 EXISTING CODE ANALYSIS PROVIDED
 IS BASED ON BLOCK SHELL AS A UNIT
 FINAL CODE ANALYSIS WILL BE PROVIDED
 TO THE CITY OF LAS VEGAS FOR APPROVAL
 BASED ON SACRIFICED AREA, TYPE OF USES
 PATTERNS & EXPOSURES.

NOTE:
 FOR STRUCTURAL PROVISIONS
 FROM FLOOR AND STONE FRONT OPT.
 IN GLAZING DOORS, TO BE ADDRESS
 NEAREST APPROPRIATE PLANS
 & SPECIFICATIONS

SHELL FLOOR/WALL PLAN
 1/2" = 1'-0"

WALL REF	SECTION	INTERIOR SURFACE	EXTERIOR SURFACE	INSULATION	USING
1	2x6 FRAMING (PER STRUCTURAL)	1/2" TYPE X GYPSUM BOARD	SET STUCK BY THE SHEATHING	R-19 FIBER GLASS	
2	2x6 FRAMING (PER STRUCTURAL)	1/2" TYPE X GYPSUM BOARD	SET STUCK BY THE SHEATHING	R-19 FIBER GLASS	
3	2x6 FRAMING (PER STRUCTURAL)	1/2" TYPE X GYPSUM BOARD	SET STUCK BY THE SHEATHING	R-19 FIBER GLASS	
4	2x6 FRAMING (PER STRUCTURAL)	1/2" TYPE X GYPSUM BOARD	SET STUCK BY THE SHEATHING	R-19 FIBER GLASS	
5	2x6 FRAMING (PER STRUCTURAL)	1/2" TYPE X GYPSUM BOARD	SET STUCK BY THE SHEATHING	R-19 FIBER GLASS	
6	2x6 FRAMING (PER STRUCTURAL)	1/2" TYPE X GYPSUM BOARD	SET STUCK BY THE SHEATHING	R-19 FIBER GLASS	

1/2" = 1'-0" (PER REVISION)
 1/2" = 1'-0" (PER REVISION)

1201.2 SPECIAL INSPECTOR. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE
 TO THE SATISFACTION OF THE BUILDING OFFICIALS FOR THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

1201.2 STANDARDS OF QUALITY. THE STANDARDS LISTED BELOW LABELED A "USC STANDARDS" ARE ALSO LISTED IN CHAPTER 15, PART 1, AND
 ARE PART OF THIS CODE.

1.1 USC STANDARD 10-1, SOILS CLASSIFICATION
 1.2 USC STANDARDS 10.2, EXPANSION INDEX TEST.

1/2" = 1'-0" (PER REVISION)
 1/2" = 1'-0" (PER REVISION)

PETERSON PLAZA
 COMMERCIAL & AUTOMOTIVE ACCESSORIES
 5360 RICKY ROAD
 LAS VEGAS, NEVADA

jones.greenwold

SUP-20439
 04/26/07 PC

5360 RICKY RD
 RECEIVED

MAR 12 2007



SUP-20439 - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC
5360 RICKY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07



SUP-20439 - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC
5360 RICKY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07



SUP-20439 - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC
5360 RICKY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07



SUP-20439 - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC
5360 RICKY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07

JUSTIFICATION LETTTER

I am loooking to open an auto body repair shop at 5360 Ricky Rd. Las Vegas Nv. 89310 under the business name of Wilson's Collision Center. At the fore mentioned address I will be doing automotive collision repairs, automotive refinishing, some detail work, and light mechanical repairs. I will need to install a paint booth and frame straightning equipment inside the building that it equiped with roll up doors.

Freddie Wilson
cell # 520-921-0379
e-mail: fredwilson4@hotmail.com
mailing: 6328 Bella Kath Terrace
Palmdale Ca. 93551

SIGNED Fred Wilson

RECEIVED

MAR 1 2 2007

SUP-20439
04/26/07 PC

CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-20439 - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 26, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Darrow Peterson

Signature

4-23-07

Date

DARROW Peterson

Please Print Name

Rickey Crest LLC

Company Name

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 4/26/07 Item 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-20485 - SPECIAL USE PERMIT – PUBLIC HEARING - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) FOR 20 HORSES WITH A WAIVER TO ALLOW THE CORRAL AND STABLE TO BE SEVEN FEET FROM THE FRONT PROPERTY LINE WHERE 100 FEET IS THE MINIMUM REQUIRED at 8300 North Bradley Road (APN 125-12-701-003), R-E (Residence Estates) Zone, Ward 6 (Ross).

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

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

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

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 and amending Condition 3 as read for the record as follows:

3. Leave a 15-foot wide area east of the property line adjacent to this site on Bradley Road clear for trail purposes to accommodate the future Equestrian Trail called for in the Master Plan Recreation Trails Element, Exhibit 1. Construct the trail within 6 months after approval of this Special Use Permit. Coordinate with the City regarding trail requirements.

– UNANIMOUS

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

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 10 – SUP-20485

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote and was pulled at COMMISSIONER DUNNAM'S request.

ANDY REED, Planning Supervisor, stated that the proposed use is compatible with development in the area and he supported the waiver as it allows the placement of the building to be a maximum distance from the residential property to the east. He recommended approval.

MELISSA OHLSSON, 8300 North Bradley Road, was present.

TOM McGOWAN, Las Vegas resident, inquired the need for a waiver and opposed the request.

MS. OHLSSON explained that the waiver is needed since the home does not face Bradley Road. The corral on her property faces Bradley Road and does not meet the minimum requirement of 100 feet.

COMMISSIONER DUNNAM queried whether the applicant would be required to continue the existing trail south of the subject site and MS. OHLSSON confirmed as a condition of approval, she would fulfill that requirement. COMMISSIONER DUNNAM suggested revising Condition 3 so as to impose that the trail be constructed in a timelier manner. GINA VENGLASS, Public Works Department, read the amendment to Condition 3.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:34 – 6:40)

1-1070

CONDITIONS:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

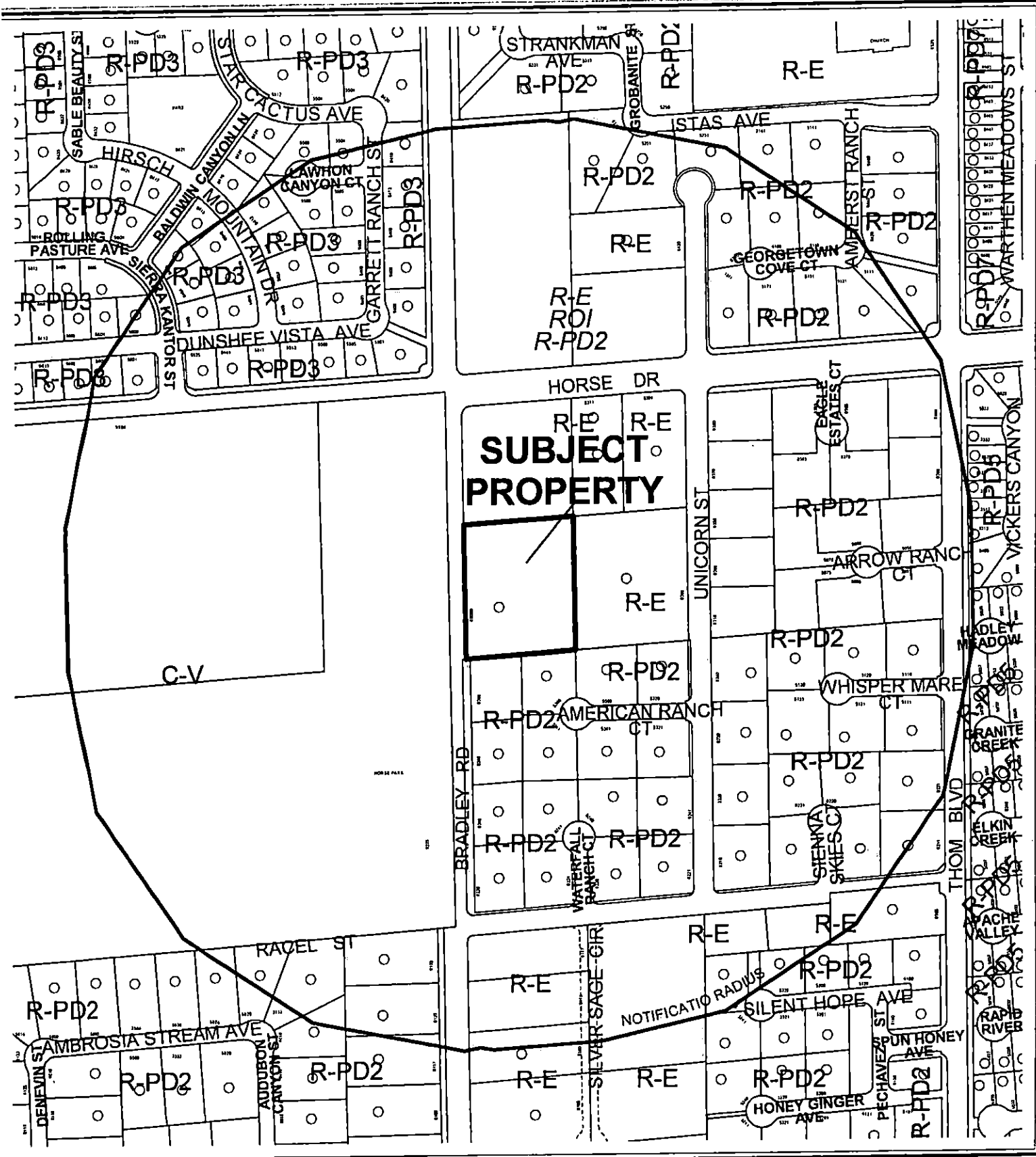
3. Leave a 15-foot wide area east of the property line adjacent to this site on Bradley Road clear for trail purposes to accommodate the future Equestrian Trail called for in the Master

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 10 – SUP-20485

CONDITIONS – Continued:

Plan Recreation Trails Element, Exhibit 1. Sign a Covenant Running with Land agreement for the possible future installation of the Equestrian Trail adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City.

4. This site shall connect to public sewer; coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer paths to service this site prior to issuance of any permits or a business license, whichever may occur first.



CASE: SUP-20485

RADIUS: 1000 FT

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





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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-20485 - APPLICANT: MELISSA OHLSSON - OWNER:
UHLER FAMILY TRUST-SURVIVORS TRUST**

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

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

3. Leave a 15-foot wide area east of the property line adjacent to this site on Bradley Road clear for trail purposes to accommodate the future Equestrian Trail called for in the Master Plan Recreation Trails Element, Exhibit 1. Sign a Covenant Running with Land agreement for the possible future installation of the Equestrian Trail adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City.
4. This site shall connect to public sewer; coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer paths to service this site prior to issuance of any permits or a business license, whichever may occur first.

SUP-20485 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Special Use Permit for an existing Horse Stable and Corral operating on the subject site at 8300 Bradley Road without a business license. The applicant applied for a business license following a notice of violation, but was informed that a Special Use Permit is required. The subject site is physically suitable for the type and intensity of land use. A waiver is requested to allow the corral to be seven feet from the front property line where 100 feet is required. Staff recommends approval on this waiver as the location of these facilities is at the farthest point from any adjacent residential homes.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/19/07	A Notice of Violation was issued by the Business Services division to the owner of the subject site for operating a horse stable/corral without a license.
<i>Related Building Permits/Business Licenses</i>	
No Building Permits nor Business Licenses are on file for this address.	
<i>Pre-Application Meeting</i>	
02/06/07	A pre-application meeting was held to discuss the Special Use Permit requirements including the site plan submission and parking requirements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application nor was one held.	
<i>Field Check</i>	
03/22/07	A field check was conducted and the site was found to meet the requirements for the proposed Horse Corrals and Stables (Commercial) use, except for the Corral setback for which a waiver is requested.

<i>Details of Application Request</i>			
<i>Site Area</i>			
Gross Acres	2.16		
<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Single Family Residential; Horse Corrals and Stables (Commercial)	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)

RL

SUP-20485 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

East	Single Family Residential; Horse Corrals and Stables (Private)	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	City Park	PF (Public Facilities)	R-E (Residence Estates)

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

- Equestrian Trail**

An adjacent equestrian trail is proposed along the east property line. The trail is indicated on the proposed site plan, and conditions of approval address setting aside the fifteen foot corridor necessary, as well as a Covenant Running with Land agreement for future development of the trail.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	94,250 SF	Y
Min. Lot Width	100 Feet	277 Feet	Y
Min. Setbacks – Main Dwelling			
• Front	50 Feet	93 Feet	Y
• Side	10 Feet	140 Feet	Y
• Corner	15 Feet	55 Feet	Y
• Rear	35 Feet	210 Feet	Y
Min. Setbacks – Accessory Structures			
• Rear	3 Feet	7 Feet	Y
• Side	3 Feet	5 Feet	Y
• Separation from house	6 Feet	38 Feet	Y
Max. Building Height	Lesser of 2 stories or 35 feet	1 story	Y

SUP-20485 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Horse Corral	19 horses	1/5 horses	3	1	4	0
Single Family Detached	1 unit	2 spaces/unit	2	0	4	
Total			6		8	Y

Waivers		
Request	Requirement	Staff Recommendation
Corral seven feet from the front property line.	100 foot front setback for corral or stables.	Approval

ANALYSIS

- Zoning**

The subject site is zoned R-E (Residence Estates) The Horse Corral or Stable (Commercial) Use is permitted in the R-E (Residence Estates) zone with a Special Use Permit. This application, if approved, is sufficient to meet this requirement.

- Use**

Title 19.04 defines the Horse Corral or Stable (Commercial) use as "A structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than the occupants of the premises.

- Conditions**

Title 19.04 requires that stables or corrals be placed no more than five feet from any dwelling on an adjacent residential lot, and at least 100 feet from the front property line. All structures must meet the setback requirements of Title 19.08, and in no event shall any accessory structure be placed within five feet from any side or rear property line abutting a residential zoning district. The subject use meets all of these requirements except for the 100 foot setback from the front property line. The applicant requests a Waiver to allow the corral to be seven feet from the front property line where 100 feet is required.

SUP-20485 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

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 Horse Corral or Stable (Commercial) Use is appropriate and harmonious with the surrounding area. Most of the adjacent residential parcels have large horse-related structures and facilities, and the subject site is adjacent to a proposed equestrian trail and an existing equestrian park.

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

The subject site is physically suitable for the type and intensity of land use. A waiver is requested to allow the corral to be seven feet from the front property line where 100 feet is required. Staff recommends approval on this waiver as the location of these facilities are at the farthest point from any adjacent residential homes.

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

The subject site is accessed via Bradley Road, an 80-foot collector street on the Master Plan of Streets and Highways. This provides adequate access to the subject site with no negative traffic impact.

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 this Special Use Permit on the subject site will not be inconsistent with nor will it compromise the public health, safety and welfare as the property will be subject to business licensing requirements and inspections. The proposed use supports the overall objectives of the General Plan for this location.

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

With the approved waiver to allow the corral to be seven feet from the front property line where 100 feet is required, the property meets all applicable Title 19.04 conditions for this Special Use Permit.

SUP-20485 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 108

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20485** APN: 125-12-701-003
Name of Property Owner: UHLER FAMILY TRUST - SURVIVORS TRUST
Name of Applicant: MELISSA DALSSON
Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

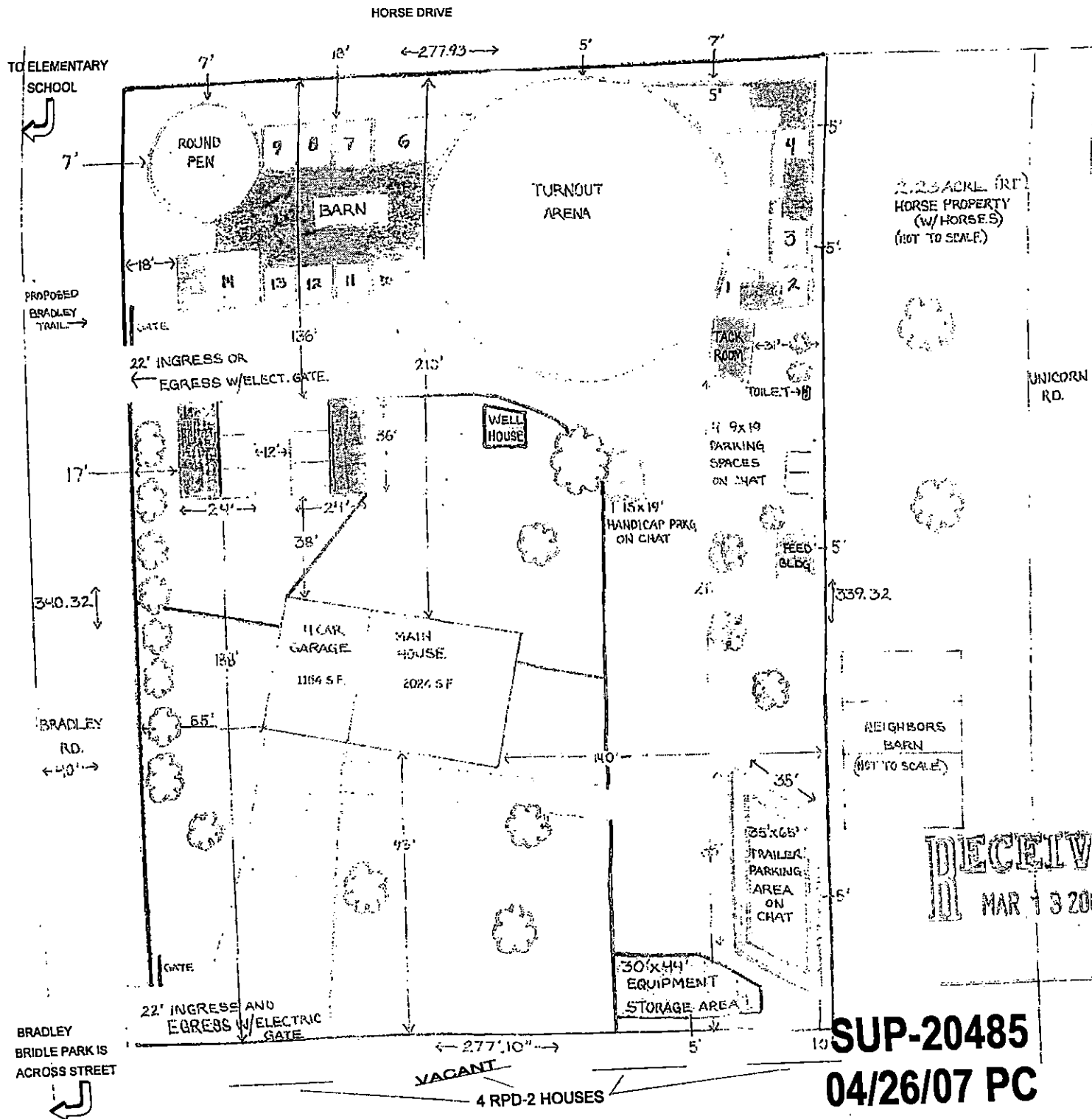
Print Name: MARILYN UHLER WOLF

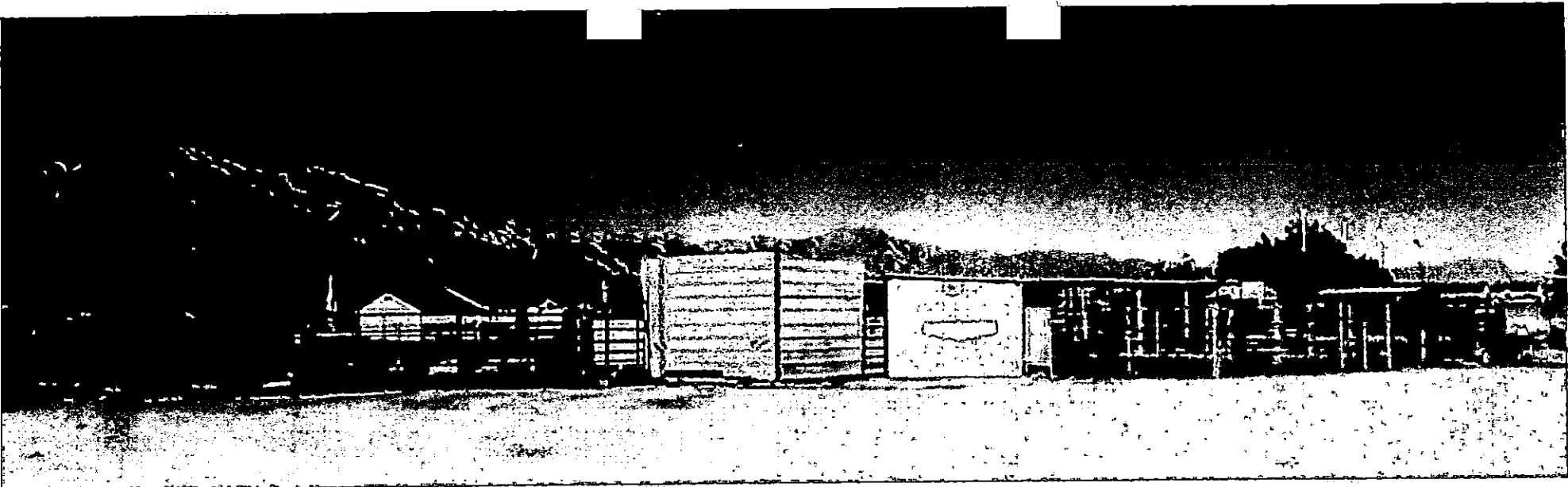
Subscribed and sworn before me

This 5th day of March, 2007

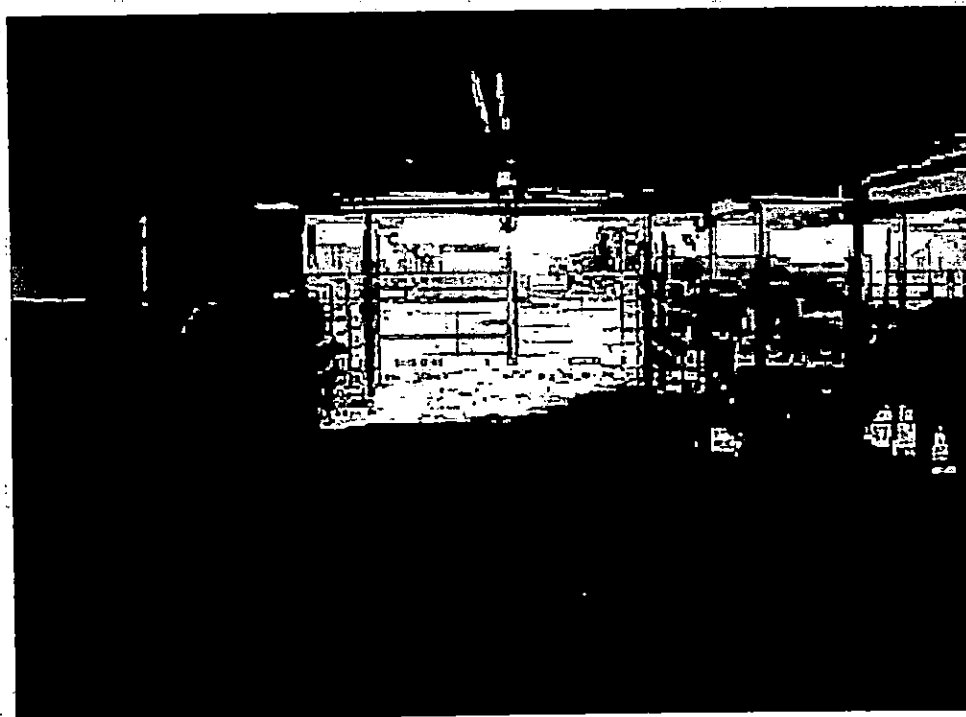
Marilu Anaya
Notary Public in and for said County and State



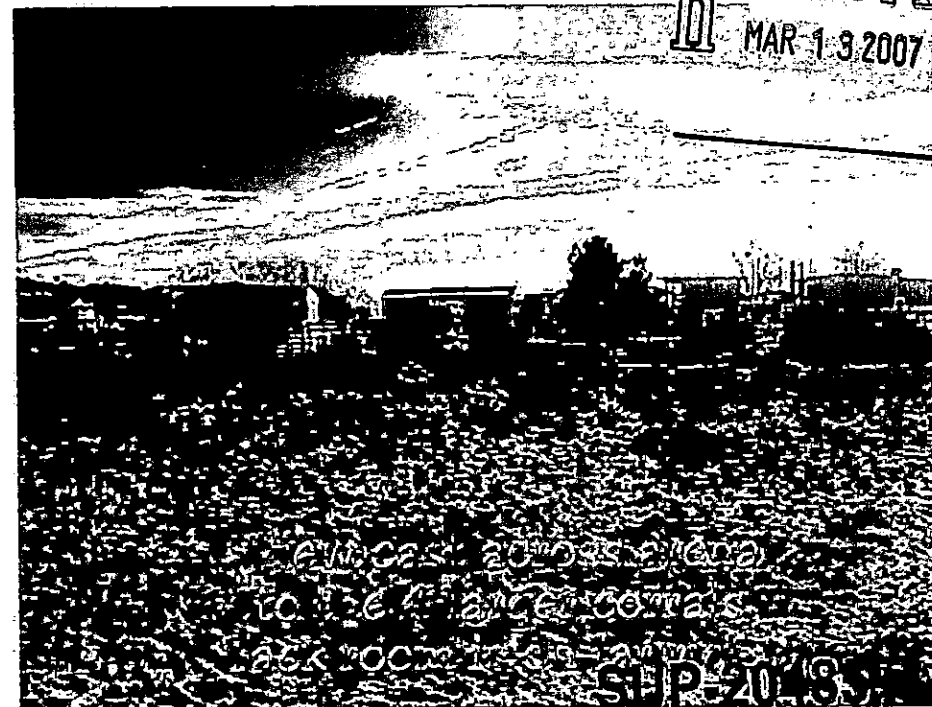




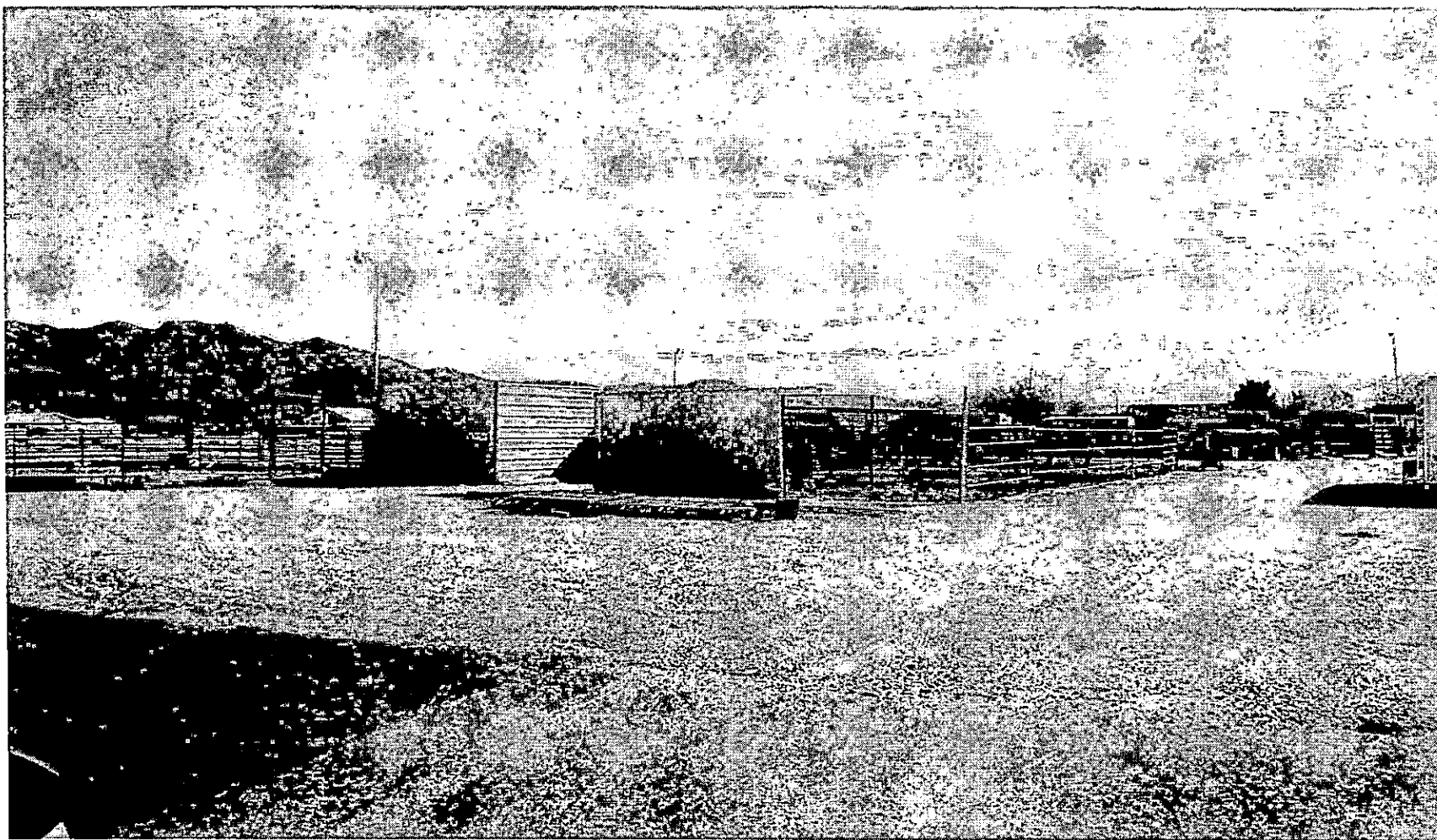
Round Pen, Feed shed, Mare Motel



Inside of 8 stall Mare Motel

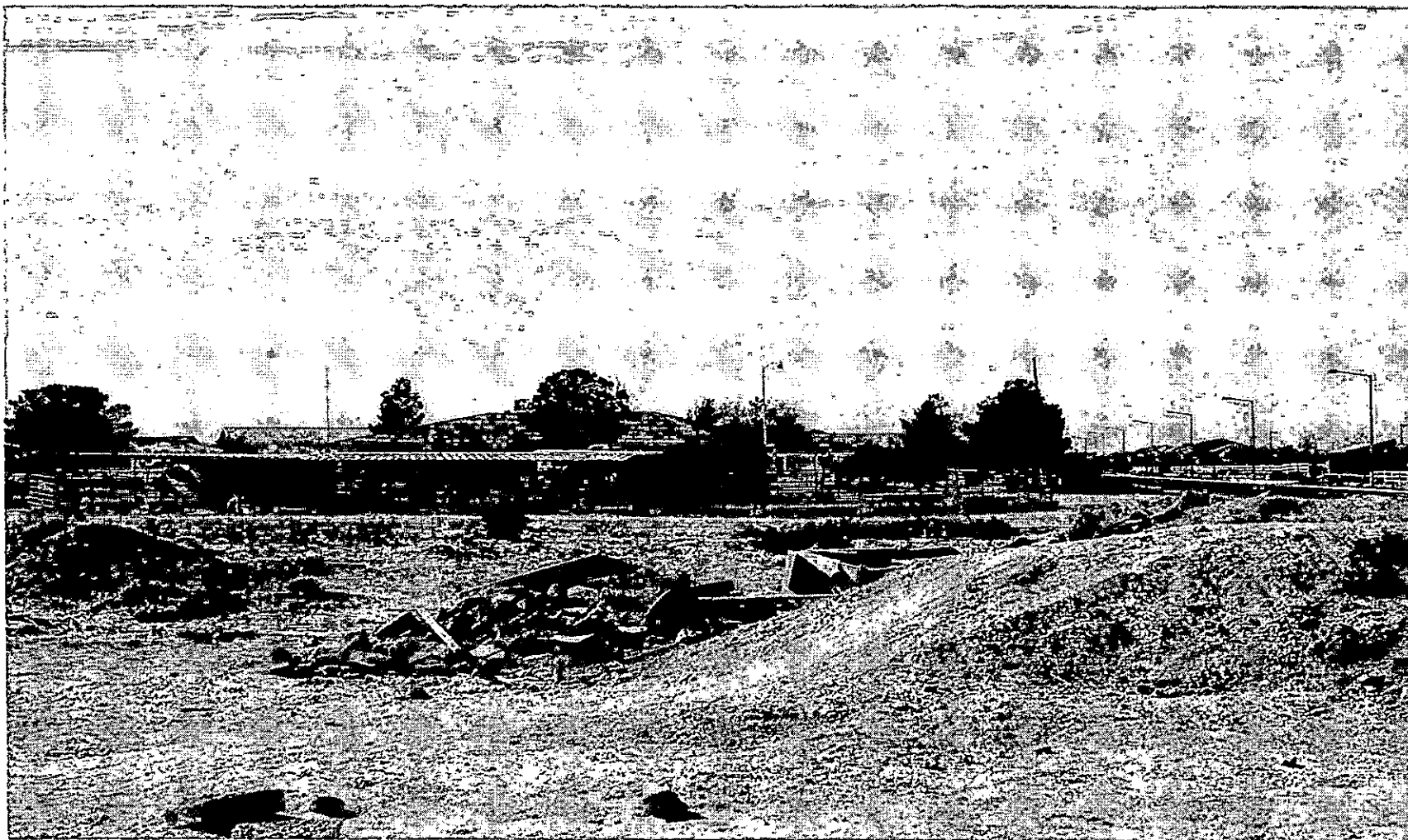


04/26/07 PC



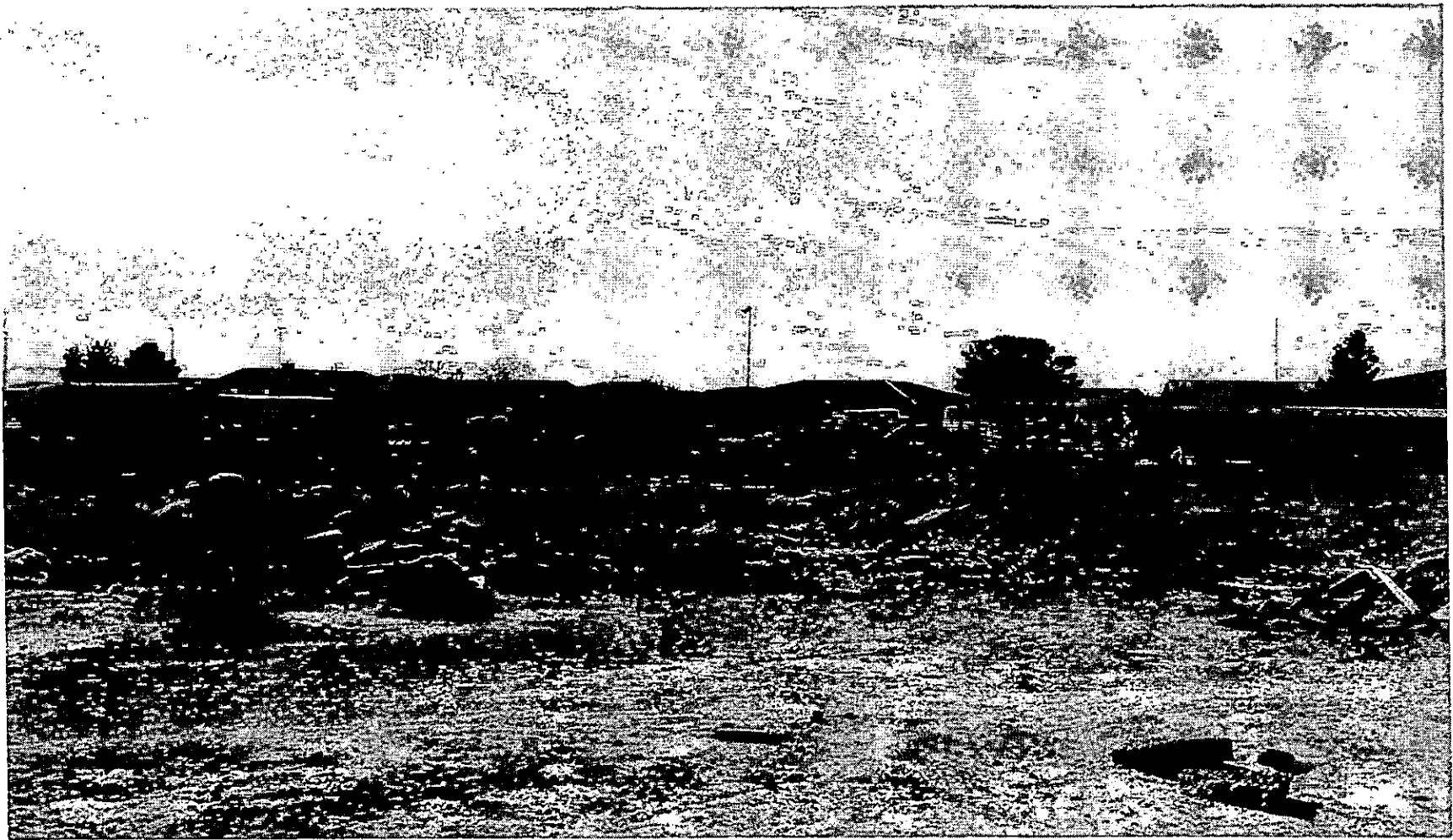
SUP-20485 - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST
8300 NORTH BRADLEY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



SUP-20485 - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST
8300 NORTH BRADLEY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



SUP-20485 - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST
8300 NORTH BRADLEY ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

Purpose of Letter:

To provide justifiable reasons why a commercial, 20 horse (max), boarding facility be allowed on the subject RE zoned, 2.16 acre parcel located at 8300 N. Bradley Rd. Las Vegas, Nv. 89131.

At the time of purchase in April of 2000 the property had the existing zoning and accessory structures, coops, pens, corrals and arena already in place for multiple horses, chickens, goats, cows and other animals associated with a rural environment, to be kept on the premises. The sellers rejected higher offers in favor of mine because I was the only one that offered to keep the billygoat and 9 chickens they had to leave behind, a give them a home.

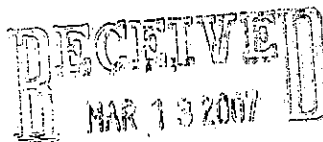
In late 2000, I offered the 10 existing extra stall spaces to my friends and we agreed that it would be easier for all of us to remain friends if no money changed hands. They would buy their own feed and provide it for my three horses as well as maintain and clean the stable area. I would give them a safe environment for their horses in an area that had riding opportunities. With the exception of the two that married and/or moved away, the same 10 horses have been stabled here for almost 7 years. Because of this arrangement, they were able to save enough money to buy horse trailers, which come in handy with the open riding areas dwindling! We realized this arrangement wouldn't last forever and they are now prepared and happy to pay board fees if this will help me to continue providing homes for their horses.

The 2005 City of Las Vegas Master Plan Recreation Trails Element states that there are three major bridle trails specifically for equestrian use in the northwest. These are the Durango Drive Trail, The Grand Teton Trail and The Bradley Road Trail.

The Bradley Road Trail runs directly past my place on the east side of Bradley Rd. A few blocks north the Bradley Trail intersects another trail going west on Iron Mountain Rd. This trail continues all the way to Floyd Lamb State Park.

The Grand Teton Trail is a block south of the Bradley Bridle Park and a short few minute ride from my place. It intersects with The Bradley Rd Trail and, also heads west, crosses Jones Blvd and continues all the way to Hwy 95. Here it joins an access tunnel which leads under the highway and the trail continues on.

My property is located across the street and just northeast of the bridle park on Bradley Rd. Directly north of the park is the elementary school. In between the nearest school building and my west property line is a buffer-zone of at least 300 ft. At the north end of the property is a vacant, 1.91 acre, RPD-2 lot, then Horse Road, then another vacant, 5 acre, RPD-2 parcel. There are also three neighboring RE horse properties: Two are slightly northeast of my rear property line, are 1 acre each, and have multiple horses. To the west is my neighbors' 2.23 acres and he also has horses. Behind a block wall, along the south property line, are 2 new, RPD-2 houses, (the smallest lot being .42 acres) one of which is vacant. These homes are currently 217 ft. or more from the existing stable area.



SUP-20485
04/26/07 PC

(2 of 2)

If the additional 6 proposed corrals are approved, there will still be at least 188 ft between the corrals and the neighboring dwellings.

In addition, a permit for a block wall with 2 locking, remote controlled, 20 ft. sliding gates, one at egress and one at ingress is ready to be submitted and when approved will surround the property and keep the horses secure.

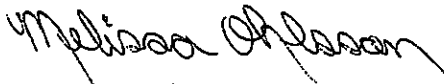
I work diligently to keep the fly population to a minimum in the warmer months by using a variety of methods including Fly Predators, fly repellent on the horses, daily manure removal, and ground spray at routine intervals. I have never received a complaint about flies from my neighbors.

I am a 27 year resident of Las Vegas, and have lived on the subject property for the last 7 of those years. I have a vested interest in the northwest community and plan to stay. I have owned horses for most of my life and have the benefit of practical experience and the working knowledge necessary to provide horses with a safe environment. I am fully capable of operating an efficient and smooth running boarding facility.

My experience, the proximity of the horse park, the properties location on one major equestrian trail and only a few minutes ride from a second one, are good, solid, reasons for granting the Special Use Permit. Another reason is that development has created a lack of available boarding space for those that must board their horses. It was suggested that having 13 of the total 20 proposed stalls permanently spoken for was justification enough to grant the request. If it is decided that a Special Use Permit will be granted, I will be able to offer a stable environment and provide access to available riding for those that will need it in the future.

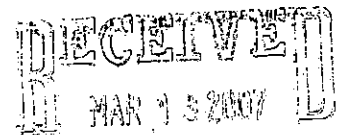
Thank you for considering my request for this SUP,

Sincerely,



Melissa Ohlsson

Room to Ride Ranch
8300 N. Bradley Rd.
Las Vegas, NV. 89131



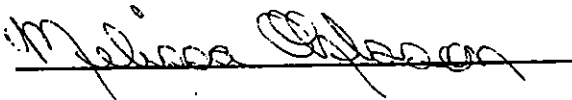
SUP-20485
04/26/07 PC

Add to justification letter for:

Melissa Ohlsson
8300 N. Bradley Rd.
Las Vegas, NV.
89131

Also request a waiver to allow stables and corrals to be 7ft. from the front property line where 100ft. is required.

Melissa Ohlsson

A handwritten signature of Melissa Ohlsson in cursive script, written over a horizontal line.

April 06, 2007

RECEIVED
APR 06 2007

SUP-20485 04/27/07 PC
SUPPLEMENTAL

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**SDR-20504 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD - Request for a Site
Development Plan Review FOR A PROPOSED 32,700 SQUARE FOOT ADDITION TO AN
EXISTING 62,417 SQUARE FOOT CHURCH/HOUSE OF WORSHIP on 19.9 acres at 3900
East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Reese).**

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Mountain View Assembly of God

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS

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 site plan is compatible with the existing development in the area and complies with all required setbacks. He recommended approval.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 11 – SDR-20504

MINUTES – Continued:

PASTOR TOM VANKAMPEN, 9001 Sierra Palms Way, Henderson, Nevada, was present.

TOM McGOWAN, Las Vegas resident, stated that if the use proves to be beneficial to the community, he supported the matter.

PASTOR VANKAMPEN explained that the expansion is needed for a larger sanctuary, hence serving more community members.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:40 – 6:42)

1-1283

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/13/07, except as amended by conditions herein.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein.
4. 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.
5. 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).
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 11 – SDR-20504

CONDITIONS – Continued:

7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

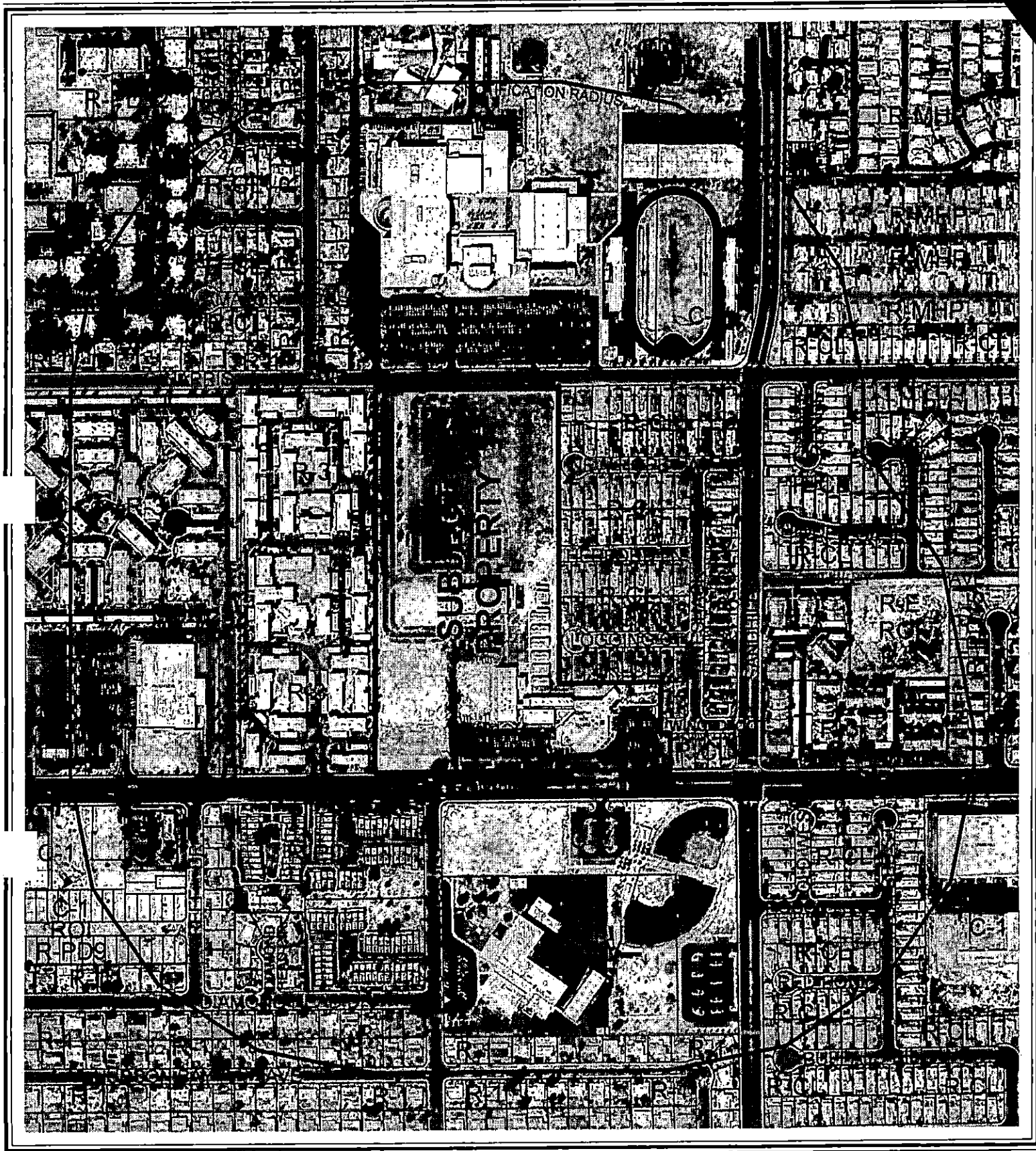
10. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
11. Submit an application for a deviation from Standard Drawing #222a for the depth and width of the driveway accessing this site from Bonanza Boulevard.
12. 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.
13. 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.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 11 – SDR-20504

CONDITIONS – Continued:

section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will 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.

16. 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: SDR-20504

RADIUS: 1000 FT

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-20504 - APPLICANT/OWNER: MOUNTAIN VIEW
ASSEMBLY OF GOD**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/13/07, except as amended by conditions herein.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein.
4. 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.
5. 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).
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.

SDR-20504 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

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

Public Works

10. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
11. Submit an application for a deviation from Standard Drawing #222a for the depth and width of the driveway accessing this site from Bonanza Boulevard.
12. 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.
13. 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.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will 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.

SDR-20504 - Conditions Page Three
April 26, 2007 - Planning Commission Meeting

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

SDR-20504 - 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 32,000 square foot addition to an existing 62,417 square foot Church/House of Worship on a developed 19.9 acre site located at 3900 East Bonanza Road.

The project expansion will construct a new sanctuary building, associated parking and landscaping upon a site containing existing worship, educational, athletic, and parking facilities. This infill development will construct upon underutilized property within a designated revitalization area of the General Plan, Southwest Sector. Staff recommendation is approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/86	The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family - Compact Lot) to R-1 (Single Family Residential) on this site. The Planning Commission recommended approval.
08/01/90	The City Council approved a Variance (V-0046-90) to allow a 132 square foot church identification sign to a height of 24 feet, where 15 feet is the maximum sign allowed and 5 feet is the minimum height allowed at 3901 East Bonanza Road. The request was an appeal of a Board of Zoning Adjustment denial.
01/08/92	The Planning Commission approved a Site Development Plan Review (Z-0073-86) for proposed modular trailers on this site with no expiration date or required reviews.
02/08/96	The Planning Commission approved a Site Development Plan Review [(Z-0073-86(6))] for an 11,556 square foot addition to an existing church on this site.
09/18/96	The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single Family Residential) to C-V (Civic) Zone on this site. The Planning Commission recommended approval.
03/14/02	The Planning Commission approved a Site Development Plan Review [Z-0079-96(1)] for a proposed parking lot and baseball fields.
11/21/02	The Planning Commission approved a request for a Variance (VAR-1117) to allow an electronic message unit on an existing 24-foot freestanding ground sign at 3900 East Bonanza Road. Staff recommended denial.

SDR-20504 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

12/18/02	The City Council approved a request for a Review of Condition (ROC-1111) Number 11 of an approved Site Development Plan Review [Z-0079-96(1)], which required Herford Lane to terminate in a cul-de-sac. The applicant was required to terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services.
7/19/06	The City Council approved a request for a Site Development Plan Review (SDR-13496) for the proposed addition of three temporary modular buildings to an existing school on 20.07 acres at 3850 East Bonanza Road. Staff recommended approval. The Planning Commission recommended denial due to no future plans to construct permanent education structures as the temporary facilities have been in place since 1992.
12/06/06	The City Council approved a Review of Condition (ROC-17649) request to Number 4 of approved Site Development Plan Review (SDR-13496) to remove the condition requiring a phasing plan for an existing school located at 3900 East Bonanza Road. Staff recommendation was for denial.

Related Building Permits/Business Licenses

Pre-Application Meeting

12/14/06	A Pre-application meeting was held where Planning staff advised the applicant of the requirement for an Site Development Plan Review.

Neighborhood Meeting

A Neighborhood Meeting is not required for this application type.

Field Check

3/20/07	A site visit was conducted and the project site is primarily developed with the areas proposed for the new sanctuary vacant and covered with decomposed granite.

Details of Application Request

Site Area

Net Acres	19.9 acre site

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property			
North			
South			
East			
West			

SDR-20504 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic) 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 19.06, the following Development Standards apply to the subject proposal:

<i>Standards</i>	<i>Proposed</i>
Min. Setbacks	
• Front	173 Feet
• Side	118 Feet
• Corner	N/A
• Rear	18 Feet
Max. Building Height	43 Feet

Pursuant to Title 19.08, the following Residential Adjacency Standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	129 feet	203 feet	Yes
Adjacent development matching setback	Yes	Yes	Yes
Trash Enclosure	50 feet	50 feet	Yes

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church	32,000 square feet	1 space per 4 fixed seats	389	8	484	11	Yes
School	42 classrooms	2 per classroom plus 20 for admin. staff					

SDR-20504 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

Conference Facilities							
SubTotal							
TOTAL (including handicap)							
Loading Spaces							
Percent Deviation (VAR only)			%		%		

ANALYSIS

- **Zoning**

The underlying zone is C-V (Civic) and the project will continue operating as a Church/House of worship use.

- **Site Plan**

The project site plan indicates the footprint of the proposed Sanctuary to be situated west of an existing religious structure and north of Bonanza Road. The proposed project will be attached to an existing worship building situated east of the new church. Related hardscape and landscape improvements are included in the design. Access to the site will be from North Bonanza Road.

- **Plan Elevations**

The project profile plans show a 43 foot tall structure that is subject to the Residential Adjacency Standards (RAS) of Title 19.08. Single-family residential uses located east of the proposed development will be situated 200 feet east of the new church well within the 129 feet required by 3:1 RAS regulations.

The architectural design will utilize a combination of materials and features including split-face block, and pillar base CMU block, anodized aluminum, window glazing, and plaza entry structures.

- **Landscaping**

Project landscaping will comply with Title 19.12 and will improve existing conditions. The landscape plate pallette includes palm, date, and ash trees and ground cover comprising of various low lying shrubs, rock, and bark. Five Landscape islands are proposed included new planter areas within existing parking areas, landscape buffers adjacent to Bonanza Road, and landscape areas fronting the entrances to the new church sanctuary.

SDR-20504 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

A water feature is shown on the site plan and will require additional review and approval by the City Council (Directors Business request) prior to operation of this project element.

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 church expansion is compatible with existing surrounding residential and civic uses on site and within the immediate vicinity.

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 civic development will be consistent with Title 19 and the General Plan and will meet the intent of revitalization efforts targeted for this area.

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

Vehicular access is available and adequate from Bonanza Road and no adverse effects are anticipated with implementation of the project.

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

Building materials will provide a contemporary design and upgrade to the area and will the community character will benefit from the installation of associated landscape materials.

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;**

Project profiles indicate a building facade designed to blend with the surrounding community environment and existing religious structures on the site.

SDR-20504 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

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

Human health will not be compromised nor will public safety be adversely affected with implementation of the church expansion.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED 568

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20504** APN: 140-30-401-011
Name of Property Owner: MOUNTAIN VIEW ASSEMBLY
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: _____

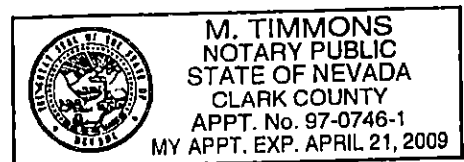
Signature of Property Owner: [Signature]

Print Name: JAY MARTINE

Subscribed and sworn before me

This 11th day of October, 2006

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



MOUNTAIN VIEW ASSEMBLY OF GOD

DESIGN REVIEW SUBMITTAL

3900 EAST BONANZA ROAD LAS VEGAS NV. 89910



CHURCH
MOUNTAIN VIEW ASSEMBLY OF GOD 3900 E
BONANZA ROAD LAS VEGAS NV. 89910
CONTACT JAY MARTIN
PHONE 702-292-8756
EMAIL jay@nationalcmi.com



ARCHITECT
BGW ARCHITECTS 2909 WASHINGTON BLVD
OGDEN UTAH, 84401
CONTACT ROLLAND LEE
PHONE 800-552-7137 OR 801-409-1050
EMAIL rlee@bgwservices.com



CIVIL
JHR ENGINEERING 4880 W UNIVERSITY BLVD
LAS VEGAS NEVADA 89103
CONTACT REN RICHINS
PHONE 702-876-2341
EMAIL richins@jhrassociates.com



SHEET INDEX

1	COVER SHEET
2	MASTER SITE PLAN
3	SITE PLAN PHASE I
4	LARGE SCALE SITE PLAN PHASE 1
5	RENDERING OF SANCTUARY BUILDING
6	SANCTUARY FLOOR PLANS
7	EXTERIOR ELEVATIONS - WEST AND SOUTH
8	EXTERIOR ELEVATIONS - NORTH AND EAST

RECEIVED
MAR 14 2007

BGW

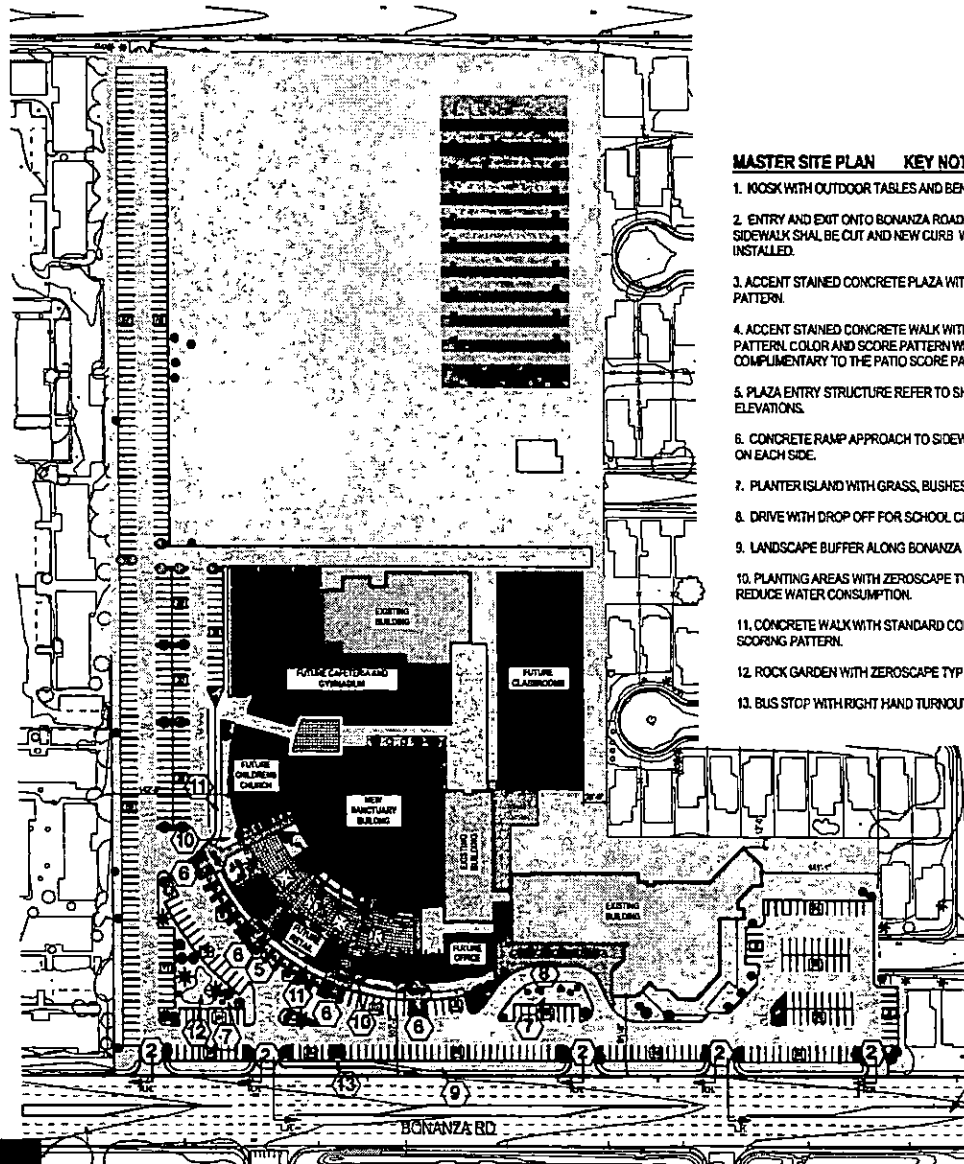
BUILDING BUILDINGS, BUILDING LIVES

MOUNTAIN VIEW ASSEMBLY OF GOD
Sanctuary Building

Cover Sheet 1

3/13/07

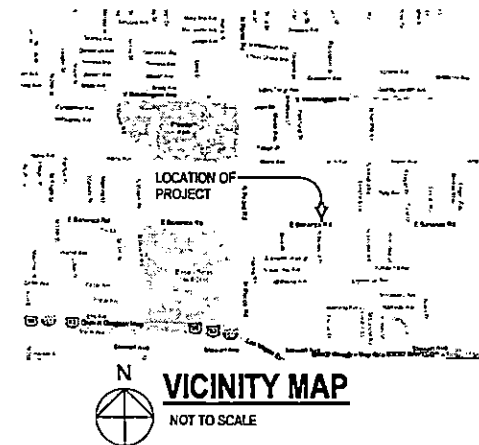
SDR-20504
04/26/07 PC



MASTER SITE PLAN KEY NOTES

1. KIOSK WITH OUTDOOR TABLES AND BENCHES
2. ENTRY AND EXIT ONTO BONANZA ROAD. EXISTING CURB AND SIDEWALK SHALL BE CUT AND NEW CURB WITH DRIVE WILL BE INSTALLED.
3. ACCENT STAINED CONCRETE PLAZA WITH DECORATIVE SCORE PATTERN.
4. ACCENT STAINED CONCRETE WALK WITH DECORATIVE SCORE PATTERN. COLOR AND SCORE PATTERN WILL BE COMPLEMENTARY TO THE PATIO SCORE PATTERN AND COLOR.
5. PLAZA ENTRY STRUCTURE REFER TO SHEET 4 PLAZA ENTRY ELEVATIONS.
6. CONCRETE RAMP APPROACH TO SIDEWALK WITH PLANTERS ON EACH SIDE.
7. PLANTER ISLAND WITH GRASS, BUSHES AND TREES.
8. DRIVE WITH DROP OFF FOR SCHOOL CHILDREN.
9. LANDSCAPE BUFFER ALONG BONANZA ROAD.
10. PLANTING AREAS WITH ZEROSCAPE TYPE PLANTINGS TO REDUCE WATER CONSUMPTION.
11. CONCRETE WALK WITH STANDARD CONCRETE COLORS AND SCORING PATTERN.
12. ROCK GARDEN WITH ZEROSCAPE TYPE PLANTINGS.
13. BUS STOP WITH RIGHT HAND TURNOUT LANE.

NOTE: CENTER ISLANDS ARE SHOWN FOR SCHEMATIC DESIGN PURPOSES ONLY. ISLANDS WILL BE REMOVED BEFORE SUBMITTAL TO THE CITY



SITE DATA & PARKING CALCULATIONS

ASSEMBLY FIXED SEATING	
SANCTUARY BUILDING FIXED SEATS	= 1,557 SEATS
BUILDING AREA BASED ON BUILDING FOOT PRINT	
SANCTUARY BUILDING AREA	= 32,700 SQ. FT. FOOT PRINT
EXISTING BUILDING AREA	= 62,417 SQ. FT. FOOT PRINT
FUTURE DEVELOPMENT BUILDING AREA	= 79,037 SQ. FT. FOOT PRINT

SITE DESIGN AREA USE CALCULATIONS

LOT SIZE	= 858,981 SQ. FT.	
TOTAL BUILDING FOOT PRINT PHASE - 1	= 95,117 SQ. FT.	10.9 %
TOTAL BUILDING FOOT PRINT WITH FUTURE DEVELOPMENT	= 174,154 SQ. FT.	20.0 %
ASPHALT PAVING	= 201,148 SQ. FT.	23.1 %
LANDSCAPE AREAS	= 457,852 SQ. FT.	52.8 %
HARDSCAPE INCLUDING CONC. WALKS & PLAZAS	= 35,827 SQ. FT.	4.1 %

PARKING CALCULATIONS

TOTAL PARKING STALLS	= 484	
HANDICAP PARKING STALLS	= 11	2.2 %
TOTAL REQUIRED PARKING STALLS (SANCTUARY) BUILDING (1,557 FIXED SEATS DIVIDED BY 4)	= 340	
PARKING REQUIREMENTS FOR CHURCH AND SCHOOL ADMINISTRATION.	= 20	
TOTAL PARKING FOR CAFETERIA AND GYMNASIUM BASED ON (1000 SEATS DIVIDED BY 4)	= 250	
PARKING AVAILABLE FOR OTHER USES	= 144	

PARKING DESIGN CRITERIA

THE SANCTUARY (GREATEST REQUIREMENTS) WILL BE USED ON SUNDAY ONLY. THE CAFETERIA, GYMNASIUM AND CLASSROOMS WILL NOT BE USED ON SUNDAY. THE GYMNASIUM WILL NOT BE USED AT THE SAME TIME AS THE CLASSROOMS. PARKING IS BASED ON THE WORST CASE OF THE USAGES.

B&W

BUILDING BUILDINGS, BUILDING LIVES

MOUNTAIN VIEW ASSEMBLY OF GOD

Sanctuary Building

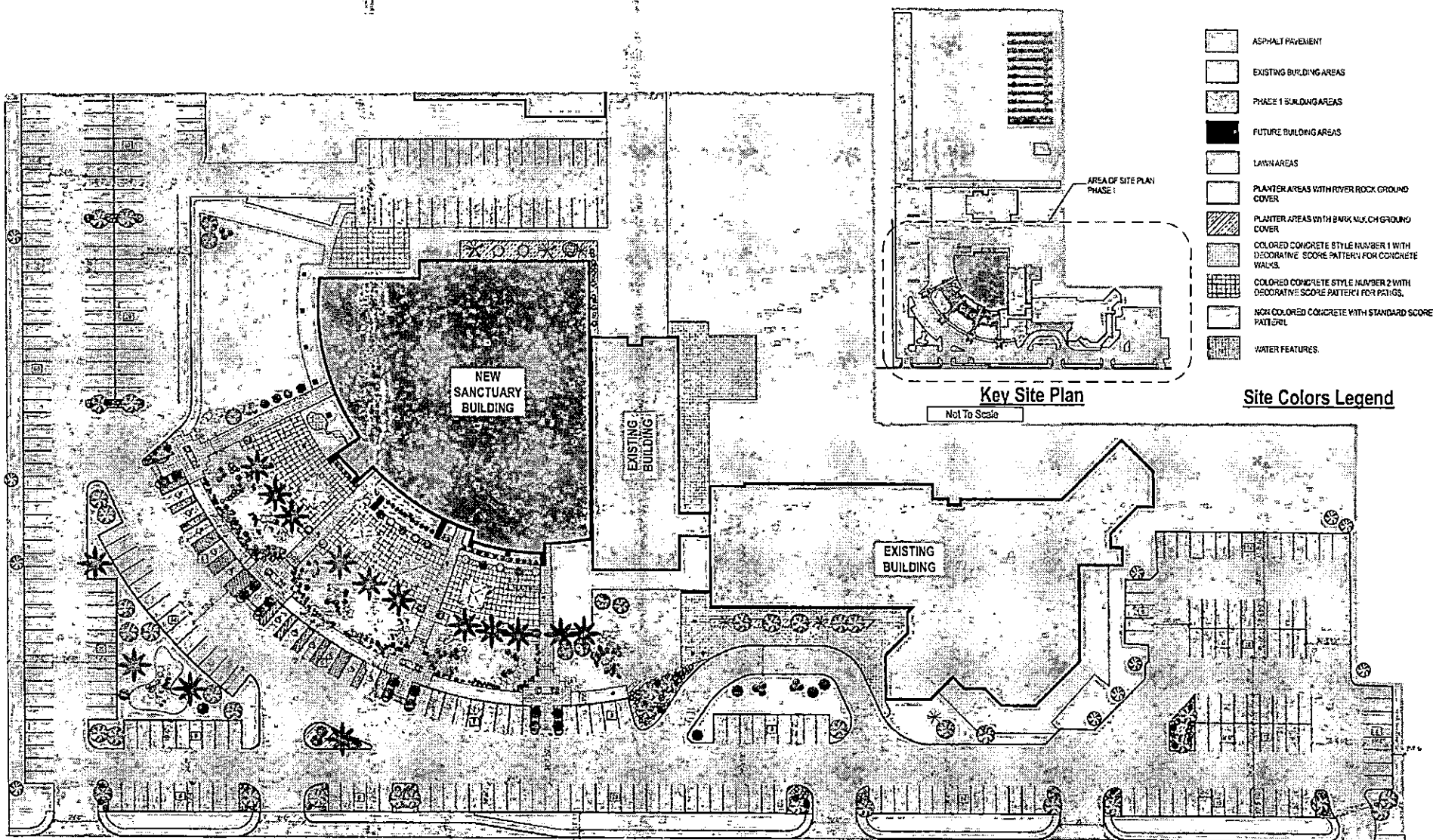
Site Master Plan

2

3/13/07 11:19 Scale: 1"=370'0"

SDR-20504
04/26/07 PC

MAR 14 2007



BUILDING BUILDINGS, BUILDING LIVES

MOUNTAIN VIEW ASSEMBLY OF GOD

Sanctuary Building



RECEIVED
APR 11 2007

Phase 1 Site Plan

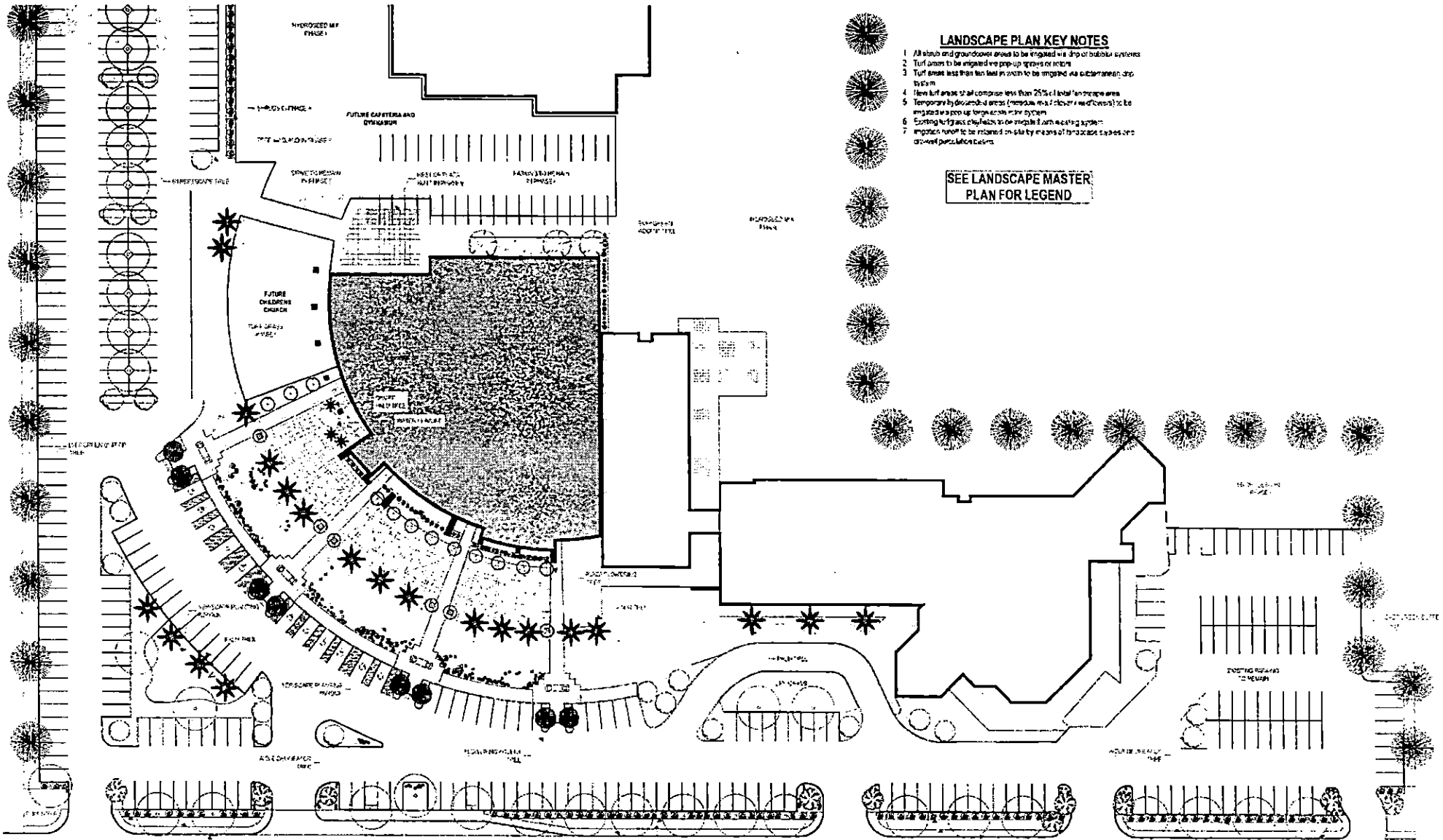
3/13/07 1:1 Scale: 1" = 50'-0"

3

SDR-20504

REVISED

04/26/07 PC



LANDSCAPE PLAN KEY NOTES

1. All shrubs and groundcover areas to be irrigated with drip or bubbler systems.
2. Turf areas to be irrigated via pop-up systems or rotors.
3. Turf areas less than ten feet in width to be irrigated via subsurface drip system.
4. New turf areas shall comprise less than 25% of total landscape area.
5. Temporary hydroseeded areas (mosses, meadow, etc.) to be irrigated via pop-up large area rotary system.
6. Existing turf grass shall be maintained via subsurface drip irrigation system.
7. Irrigation runoff to be retained on-site by means of landscape basins and/or detention basins.

SEE LANDSCAPE MASTER PLAN FOR LEGEND

1. 1/4" = 1' SCALE

2. 1/4" = 1' SCALE

3. 1/4" = 1' SCALE

4. 1/4" = 1' SCALE

5. 1/4" = 1' SCALE

6. 1/4" = 1' SCALE

7. 1/4" = 1' SCALE

8. 1/4" = 1' SCALE

9. 1/4" = 1' SCALE

10. 1/4" = 1' SCALE

11. 1/4" = 1' SCALE

12. 1/4" = 1' SCALE



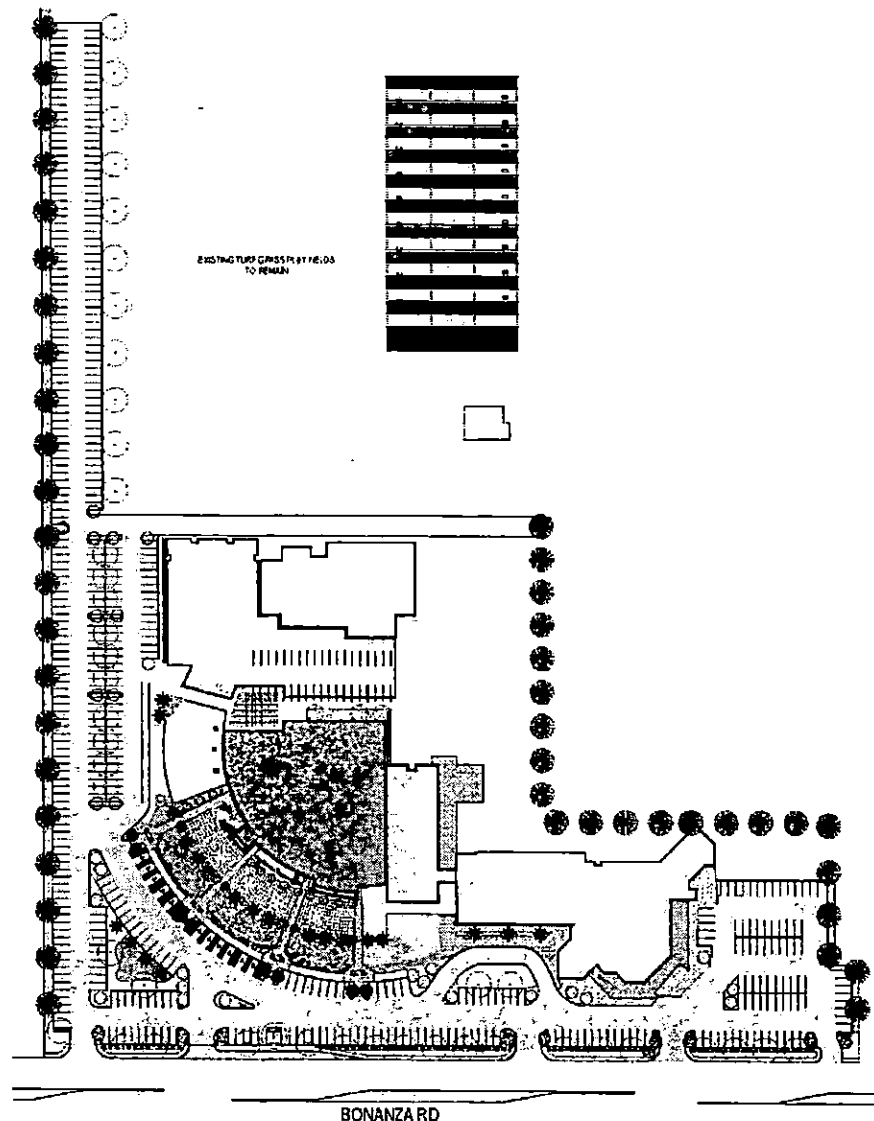
MOUNTAIN VIEW ASSEMBLY OF GOD
Sanctuary Building



Phase 1 Landscape Plan

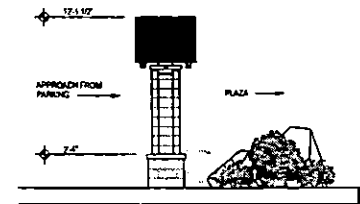
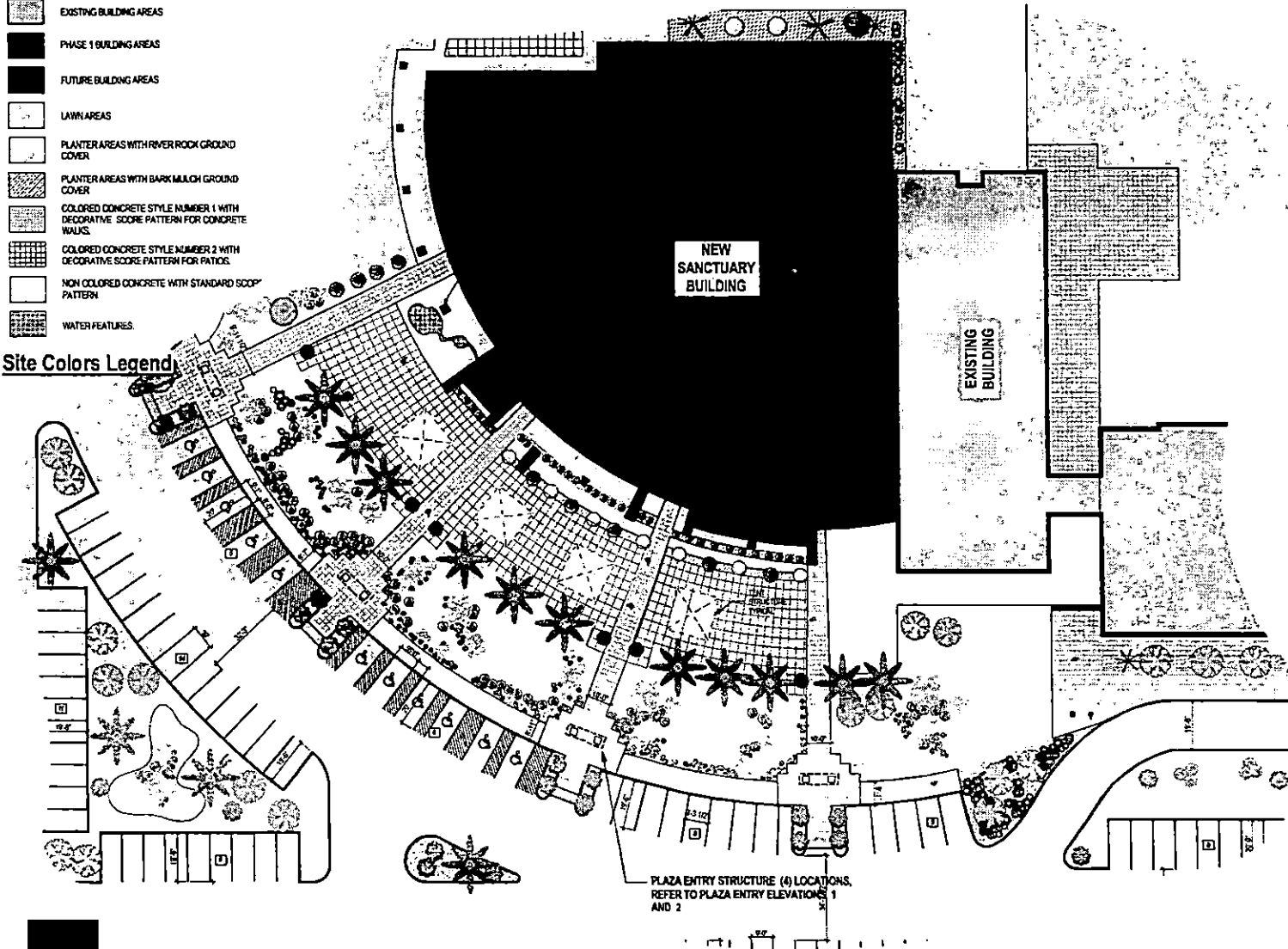
Scale 1" = 30' 0"

SDR-20504
04/26/07 PC

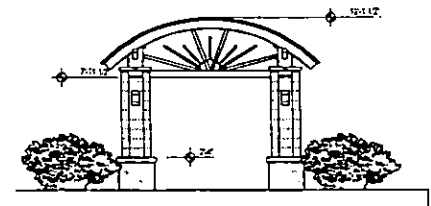


-  ASPHALT PAVEMENT
-  EXISTING BUILDING AREAS
-  PHASE 1 BUILDING AREAS
-  FUTURE BUILDING AREAS
-  LAWN AREAS
-  PLANTER AREAS WITH RIVER ROCK GROUND COVER
-  PLANTER AREAS WITH BARK MULCH GROUND COVER
-  COLORED CONCRETE STYLE NUMBER 1 WITH DECORATIVE SCORE PATTERN FOR CONCRETE WALKS
-  COLORED CONCRETE STYLE NUMBER 2 WITH DECORATIVE SCORE PATTERN FOR PATIOS
-  NON COLORED CONCRETE WITH STANDARD SCOOP PATTERN
-  WATER FEATURES

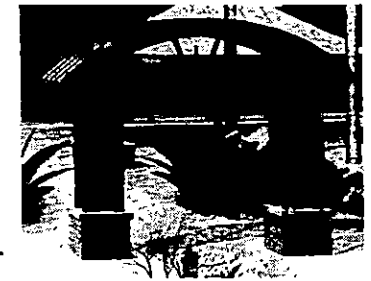
Site Colors Legend



1 Plaza Future Entry Side Elevation
Scale: 1/4" = 1'-0"



2 Plaza Future Entry Front Elevation
Scale: 1/4" = 1'-0"



3 Plaza Future Entry 3d Rendering
Not To Scale

BOW

BUILDING BUILDINGS, BUILDING LIVES

MOUNTAIN VIEW ASSEMBLY OF GOD
Sanctuary Building

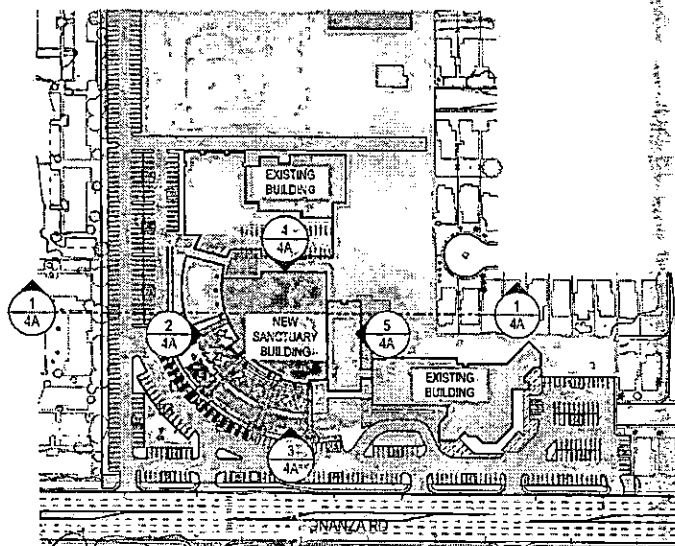
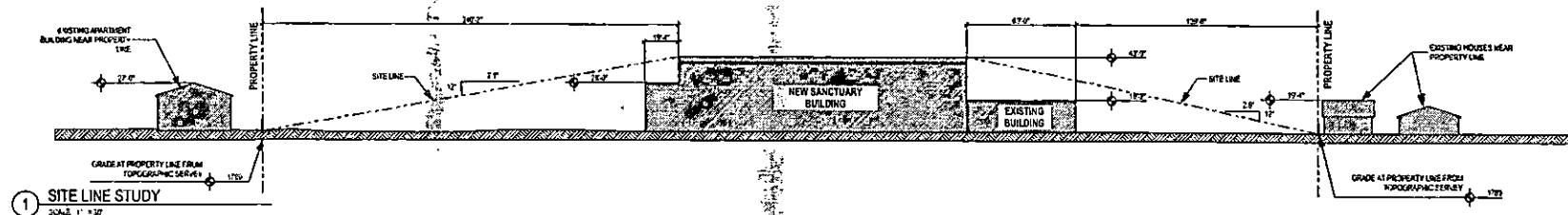
Large Scale Site Plan Phase 1

4

3/13/07 Scale: 1" = 20'-0"

SDR-20504
04/26/07 PC

3/13/07 1:2007



Site Plan With Section Locations
SCALE: 1" = 100'

Note:

The following city Ordinance has been considered in reference to this design.
16.20.010 Grades, curves and sight distances. It states the following:

Grades, curves and sight distances shall be subject to the approval of the director of public works, or his designee, and shall be designed to permit safe travel and shall afford safe, unobstructed sight distance.

In consideration to the city ordinance the site section shown uses the location where the proximity of the building is closest to the property lines or worst case scenario.

Height to width ratio is a 3:1 ratio.



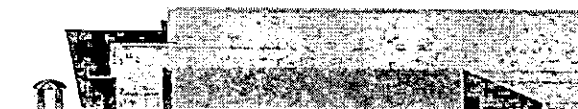
2 West Sanctuary Elevation



3 South Sanctuary Elevation



4 North Sanctuary Elevation



5 East Sanctuary Elevation



BUILDING BUILDINGS, BUILDING LIVES

MOUNTAIN VIEW ASSEMBLY OF GOD

Sanctuary Building

Residential, Adjacent Slope Analysis

4A

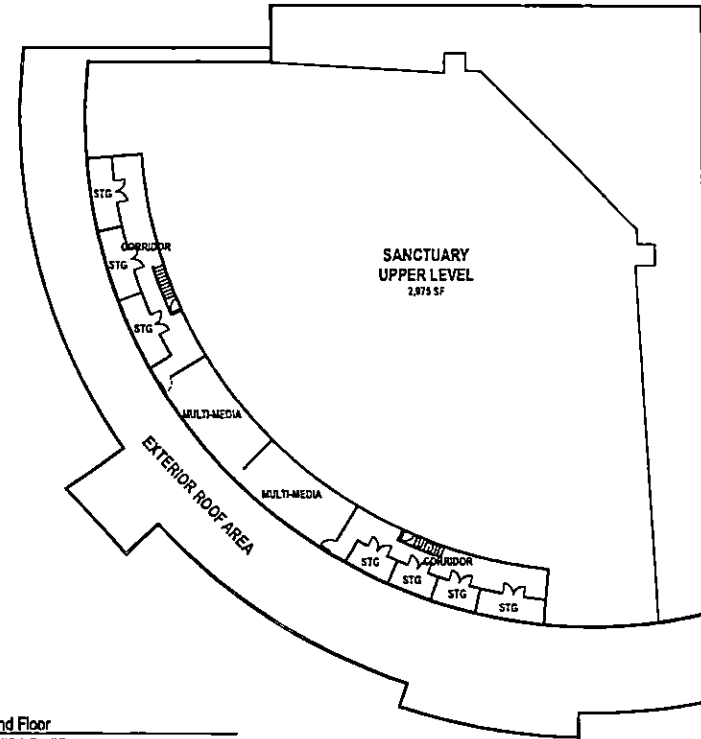
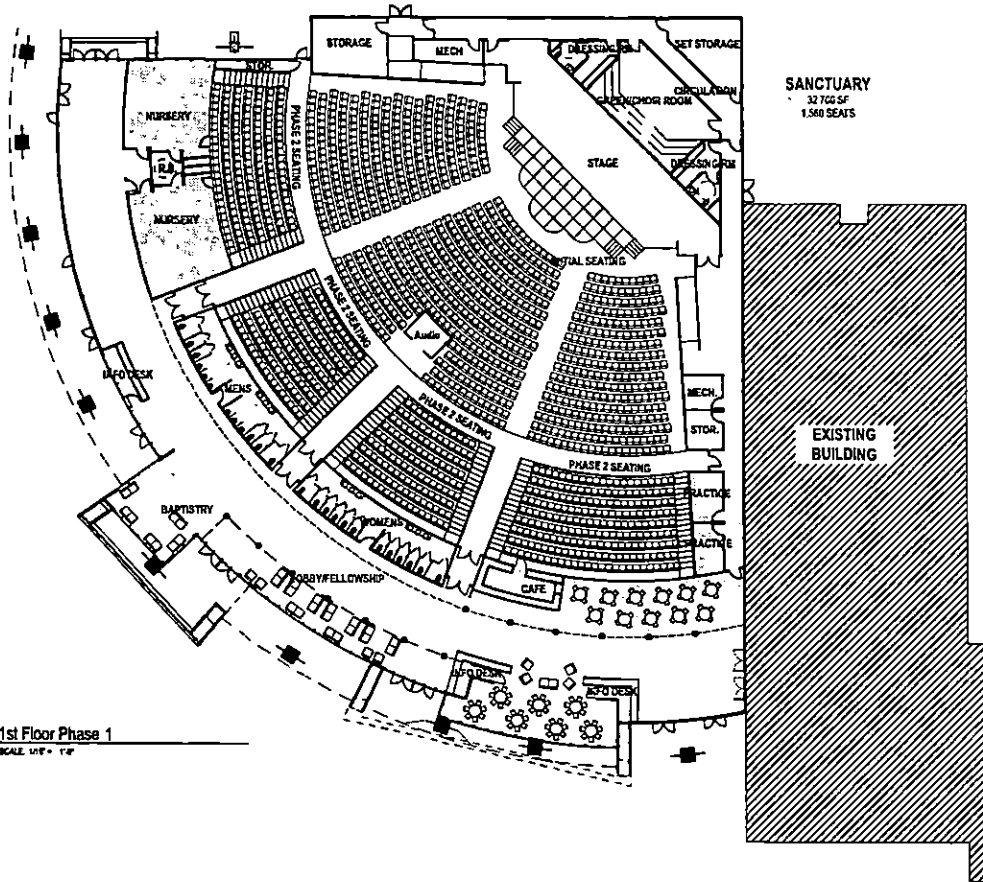
RECEIVED

APR 11 2007

SDR-20504

REVISED

04/26/07 PC



Building Buildings, Building Lives

MOUNTAIN VIEW ASSEMBLY OF GOD
Sanctuary Building

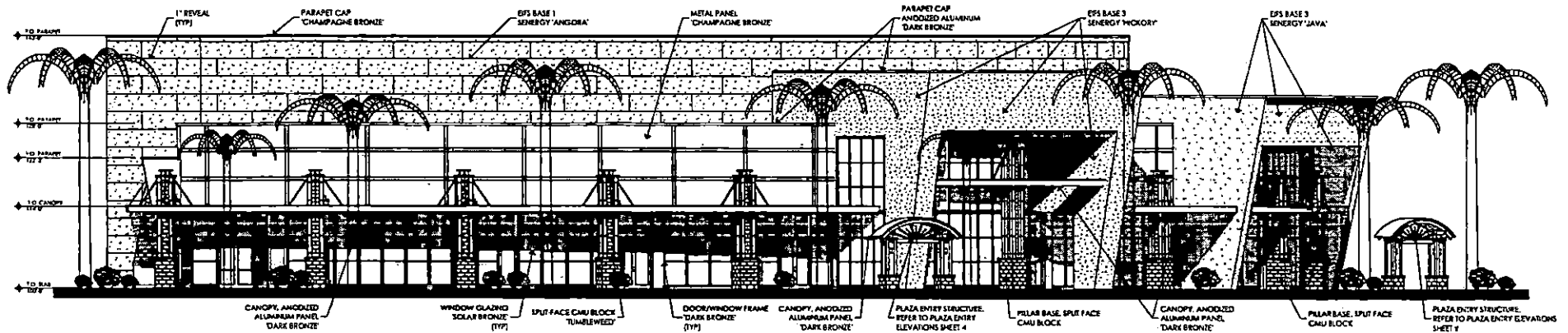
Sanctuary Floor Plans

6

34132307

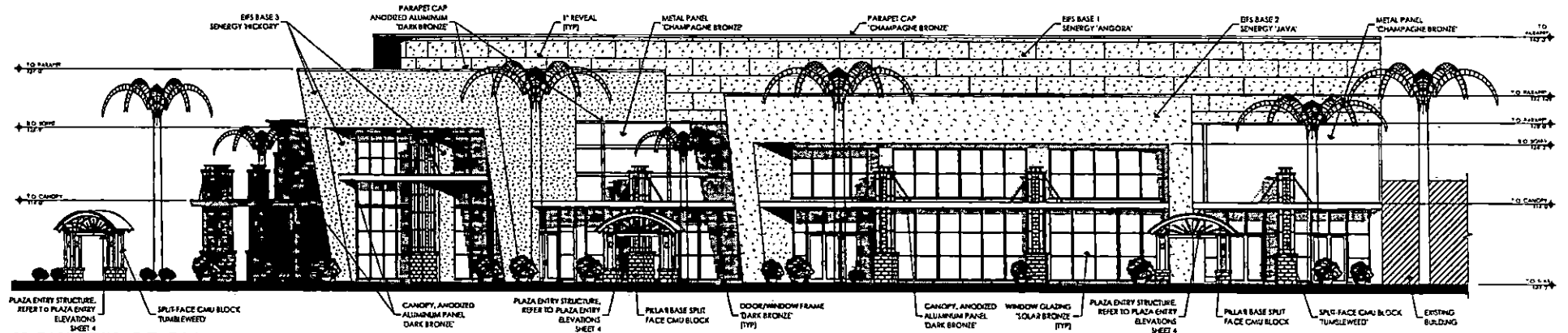
SDR-20504
04/26/07 PC

MAR 14 2007



WEST SANCTUARY ELEVATION

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



SOUTH SANCTUARY ELEVATION

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

BGW

Building Buildings, Building Lives

MOUNTAIN VIEW ASSEMBLY OF GOD
Sanctuary Building

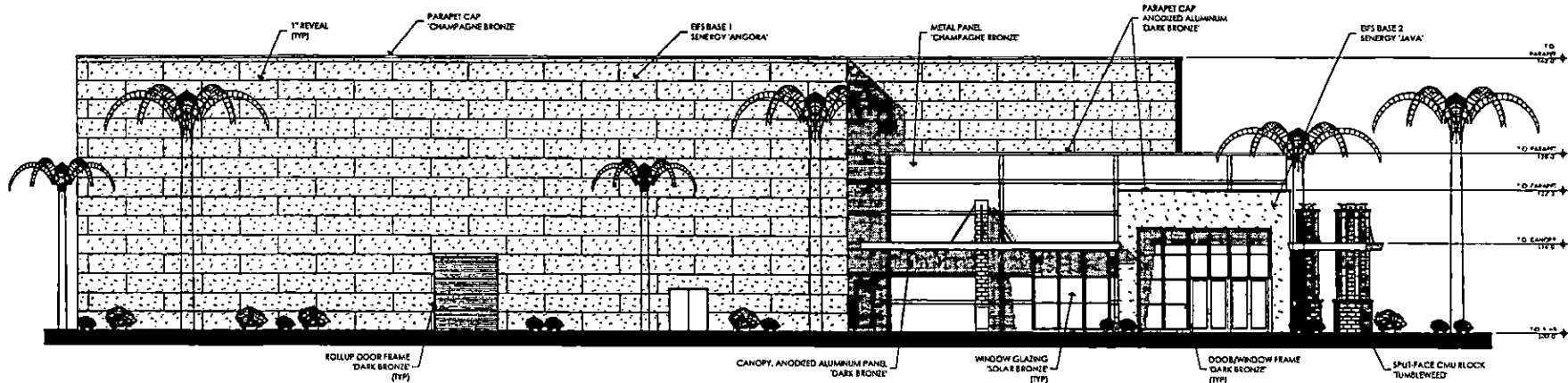
Exterior Elevations

7

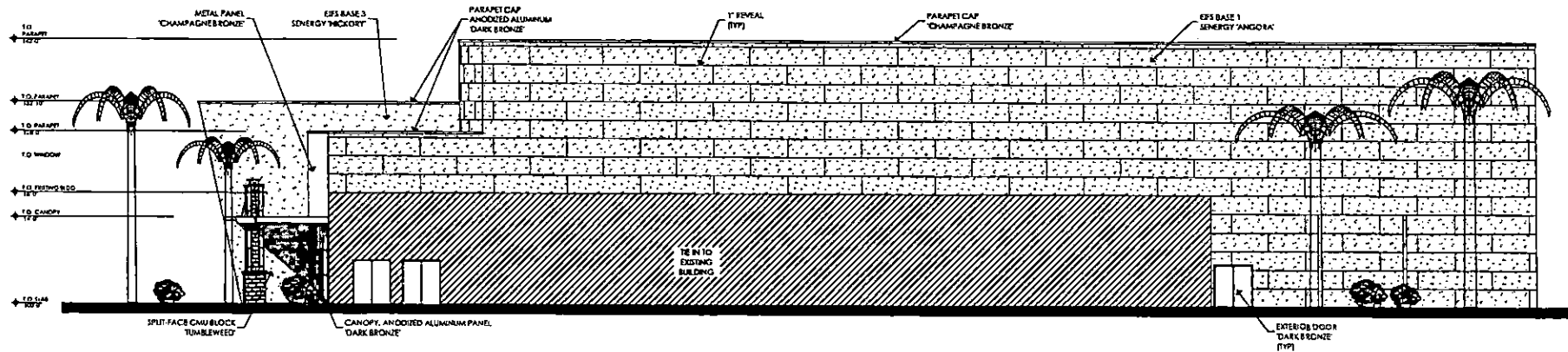
3/13/2007

SDR-20504
04/26/07 PC

APR 14 2007



NORTH SANCTUARY ELEVATION
SCALE 1/8" = 1'-0"



EAST SANCTUARY ELEVATION
SCALE 1/8" = 1'-0"



Building Buildings, Building Lives

MOUNTAIN VIEW ASSEMBLY OF GOD
Sanctuary Building

Exterior Elevations

8

3/13/2007
SDR-20504
04/26/07 PC



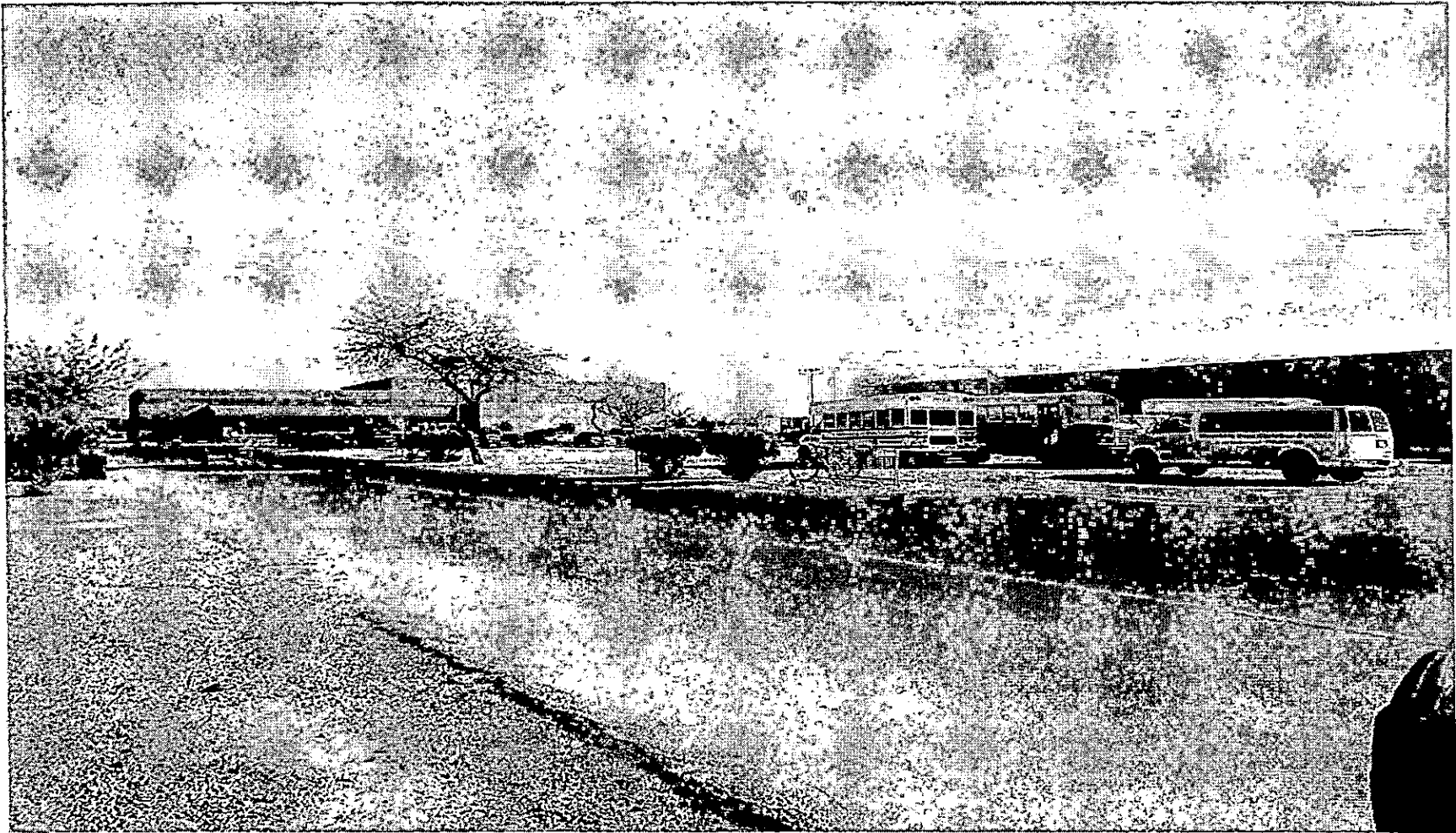
SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD
3900 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



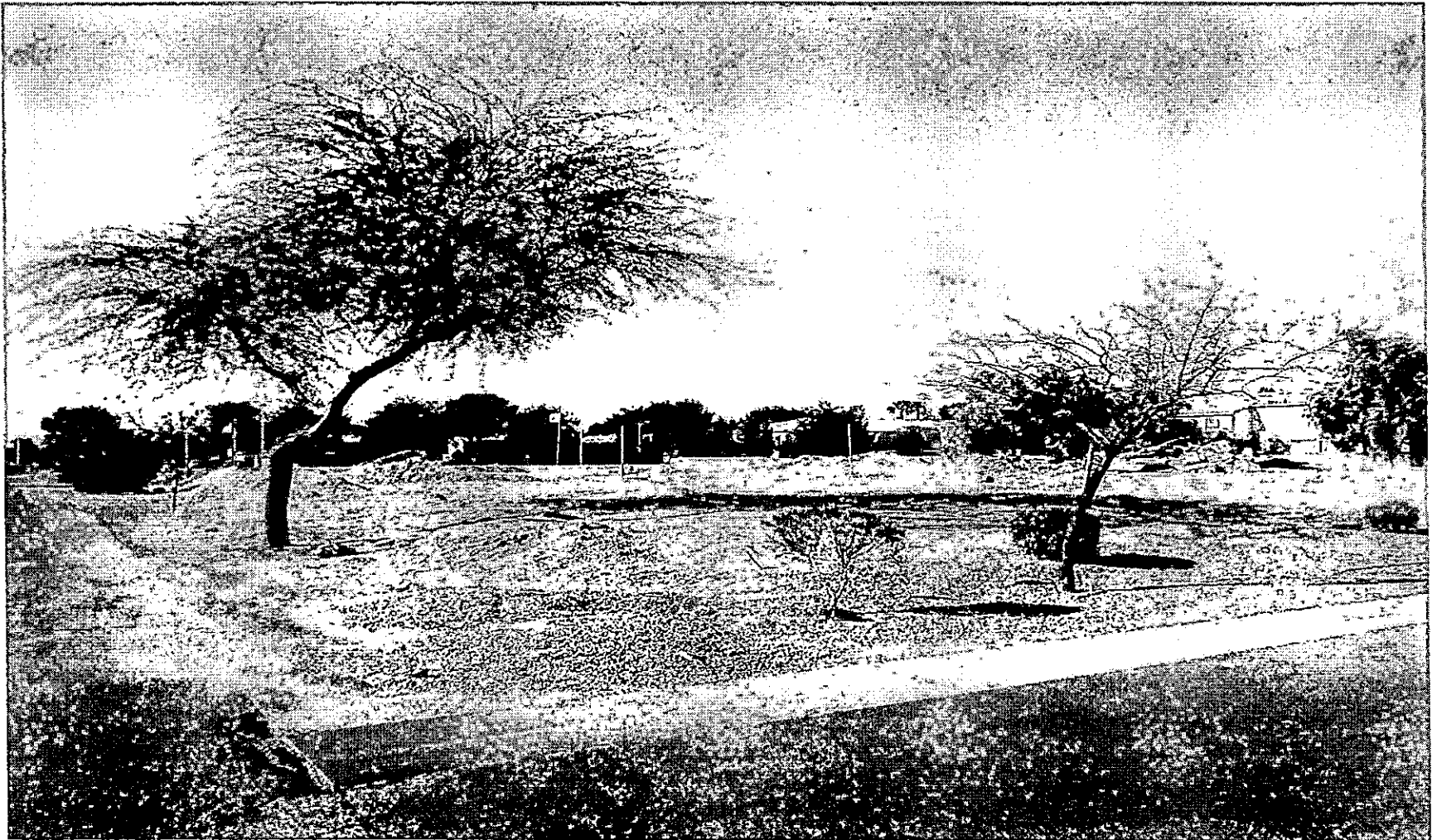
SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD
3900 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD
3900 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD
3900 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD
3900 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD
3900 EAST BONANZA ROAD
APRIL 26, 2007 PLANNING COMMISSION

03/28/07



thomas a van kempen II - sr pastor

March 12, 2007
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

Attn:
City of Las Vegas City Council Members
City of Las Vegas Planning Commissioners

This letter is to serve as formal notification of request for planned improvements to 3900 E. Bonanza Rd of a 32,000 sq ft sanctuary.

Justification;

1. Mountain View Assembly is continuing to see weekly increases in attendance at all church services. The result of this growth has put us in the position of needing a larger worship facility to continue to meet the needs of the east Las Vegas community.
2. The improvement will continue the beautification of Bonanza Rd and showcase the overall vitality of the area.

Mountain View Assembly is committed to meeting the needs of our community, congregation, parents, students and faculty through the successful planning and development of the property located at 3900 E. Bonanza. We intend to work very closely with City personnel to assure that all projects are designed, constructed and maintained in manner that is truly a benefit to all those which call Las Vegas home.

Sincerely,

Pastor Thomas A. Van Kempen II
Mountain View Assembly

PLANNING AND
DEVELOPMENT

APR 11 11 05 AM '07

SDR-20504

REVISED

04/26/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-20504 - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 26, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Thomas A. Van Kemper II 4/24/07
Signature Date

Thomas A. Van Kemper II
Please Print Name

Mountain View Assembly of God
Company Name

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 4/26/07 Item #11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**SDR-20538 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC - Request for a Site
Development Plan Review FOR A PROPOSED 12,348 SQUARE FOOT OFFICE BUILDING
on 1.08 acres on the north side of Cascade Valley Court, approximately 253 feet east of Tenaya
Way (APN 138-15-612-006), C-PB (Commercial - Planned Business Park) Zone, Ward 1
(Tarkanian).**

P.C.: FINAL ACTION (unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Carpenter Sellers Association

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

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

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 12 – SDR-20538

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 9 and 12.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 9 and 12.
(6:09 – 6:13)
1-248

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-68-85) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 04/04/07, and building elevations, date stamped 03/13/07, except as amended by conditions herein.
4. An Exemption from Title 19.12 is hereby approved, to allow no trees within the 15-foot perimeter landscape buffer along the rear property line in order to accommodate access to and maintenance of an existing sewer easement.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: the addition of one parking lot landscape finger along the easternmost row of parking spaces and one parking lot landscape finger along the westernmost row of parking spaces.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 12 – SDR-20538

CONDITIONS – Continued:

- certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. 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).
 8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

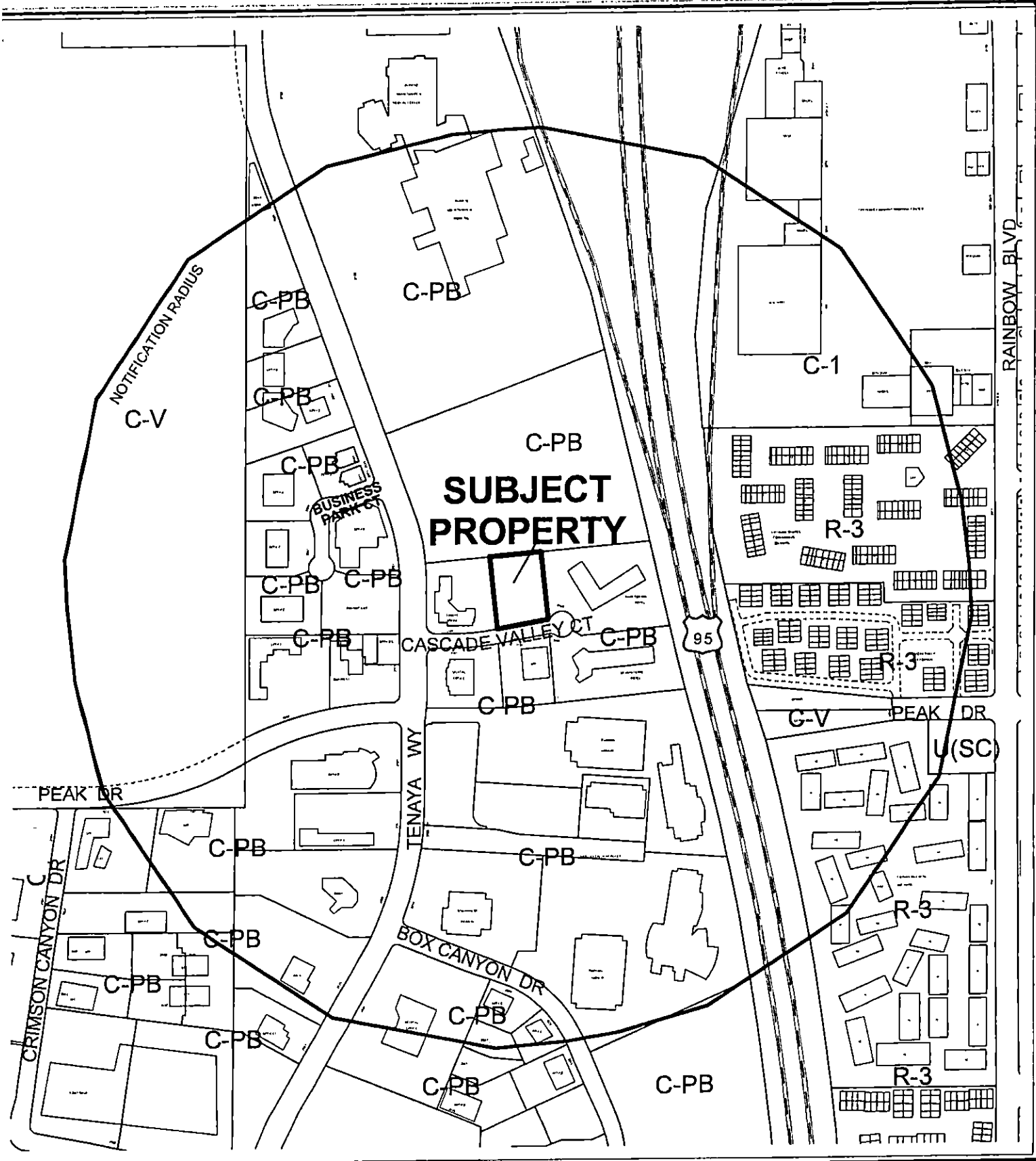
Public Works

13. 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.
14. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Cascade Valley Court.
15. Drivable access to the existing Public Sewer Easement along the northern boundary of this site shall be maintained in a manner acceptable to the Collection System Planning Section of the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 12 – SDR-20538

CONDITIONS – Continued:

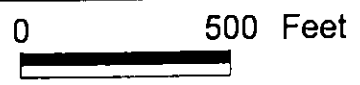
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for Z-68-85 and all other applicable site-related actions

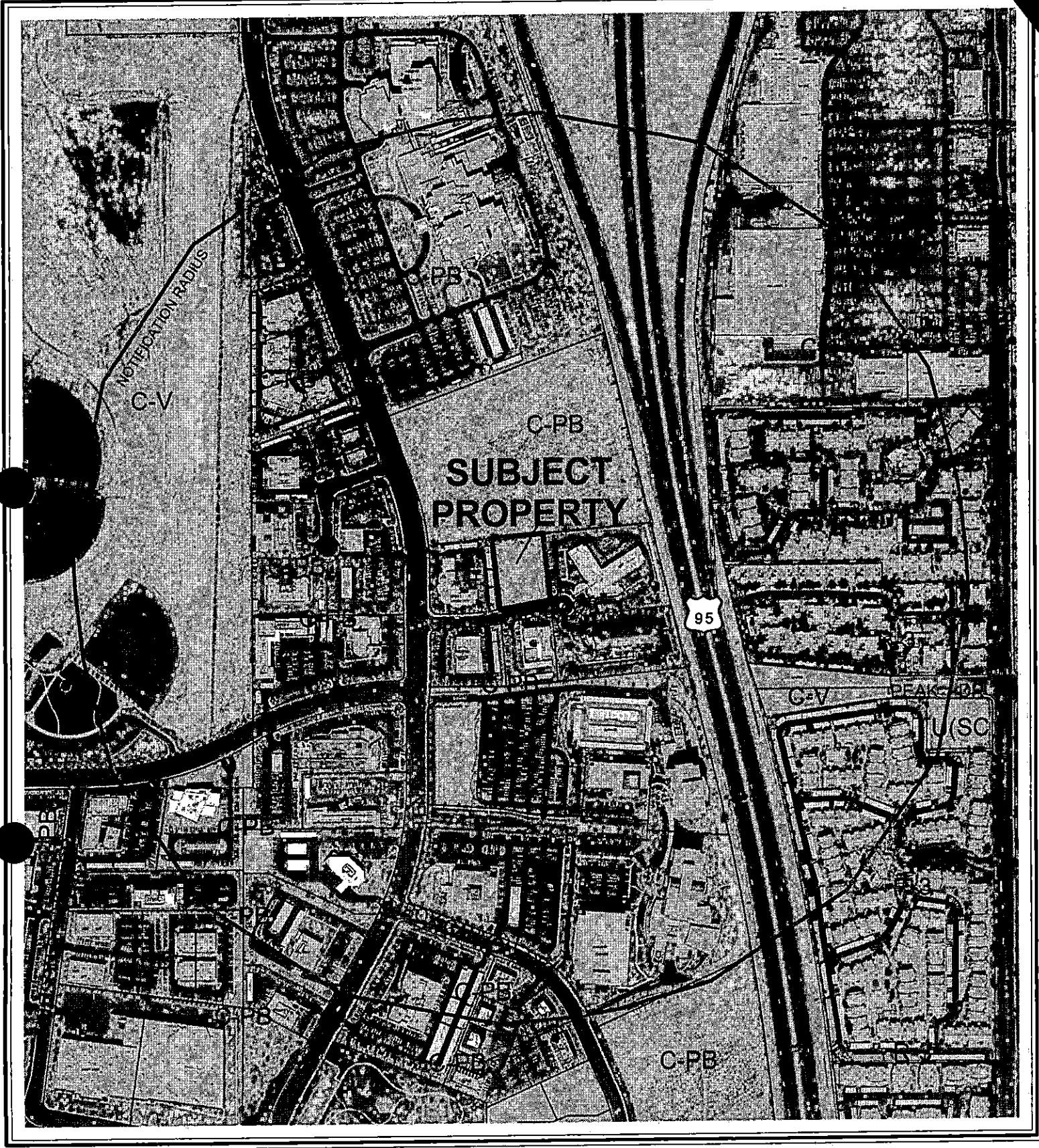


CASE: **SDR-20538**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)





CASE: SDR-20538

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20538- APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC**

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

1. Conformance to the Conditions of Approval for Rezoning (Z-68-85) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 04/04/07, and building elevations, date stamped 03/13/07, except as amended by conditions herein.
4. An Exemption from Title 19.12 is hereby approved, to allow no trees within the 15-foot perimeter landscape buffer along the rear property line in order to accommodate access to and maintenance of an existing sewer easement.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: the addition of one parking lot landscape finger along the easternmost row of parking spaces and one parking lot landscape finger along the westernmost row of parking spaces.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

SDR-20538 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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.
14. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Cascade Valley Court.
15. Drivable access to the existing Public Sewer Easement along the northern boundary of this site shall be maintained in a manner acceptable to the Collection System Planning Section of the Department of Public Works.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

SDR-20538 - Conditions Page Three
April 26, 2007 - Planning Commission Meeting

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for Z-68-85 and all other applicable site-related actions

SDR-20538 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a proposed 12,348 square foot office building on 1.08 acres at 7150 Cascade Valley Court in the Las Vegas Technology Park. The proposed use is of a type and intensity that is appropriate for the Las Vegas Technology Center and; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/85	The City Council approved a Rezoning (Z-68-85) to C-PB (Planned Business Park) on the subject site as part of a larger request establishing the Las Vegas Technology Center. Planning Commission and Staff recommended approval.
09/28/98	The City Council approved a Site Development Plan Review [Z-68-85(48)] for a 16,356 square-foot, 2-story office building on the subject site. The Planning Commission and staff recommended approval and the Las Vegas Technology Center Architectural Review Committee conditionally approved this plan. This application expired
01/24/02	The Planning Commission approved a Site Development Plan Review [Z-68-85(59)] for a 10,000 square-foot office building and a reduction in the required parking lot landscape fingers on the subject site. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
NA	

<i>Pre-Application Meeting</i>	
02/26/07	A pre-application meeting was held to discuss the submission guidelines for a Site Development Plan Review and the Las Vegas Technology Center architectural guidelines.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
03/22/07	A field check was conducted and no indication was found that the subject site is unsuitable for the proposed office building.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.08

RL

SDR-20538 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial and Research)	C-PB (Planned Business Park)
North	Undeveloped	LI/R (Light Industrial and Research)	C-PB (Planned Business Park)
South	Medical Offices	LI/R (Light Industrial and Research)	C-PB (Planned Business Park)
East	Hotel	LI/R (Light Industrial and Research)	C-PB (Planned Business Park)
West	Medical Offices	LI/R (Light Industrial and Research)	C-PB (Planned Business Park)

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

- **Technology Center**

The Las Vegas Technology Center is planned to result in a campus-like setting, fostering the development of high technology uses. To this end, buildings and grounds are expected to be tastefully designed, incorporating contemporary architecture with landscape treatment that embodies the campus-like setting. The proposed site plan reflects the design aesthetic expectations of the Las Vegas Technology Center.

- **Airport Overlay District**

While the proposed development is located within the Airport Overlay District, the 22-foot building is well below the height limitations that would impact air transportation corridors.

SDR-20538 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	180 Feet	Y
Min. Setbacks			
• Front	20 Feet	158 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	15 Feet	20 Feet	Y
Max. Lot Coverage	50%	26.2%	Y
Max. Building Height	NA	22 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	7 Trees	9 Trees	Y
	1 Landscape Finger/6 spaces	5 Fingers	3 Fingers	N*
Buffer:				
Min. Trees				N**
North	1 Tree/30 Linear Feet	6 Trees	0 Trees	Y
South	1 Tree/30 Linear Feet	5 Trees	5 Trees	Y
East	1 Tree/30 Linear Feet	7 Trees	7 Trees	Y
West	1 Tree/30 Linear Feet	7 Trees	7 Trees	Y
TOTAL		32 Trees	35 Trees	Y
Min. Zone Width				
North	8 Feet		15 Feet	Y
South	15 Feet		20 Feet	Y
East	8 Feet		8 Feet	Y
West	8 Feet		8 Feet	Y

* A condition of approval will require the addition of one parking lot landscape finger along the easternmost row of parking spaces and one parking lot landscape finger along the westernmost row of parking spaces.

** While the applicant has provided a 15-foot landscape buffer, an existing sewer easement precludes the planting of trees along the buffer. As such, the landscape plan indicates appropriate landscaping material in compliance with the standards for a sewer easement, and staff recommends approval of an exemption to the requirement of one tree every 30 feet on center.

SDR-20538 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>						
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>	
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>
Office	12,348 SF	1:300 SF	40	2	42	2
TOTAL			42		44	Y

ANALYSIS

- **Zoning**

The subject site is located in the C-PB (Planned Business Park) zone. The C-PB (Planned Business Park) zone allows industrial uses, including light manufacturing, assembling and processing; warehousing and distribution; research, development and testing laboratories; medical related uses and ancillary commercial uses in an Industrial Office Park setting. The proposed development fits the category of Administrative and Professional Offices as permitted in the Las Vegas Technology Center, and is an appropriate use for the C-PB zone.

- **Site Plan**

The proposed site plan indicates a single one-story, 12,348 square-foot office building. Parking is arranged in front and includes 44 spaces where 42 are required. While the applicant has provided a 15-foot landscape buffer along the rear property line, an existing sewer easement precludes the planting of trees along the buffer, and instead the applicant will provide appropriate landscaping material in compliance with the standards for a sewer easement.

- **Landscape Plan**

The landscape plan indicates perimeter landscape buffers which exceed the landscaping requirements of Title 19 and the Las Vegas Technology Design Standards. Perimeter landscape trees include Blue Palo Verde, and Shoestring Acacia. The parking lot includes Shoestring acacia and Chilean Mesquite. Other plants include Giant Hesperaloe, Bull Grass, Purple Trailing Lantana, Mescal Ceniza, Bush Morning Glory and Golden Barrel Cactus.

- **Elevations and Floor Plan**

The proposed elevation indicates a maximum building height of 22 feet where 55 feet is the maximum height allowed. The materials include poured in place concrete, weathered steel panels and green tinted Low-E glazing. The floor plan includes 30 individual offices, three copy rooms, a break room, several conference rooms and ADA compliant restrooms. The main entrance leads directly to a reception and waiting area.

RL

SDR-20538 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

- **Waivers**

No waivers are requested nor required for this application. However, while the applicant has provided a 15-foot landscape buffer along the rear property line, an existing sewer easement precludes the planting of trees along the buffer, and instead the applicant will provide appropriate landscaping material in compliance with the standards for a sewer easement.

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 development and development in the surrounding area. The proposed use is of a type and intensity that is appropriate for the Las Vegas Technology Center and; therefore, staff recommends approval.

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;**

Except for the absence of trees within the landscape buffer along the rear property line in order to accommodate an existing sewer easement, the proposed Site Plan is consistent with the Las Vegas Master Plan 2020, Title 19 and the Las Vegas Technology Center design standards, and; therefore, staff recommends approval.

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

Access to the site is directly via Cascade Valley Court, a Local Street on the Master Plan of Streets and Highways which terminates in a cul-de-sac. Cascade Valley Court is adequate to meet the needs of this development. In addition, Cascade Valley Court is accessed via Tenaya Way, an 80-foot Secondary Collector Street.

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

The proposed building and landscape materials are appropriate for the city and specifically for the Las Vegas Technology Center.

SDR-20538 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

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

The building elevations and design characteristics are not unsightly, undesirable, nor obnoxious. Rather, community character and aesthetics will be greatly enhanced with implementation of the proposal.

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

The appropriate measures will be taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20538** APN: 138-15-612-006

Name of Property Owner: Fire Mesa Properties, LLC

Name of Applicant: _____

Name of Representative: Carpenter Sellers Architects / Jennifer Turchin

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]

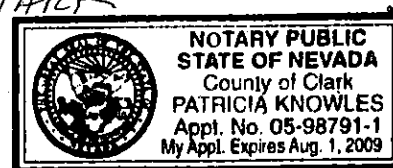
Print Name: Compinsky, Managing Member

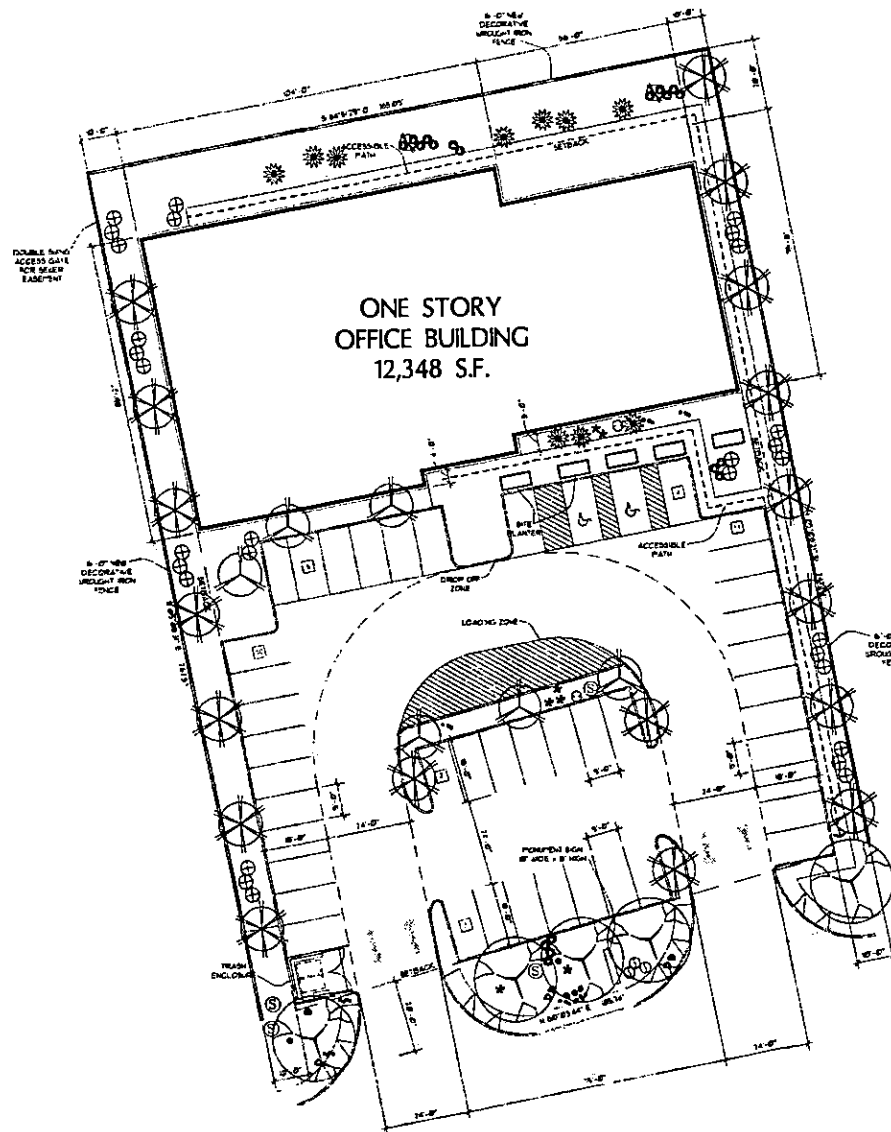
Subscribed and sworn before me

State of: NEVADA
County of: CLARK

This 12 day of March, 2007

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





C-PB

C-PB

SITE INFORMATION

AS PER CITY OF LAS VEGAS ZONING CODE TITLE 9 AND LAS VEGAS "TECHNOLOGY CENTER"

JURISDICTION

CITY OF LAS VEGAS

CURRENT ZONING

C-PB

APN: 138-15-612-006

1.08 ACRES

AREA

GROSS

47,044 S.F.

BUILDING

OFFICE BUILDING:

1 FLOOR= 12,348 S.F.

SITE COVERAGE

BUILDING FOOTPRINTS / GROSS AREA

12,348 S.F. / 47,044 S.F.

28.2%

PARKING REQUIREMENTS

PARKING REQUIRED (12,348/300) =

42 SPACES

TOTAL PARKING PROVIDED =

44 SPACES

ACCESSIBLE PARKING REQUIRED =

2 SPACES

ACCESSIBLE PARKING PROVIDED =

2 SPACES

VAN ACCESSIBLE SPACES PROVIDED =

1 SPACE

BUILDING HEIGHT MAX.

MAX BUILDING HEIGHT:

35'-0"

ACTUAL BUILDING HEIGHT:

22'-0"

MINIMUM SET BACK:

FRONT

30 FEET (20 FEET FOR PARKING)

SIDES

10 FEET

REAR

15 FEET

REAR - DRAINAGE EASEMENT

20 FEET

VICINITY MAP:



OWNER:

CORE CONSTRUCTION, GARY SIROKY PRESIDENT
2410 FIRE MESA STREET, SUITE 130
LAS VEGAS, NV 89128
(702) 794-0550

SITE PLAN

CORE OFFICE BUILDING - 7150 CASCADE VALLEY CT

PROJECT # CG4-123
DATE: APRIL 04, 2007

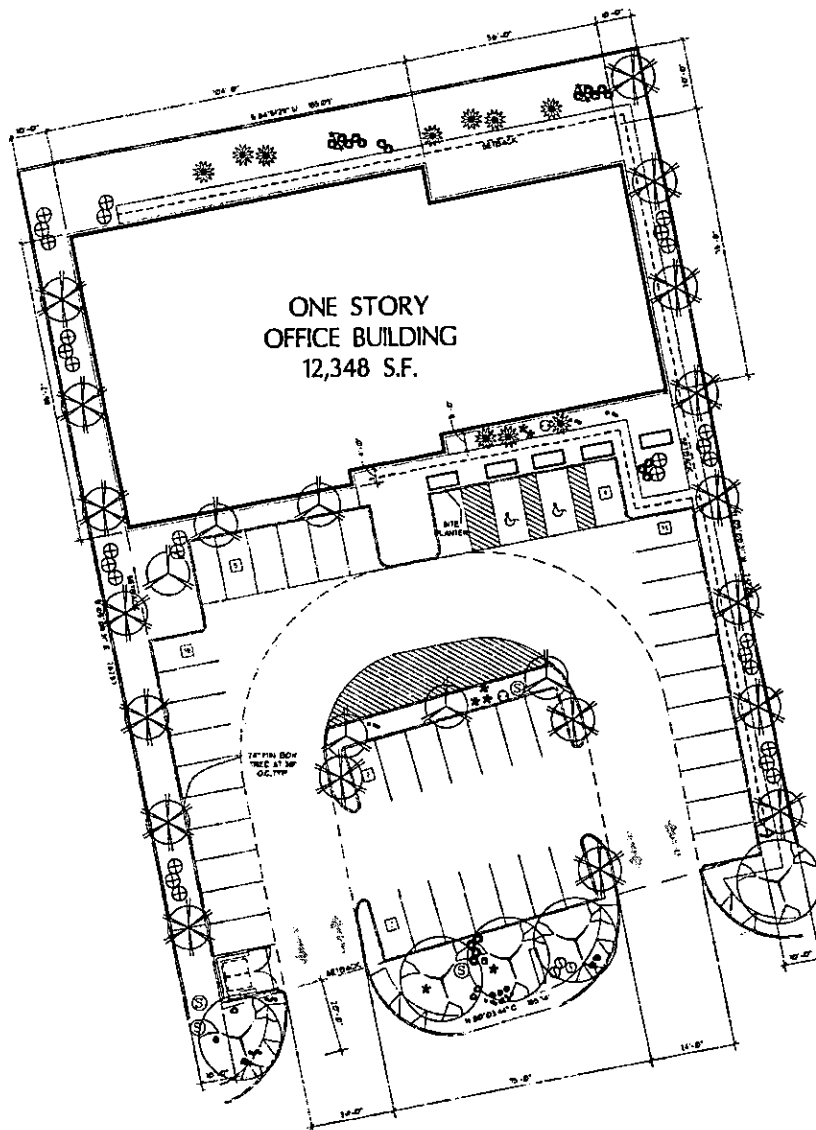
0 5' 10' 20' 25' 30' 50'
SCALE: 1/8" = 1'-0"

RECEIVED
APR 04 2007

CARPENTER SELLERS ASSOCIATES
ARCHITECTURAL DESIGN BUILDING
199 S. JONES - SUITE C - LAS VEGAS, NV 89106
702.794.0550 FAX 702.794.0550 WWW.CSADIRECT.COM

SDR-20538
REVISED
04/26/07 PC

SD-1



LANDSCAPE INFORMATION

AS PER CITY OF LAS VEGAS ZONING CODE TITLE 19 AND LAS VEGAS TECHNOLOGY CENTER I.

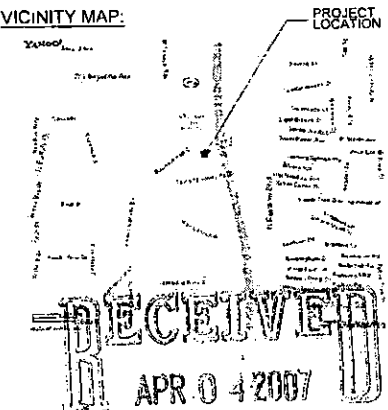
LANDSCAPE:

LANDSCAPE TO MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE CITY OF LAS VEGAS AND TECHNOLOGY CENTER I.

PLANT LEGEND

SYM. COMMON NAME	BOTANICAL NAME	SIZE
1 SLIDE PAID VERDE	CECRODORUM FLORIDUM 'SEBEST MUSEUM'	24" x 20" DIA
2 BLUE-LEAF YATTLA	ACACIA BAILEANA	24" DIA
3 BRISTLESPRING ACACIA	ACACIA STYRACHTYLIA	24" DIA
4 CHILEAN MESQUITE	PROSOPIA JULIFLORA	24" DIA
5 JARDONIA	SHIMONEDIA CYPERNICA	24" DIA
6 RED YUCCA	HESPERALOE PARVIFLORA	8" CAL
7 OCTOPUS ACACIA	ACACIA VILGIBERDA	10" CAL
8 BULL GRASS	WUHLBERGIA EMBROIDERY	1" CAL
9 CRISP BARKED CACTUS	ECHINOCACTUS CHRYSONOMI	3" CAL
10 GREEN CLOUD YUCCA RANGER	LEUCOPHYLLUS FRUTICOSUS	3" CAL
11 REGAL WIST GRASS	WUHLBERGIA EMBROIDERY	3" CAL
12 BUSH MORNING GLORY	CONVULVULUS CHEIRANTHUS	1" CAL
13 PURPLE TRAILING LANTANA	LANTANA MONTESUMENSIS	1" CAL
14 ZEBRA GRASS	HELMINTHOPUS SCANDENS 'VIA. STRICTUS'	1" CAL
15 MEXICAL CENTA	ACACIA COLONATA	1" CAL
16 DAWDRAHITA	CHRISTOPHORIA MEXICANA	1" CAL
17 BLUE EUP ALICE	ALICE 'BLUE EUP'	1" CAL
18 GIANT MESQUITE	HESPERALOE PARVIFLORA	15" CAL
19 SANTA RITA CACTUS	OPUNTIA SANTA-RITA	4" CAL
20 AUTUMN SAGE	SALVIA CRESCENS	5" CAL
21 PAPERFLOWER	PSILOSTROPHIE COOPERI	1" CAL
22 BOULDER		8"-12" DIA

VICINITY MAP:



LANDSCAPE PLAN

CORE OFFICE BUILDING - 7150 CASCADE VALLEY CT

PROJECT # C06-107
DATE: APRIL 04, 2007

0 5' 10' 15' 20' 25' 30' 35' 40'
SCALE: 1/8" = 1'-0"



CARPENTER SELLERS ASSOCIATES
ARCHITECTURE DESIGN INTERIOR

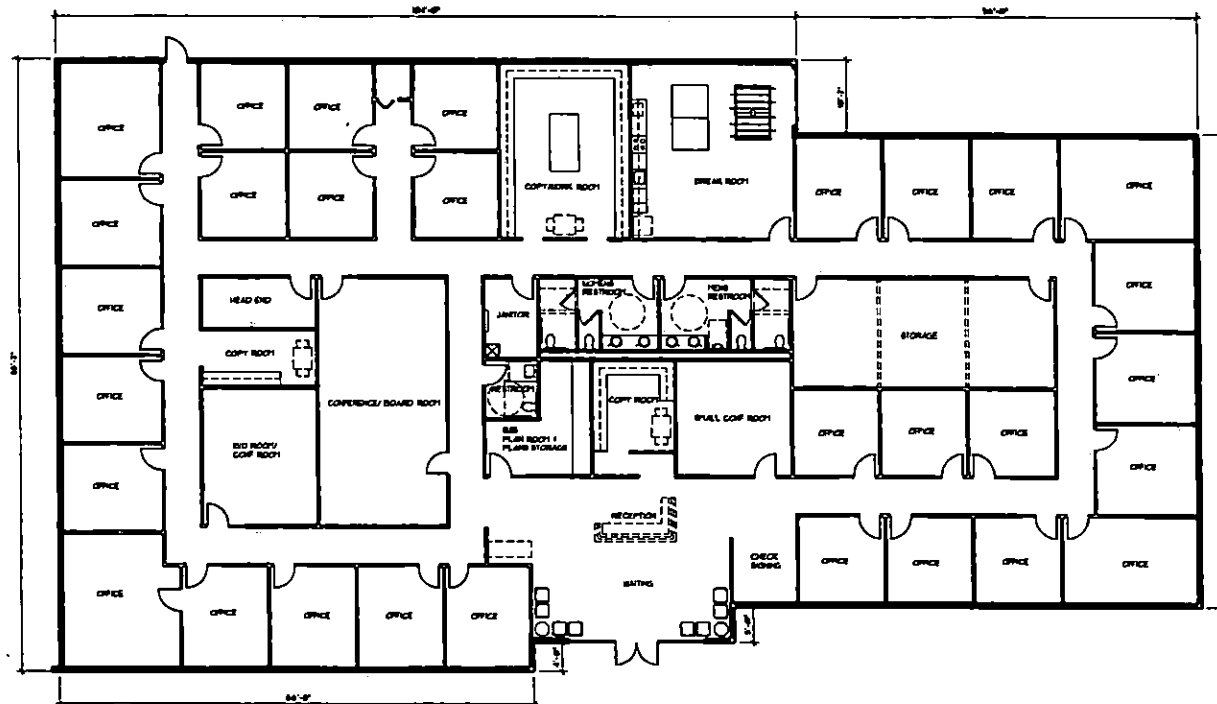
800 S. JONES - SUITE C - LAS VEGAS, NV 89104
(702) 735-1111 FAX (702) 735-1111 WWW.CSASOCIATES.COM

SDR-20538

REVISED

04/26/07 PC

SD-2



FLOOR PLAN

CORE OFFICE BUILDING - 7150 CASCADE VALLEY CT

PROJECT: CDB-02
DATE: MARCH 13, 2007

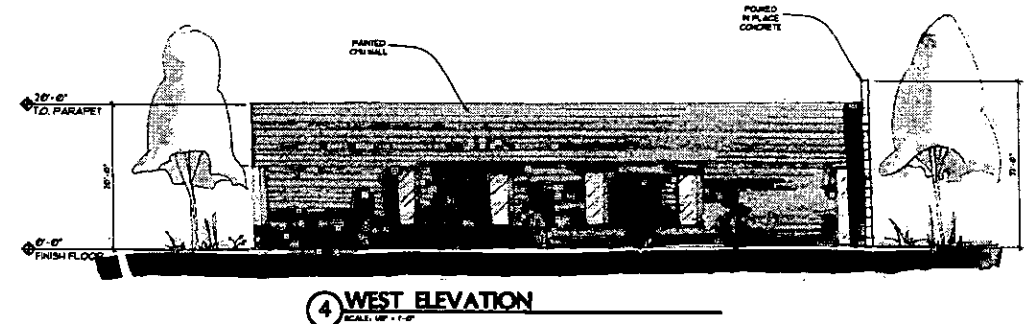
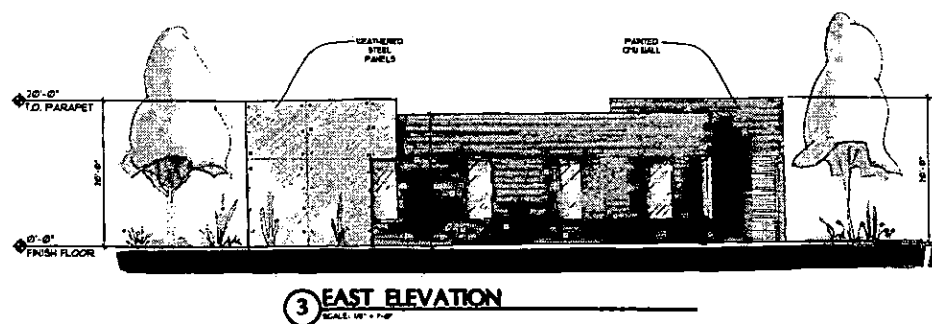
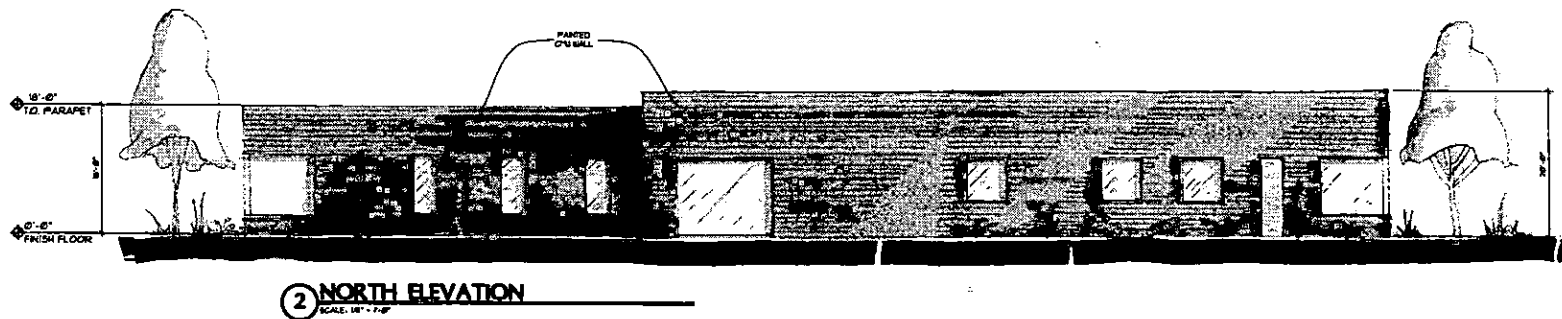
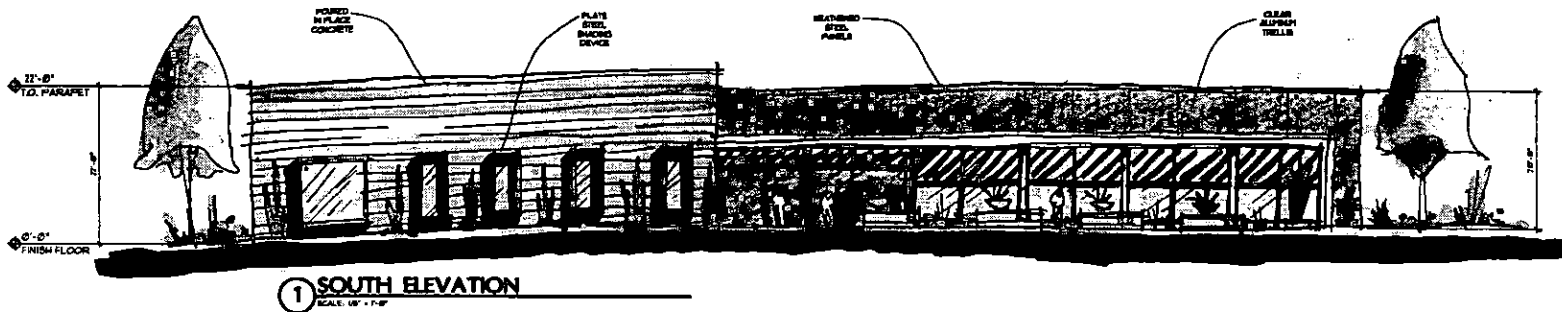


CARPENTER SELLERS ASSOCIATES
ARCHITECTURE DESIGN PLANNING
900 S. JONES - SUITE C - LAS VEGAS, NV 89146
702.735.1234 FAX 702.735.1235 WWW.CSASOCIATES.COM

SD-3
SHEET

SDR-20538

04/26/07 PC



ELEVATIONS

CORE OFFICE BUILDING - 7150 CASCADE VALLEY CT

PROJECT # C08-02
DATE: MARCH 13, 2007

0 5' 10' 20'
SCALE: 1/8" = 1'-0"

DECEIVED
MAR 13 2007



CARPENTER SELLERS ASSOCIATES
ARCHITECTURE DESIGN PLANNING
280 S. JONES - SUITE C - LAS VEGAS, NV 89106
702 251-8888 - FAX 702 251-8876 - WWW.CSARCHITECTS.COM

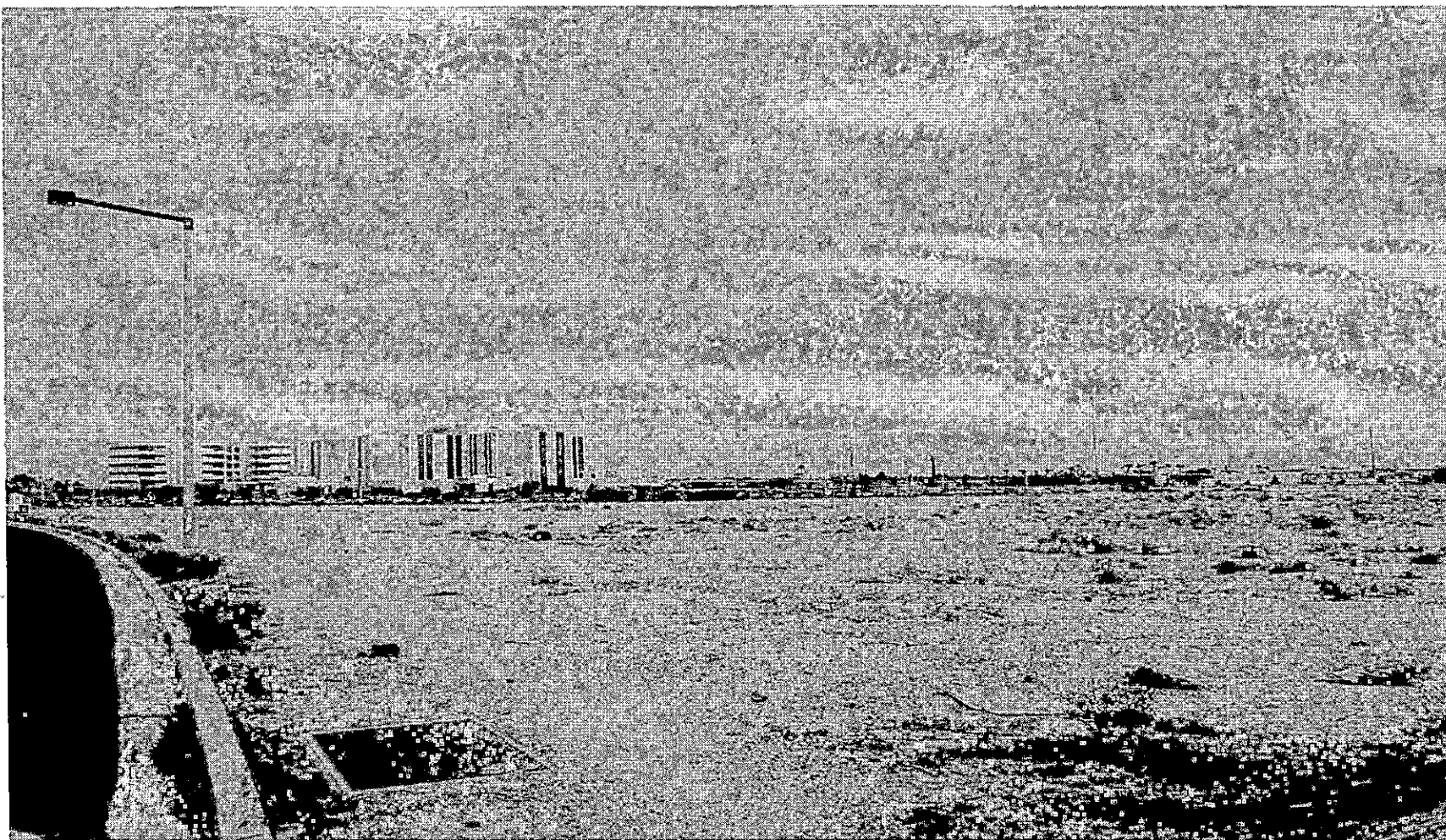
SDR-20538
04/26/07 PC

SHEET SD-4



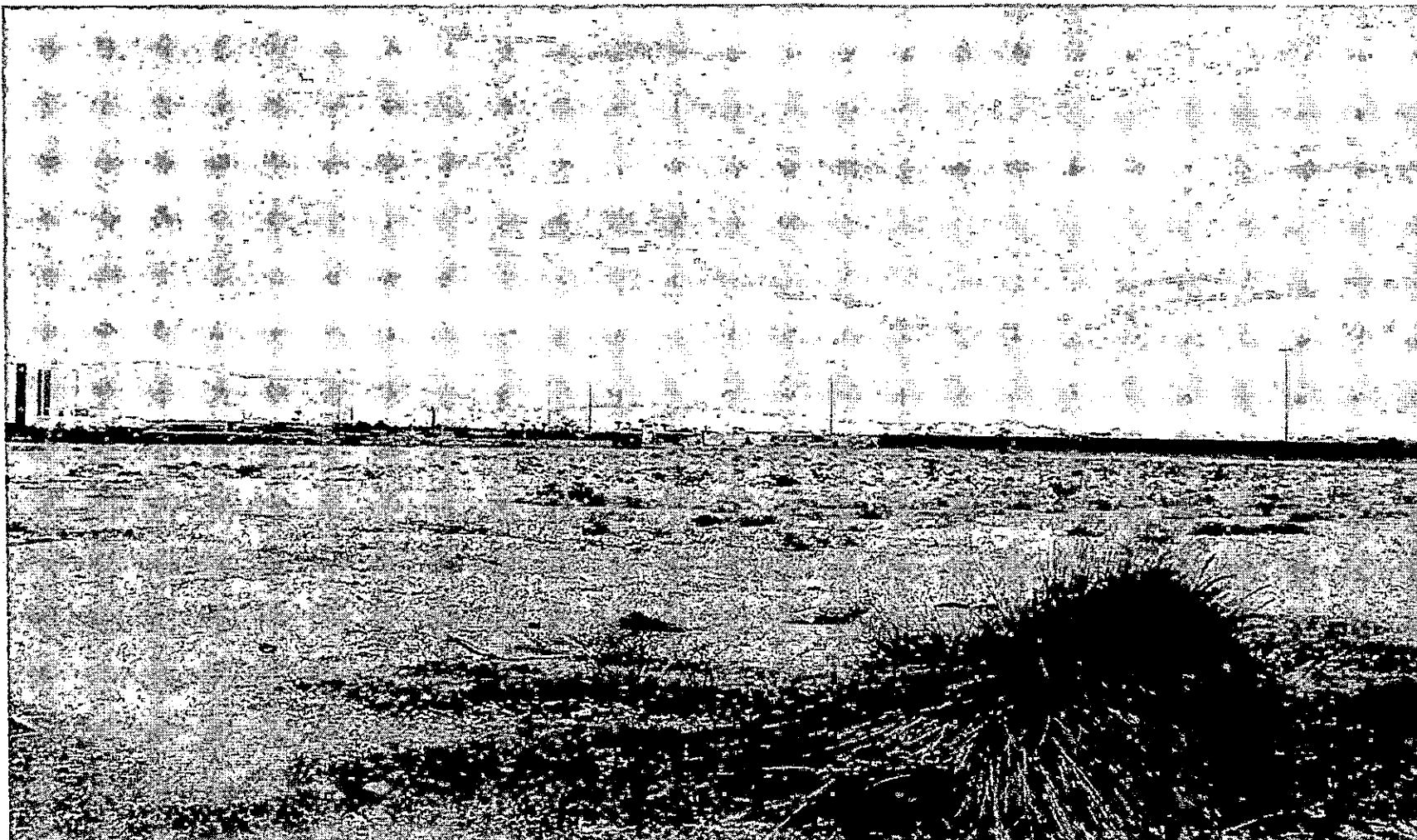
SDR-20538 - APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC
7150 CASCADE VALLEY COURT
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



SDR-20538 - APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC
7150 CASCADE VALLEY COURT
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



SDR-20538 - APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC
7150 CASCADE VALLEY COURT
APRIL 26, 2007 PLANNING COMMISSION

03/26/07



Fire Mesa Properties, LLC

February 16, 2007

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

Re: New Office Development
7150 Cascade Valley Court

This correspondence shall serve as verification of the proposed intent for the new office development located at 7150 Cascade Valley Court (APN #138-156-120-06) within the confines of the Las Vegas Technology Center.

Fire Mesa Properties, LLC is planning to develop and construct a 12,500 square foot, single story professional office building. The project complies with the landscaping, setback, and general development requirements of the Las Vegas Technology Center. The office will serve as the corporate headquarters for a single tenant, CORE Construction Services of Nevada, Inc.

If you should have any questions, or require additional information, please contact me.

Sincerely,

Fire Mesa Properties, LLC

A handwritten signature in black ink, appearing to read "Gary D. Siroky", is written over the typed name and title.

Gary D. Siroky
Managing Member

SDR-20538
04/26/07 PC

**Las Vegas Technology Center POA
Las Vegas, Nevada**

February 12, 2007

Confidential

MAR 12 2007

Gary Siroky, President
Core Construction
2410 Fire Mesa Street, Suite 130
Las Vegas, NV 89128

Via U.S. Mail

Via FAX (702) 794-0953

SUBJECT: PRELIMINARY ARCHITECTURAL DESIGN REVIEW
Core Construction Office Building
7150 Cascade Valley Court
Las Vegas, Nevada

Dear Gary:

As part of the Las Vegas Technology Center's (LVTC) architectural design review process, I have reviewed drawings resubmitted by Carpenter Sellers Associates for the office building at 7150 Cascade Valley Court (APN 138-156-12-006) in the City of Las Vegas, represented by the following documents:

Sheet SD-1 Site Plan, Carpenter Sellers Associates, dated February 26, 2007
Sheet SD-2 Floor Plan, Carpenter Sellers Associates, dated February 26, 2007
Sheet SD-3 Front Elevation, Carpenter Sellers Associates, dated February 26, 2007

Located in current C-PB zoning, the project, a single story, 12,348 Square Foot office building on a 1.08 acre site with a 26.2% coverage, appears to meet the design requirements of LVTC and is acceptable. The following comments, however, are identified under the headings below:

Site Plan:

As shown on Sheet SD-1, the building meets or exceeds the site setback requirements.
No landscape plan was submitted, although tree designations are shown at 20'-0" on center.
No detail of the decorative 6'-0" wrought iron fence along the rear and side year boundaries is shown.
The parking count of 44 spaces exceeds the code requirement.
A monument sign is shown in the front 20'-0" of the property, but no detail is shown.
No grading plan was submitted.
No car canopies are shown.

The Equity Group
8367 W. Flamingo Road, Suite 201, Las Vegas, Nevada 89147
Phone 702-796-5500, Fax 702-796-5525

Preliminary Architectural Design Review
7150 Cascade Valley Court, Las Vegas, Nevada
Page Two

Floor Plan:

The single story floor plan shown on Sheet SD-2 appears to have acceptable code-required exiting.

Exterior Elevations:

The building height is below the maximum height of 55'-0".

The proposed exterior colors and materials appear to meet the contemporary design intent of the LVTC project, and will be acceptable.

No mechanical equipment may exceed the height of the parapet walls.

Exterior Signage:

All exterior signage, including on-building tenant name signage, and building addressing must be submitted for final design review and approval.

All design must meet the criteria of the City of Las Vegas. Approval by this design review process does not imply approval by the City of Las Vegas, nor supersede planning, zoning, code or other requirements as otherwise may be imposed by the City of Las Vegas.

Final architectural design plans should be submitted for review and approval.

Should you have any questions, please contact me at (702) 363-1145 or on my cell phone at (702) 521-8820.

Sincerely,



Mark T. Zachman
Design Review Committee Representative

The Zachman Group
8367 W. Flamingo Road, Suite 201
Las Vegas, NV 89147

Attachment

cc: Donna Bishop, The Equity Group
Jennifer Turchin, Carpenter Sellers Associates, Via FAX (702) 251-8876

The Equity Group
8367 W. Flamingo Road, Suite 201, Las Vegas, Nevada 89147
Phone 702-796-5500, Fax 702-796-5525

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-20538 - APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 26, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

[Signature] 4.24.07
Signature Date

Rob Gurdison
Please Print Name

Carpenter Sellers Assoc.
Company Name

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 4/26/07 Item #12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-20216 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: H (HIGH DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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

MOTION:

GOYNES – Motion for APPROVAL failed due to lack of super majority, which is tantamount to DENIAL with DAVENPORT, EVANS and DUNNAM voting NO

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 13-18.

DOUG RANKIN, Planning Manager, stated the item was previously held in abeyance so the applicant could revise their plans. Since, the applicant submitted a revised site plan but not a revised landscape plan. The site plan is deficient and staff was unable to determine what the applicant is requesting. Because of its incomplete status, MR. RANKIN suggested all matters be tabled or held in abeyance.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 13 – GPA-20216

MINUTES – Continued:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and noted the minor revisions to the plan's cul-de-sac and increased open space. She stated that the landscape plan was not submitted because it still might need amendments and could be submitted after this hearing.

MARGO WHEELER, Director of Planning and Development, queried if the most recent plans were dated 4/13/2007 and ATTORNEY ALLEN confirmed they were; however, MR. RANKIN emphasized those plans were incomplete.

ATTORNEY ALLEN explained that the site plan does not reference the increased open space previously noted because the open space could potentially be further increased. If that is considered and determined, an appropriate plan would be submitted. She recapped the minor changes and requested the matter be considered. COMMISSIONER GOYNES requested ATTORNEY ALLEN present a detailed explanation of the request.

ATTORNEY ALLEN described the site's location and indicated the matter was previously heard in conjunction with a multi-family condominium project. The five-acre site was approved for 92 condominium units and the request at hand is for a reduction in density to 65 units. Rather than developing a condominium project, the applicant would develop a single-family, small-lot development which is most appropriate for the present market.

ATTORNEY ALLEN noted the elimination of the T intersection and described the proposed cul-de-sac. After meeting with Public Works Department, the cul-de-sac was determined to be less offensive. Although the cul-de-sac is considered substandard, it would accommodate adequate turnaround space for emergency or trash vehicles and, in addition, all lots would be fire rated and equipped with sprinklers.

ATTORNEY ALLEN pointed out the increase of open space from 200 to 12,546 square feet. She acknowledged the applicant's desire to increase the open space further by removing three lots and creating an active open space area to include amenities for the community. If the Commission is amenable to that additional modification, ATTORNEY ALLEN committed to provide a site plan with those revisions within 24 hours.

The reason for the open space variance is due to the zoning of the subject site. As a High Density Residential (R-4) zone, the site could be developed with 92 units and no open space, as was previously approved. However, a Residential Planned Development (RPD-14) allowed for less density and open space of nearly one acre. ATTORNEY ALLEN stated that without the variance, the project could only provide 40 lots. Such a development would not be permitted as it is presently zoned and would not be appropriate for the area.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 13 – GPA-20216

MINUTES – Continued:

By way of an aerial picture, ATTORNEY ALLEN described the surrounding developed area and pointed out two schools with ample open space and Woofter Park nearby. She stated that any other zone request would not properly accommodate the site and suggested that upon approval, the site be restricted to 65 units with the caveat that the site plan would reflect the additional change and be submitted prior to the City Council hearing.

TOM MCGOWAN, Las Vegas resident, stated the project is reminiscent of “hometown” America and should be preserved since the majority of new development is being constructed vertically. He expressed support of a single family detached development rather than any condominium development.

TODD FARLOW, 240 North 19th Street, opposed the insufficient amount of open space proposed and disagreed with the applicant’s desire to rely on nearby schools and parks to fulfill the requirement. He stated the developer should have the burden of providing adequate open and livable space. As presented, five-foot patios would not suffice.

ATTORNEY ALLEN reiterated the benefits of the current proposal in comparison to what is currently approved and respectfully requested approval.

COMMISSIONER STEINMAN concurred with MR. FARLOW about the schools being utilized after school hours and becoming overcrowded, but recognized that Woofter Park is well-used. COMMISSIONER STEINMAN supported the elimination of three lots in an attempt to provide more green space. COMMISSIONER GOYNES agreed and assured MR. FARLOW that he has witnessed those two schools being utilized by the community and is convinced they properly serve the area.

COMMISSIONER GOYNES disagreed that the placement of the additional open space would be easily accessible and suggested another centralized location. ATTORNEY ALLEN agreed and requested a cap on the project of 62 units so the engineer could properly locate a more suitable area.

Upon COMMISSIONER EVANS inquiry, ATTORNEY ALLEN explained that she is unaware of a particular agreement with the school district allowing for use of the school grounds but confirmed the school grounds remain accessible to the community after school hours. COMMISSIONER EVANS opined that while RPD developments are established to allow for a greater degree of density to maximize profit, it is essential that a developer provide an innovative and creative design. He referenced the minimum requirements and although less density is requested, the plan lacks imagination and does not genuinely meet the RPD concept. He opposed

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 13 – GPA-20216

MINUTES – Continued:

the proposal and stated that the developer could alter the plan so as to meet all requirements instead of gaining maximum profit.

COMMISSIONER TROWBRIDGE indicated that joint agreements for park access are typically developed between the City of Las Vegas and the school district. He acknowledge the effort to further increase open space and inquired if action on another agenda item is what prompted action on this matter, but ATTORNEY ALLEN was not aware of any such agenda item that would affect this development. COMMISSIONER TROWBRIDGE agreed with staff's evaluation of the project and acknowledged the unfair expectation to determine the project's intent without being provided proper plans.

MR. RANKIN confirmed that the landscape plan referenced by ATTORNEY ALLEN is substantially different and would not be acceptable for the civil plan's process.

COMMISSIONER TRUESDELL stated that the project is a fair attempt to be compatible with the neighborhood and regardless of any lack of open space, children should want to and be allowed to play at schools and, in turn, developers should be encouraged to interact with those open spaces. Since the subject site is so narrow, there is no way to provide a through street and incorporate a more creative design. Considering those unique circumstances, COMMISSIONER TROWBRIDGE supported the proposal and the suggested modification to delete three lots for programmable space.

COMMISSIONER TROWBRIDGE suggested that a landscape plan be submitted prior to the City Council hearing so that staff would have the opportunity to review the development in a timely manner. ATTORNEY ALLEN agreed to submit a revised site plan and landscape plan within 24 hours. COMMISSIONER TROWBRIDGE concurred with COMMISSIONER EVANS about the plan lacking imagination and only providing five-foot backyards.

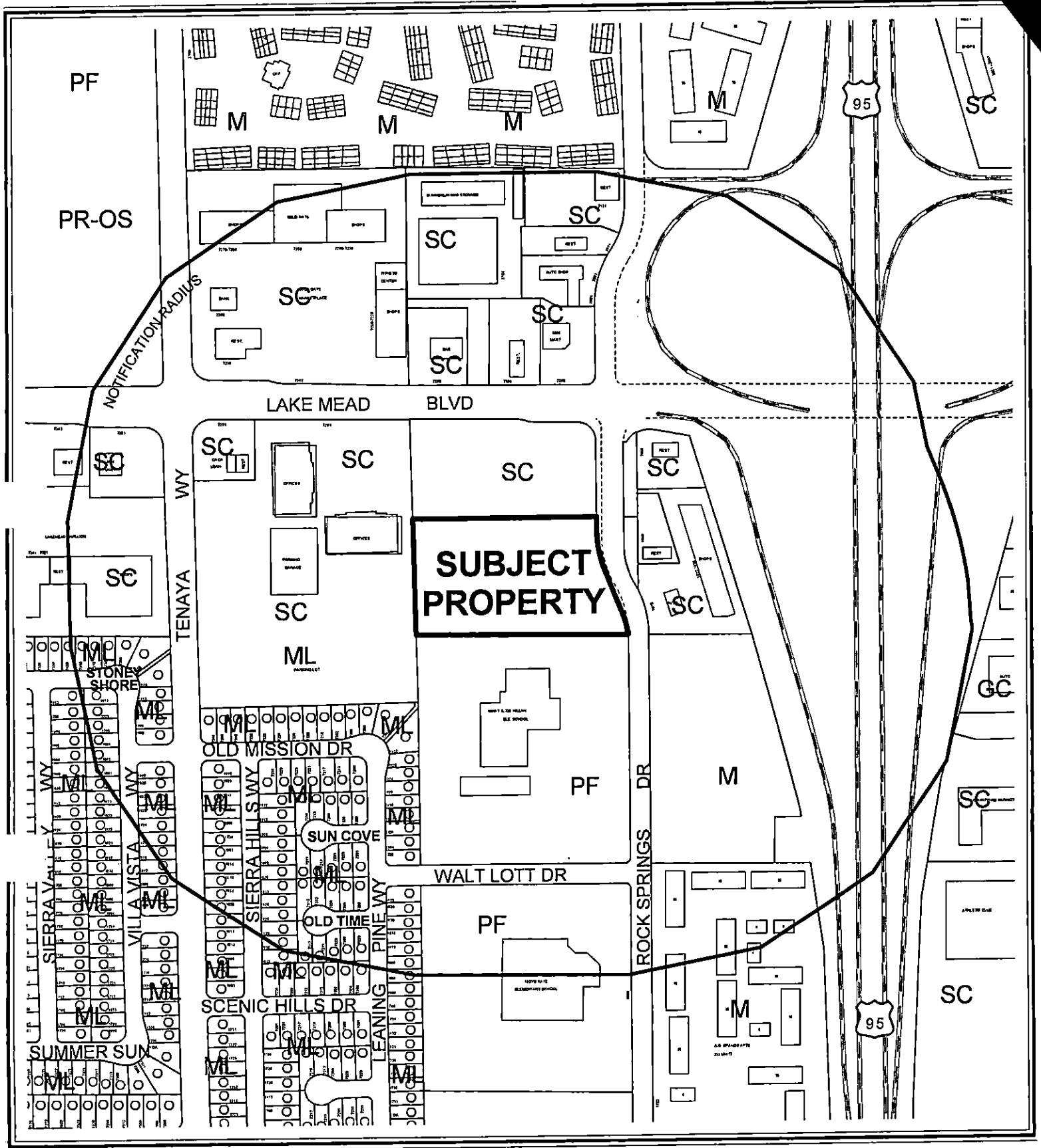
COMMISSIONER STEINMAN complimented the plan considering surrounding development and pointed out that the adjacent properties would not compliment a project of extraordinary lot sizes. He supported the project for sake of having a small infill project rather than an empty lot.

CHAIRMAN DAVENPORT agreed with COMMISSIONER EVANS'S comments. He noted that over the years, the quest for developers to fulfill open space has diminished. He stated that the project is overwhelming as the small-sized lots do not allow for family enjoyment in addition to the lack of required open space.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 13-18.

(6:43 – 7:21)

1-1393



CASE: GPA-20216

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

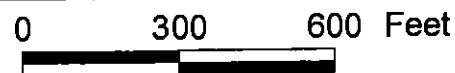
H (HIGH DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet





PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - GPA-20216 - APPLICANT/OWNER: CENTEX
HOMES**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

GPA-20216 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Southwest Sector Plan of the Master Plan from H (High Density Residential) to M (Medium Density Residential) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive

The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

JM

GPA-20216 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

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

ANALYSIS

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

GPA-20216 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west.

A Variance (VAR-20219) has been requested to permit the deviation from open space requirements, and in addition, a Variance (VAR-20419) to permit an R-PD (Residential Planned Development) in 4.91 acres where five acres is required. The project also requires a Rezoning (ZON-20217) to R-PD14 (Residential Planned Development – 14 Units per Acre) and a General Plan Amendment (GPA-20216) to M (Medium Density Residential). Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

FINDINGS

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

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

In regard to "1":

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses.

JM

GPA-20216 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

The Goal 2 of the Neighborhood Revitalization section in the Las Vegas 2020 Master Plan states that mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. In addition, Policy 2.1.2 states that development on vacant or underutilized lots within existing residential neighborhoods should be sensitive in use and design to surrounding neighborhoods. The proposed M (Medium Density Residential) land use designation is inconsistent with the goals and policies of the Las Vegas 2020 Master Plan and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west; therefore, staff recommends denial.

In regard to "2":

The proposed rezoning of R-PD14 (Residential Planned Development – 14 Units per Acre) would permit the proposed 65 single family detached homes on 4.91 acres. However, the proposed R-PD14 (Residential Planned Development – 14 Units per Acre) is not compatible with the adjacent C-1 (Limited Commercial) zoning to the north, east and west.

In regard to "3":

There are adequate facilities and infrastructure to accommodate a planned community on this site.

In regard to "4":

There are no other adopted plans or policies that apply to this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with ZON-20217, WVR-20568, VAR-20219, VAR-20419 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20216** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

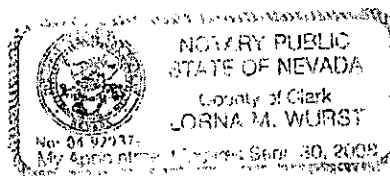
Print Name: Bryce Slade

VP of Construction & Land Development

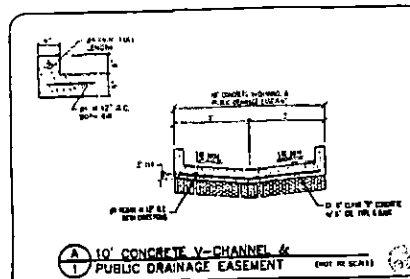
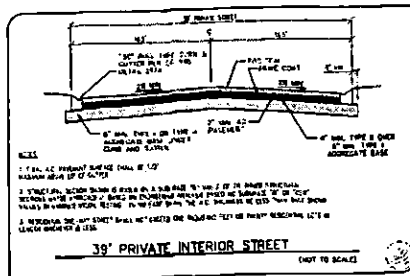
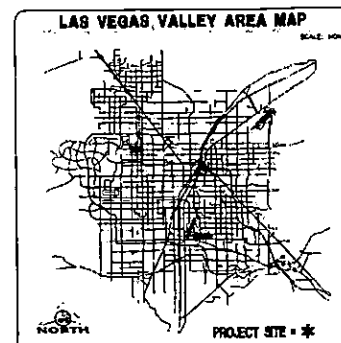
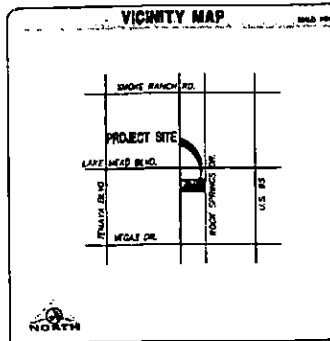
Subscribed and sworn before me

This 26 day of Feb, 2007

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



SITE PLAN OF LAKE MEAD / ROCK SPRINGS



ASSESSOR'S PARCEL NUMBER
130-22-791-008

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS

FRONT SETBACK	MINIMUM 10' (5' IF EXISTING)	MAX. 10' (5' IF EXISTING)
REAR SETBACK	MINIMUM 10' (5' IF EXISTING)	MAX. 10' (5' IF EXISTING)
SIDE SETBACK	MINIMUM 5' (3' IF EXISTING)	MAX. 5' (3' IF EXISTING)

ENGINEER
Triton Engineering
1700 W. CHARLTON BLVD., SUITE 2
LAS VEGAS, NV 89102
OFFICE: (702) 251-1400
FAX: (702) 251-1401

OWNER
CONTEX HOMES
1700 W. CHARLTON BLVD., SUITE 2
LAS VEGAS, NV 89102

DEVELOPER
CONTEX HOMES
1700 W. CHARLTON BLVD., SUITE 2
LAS VEGAS, NV 89102

SURVEYOR
Triton Engineering
1700 W. CHARLTON BLVD., SUITE 2
LAS VEGAS, NV 89102
OFFICE: (702) 251-1400
FAX: (702) 251-1401

LEGAL DESCRIPTION
THE SOUTH HALF (S 1/2) OF THE NE 1/4 OF SECTION 12, T12N, R12E, S4E, CLY CO., NV.

BENCHMARK
CITY OF LAS VEGAS BENCH MARK AND BOUNDARY PLATE IN SOUTHERLY 1/4 OF SECTION 12, T12N, R12E, S4E, CLY CO., NV. BENCH MARK ELEVATION: 3642.50 FEET (NAVD83). CLARK COUNTY BENCHMARK, 1992, BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83).

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE 1983 NAD83 DATUM. THE BOUNDARY PLATE IS THE 1983 NAD83 DATUM. THE BOUNDARY PLATE IS THE 1983 NAD83 DATUM.

LAND USE TABULATION

LAND USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL (SINGLE-FAMILY)	10,000	100%
TOTAL	10,000	100%

Triton Engineering
1700 W. CHARLTON BLVD., SUITE 2
LAS VEGAS, NV 89102
OFFICE: (702) 251-1400
FAX: (702) 251-1401

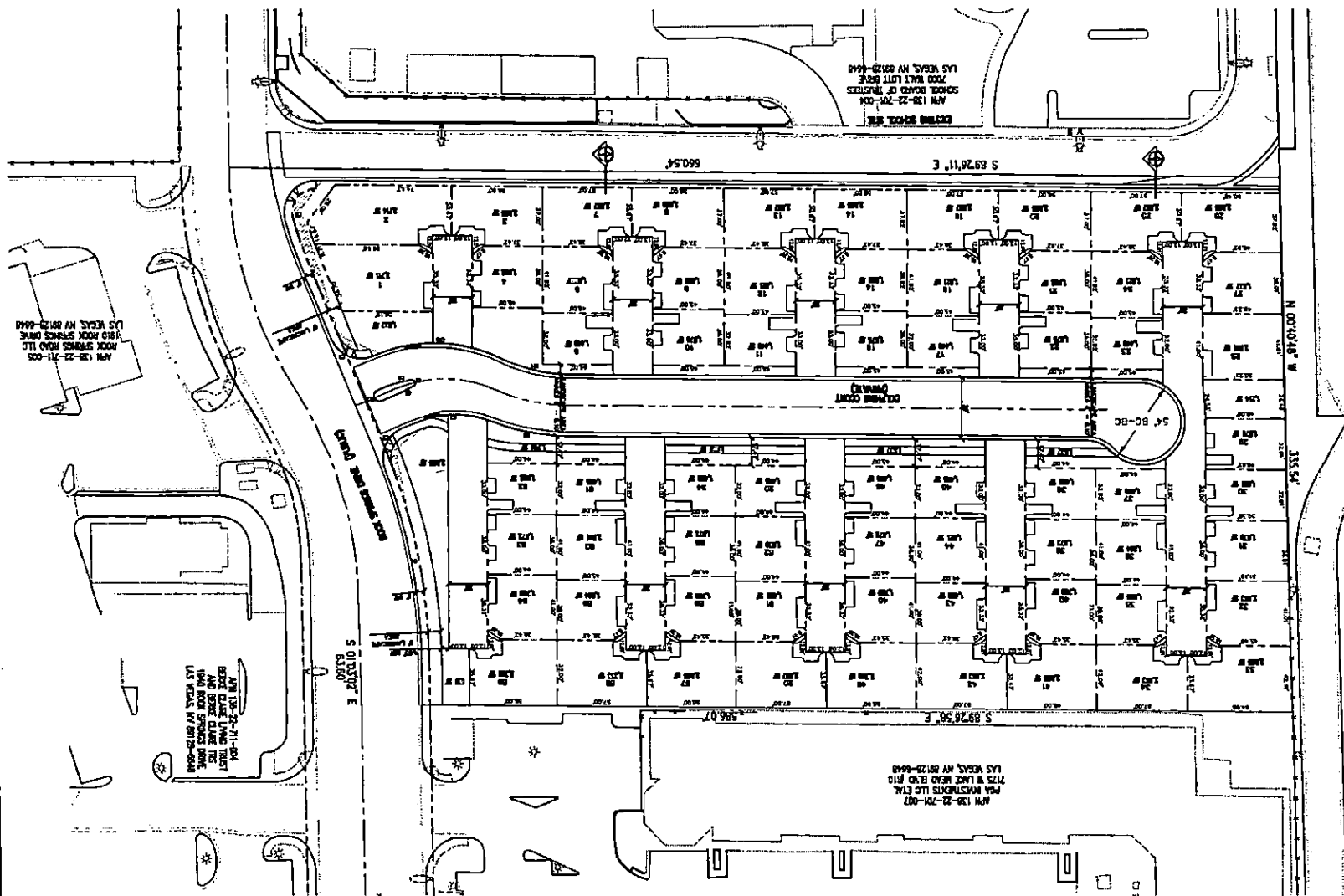
COVER SHEET

LAKE MEAD / ROCK SPRINGS

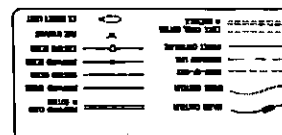
1
CLY DNG

RECEIVED
APR 13 2007
ZON-20217 VAR-20419
WVR-20568 SDR-20220
VAR-20219 REVISED
CRA 20216 04/26/07 DC

APR 13-22-712-008
WESTLACE CITY CENTER LLC ETAL
7251 W LAKE MEAD BLVD #401
LAS VEGAS, NV 89128-6646



2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54	2054/55	2055/56	2056/57	2057/58	2058/59	2059/60	2060/61	2061/62	2062/63	2063/64	2064/65	2065/66	2066/67	2067/68	2068/69	2069/70	2070/71	2071/72	2072/73	2073/74	2074/75	2075/76	2076/77	2077/78	2078/79	2079/80	2080/81	2081/82	2082/83	2083/84	2084/85	2085/86	2086/87	2087/88	2088/89	2089/90	2090/91	2091/92	2092/93	2093/94	2094/95	2095/96	2096/97	2097/98	2098/99	2099/00	2100/01	2101/02	2102/03	2103/04	2104/05	2105/06	2106/07	2107/08	2108/09	2109/10	2110/11	2111/12	2112/13	2113/14	2114/15	2115/16	2116/17	2117/18	2118/19	2119/20	2120/21	2121/22	2122/23	2123/24	2124/25	2125/26	2126/27	2127/28	2128/29	2129/30	2130/31	2131/32	2132/33	2133/34	2134/35	2135/36	2136/37	2137/38	2138/39	2139/40	2140/41	2141/42	2142/43	2143/44	2144/45	2145/46	2146/47	2147/48	2148/49	2149/50	2150/51	2151/52	2152/53	2153/54	2154/55	2155/56	2156/57	2157/58	2158/59	2159/60	2160/61	2161/62	2162/63	2163/64	2164/65	2165/66	2166/67	2167/68	2168/69	2169/70	2170/71	2171/72	2172/73	2173/74	2174/75	2175/76	2176/77	2177/78	2178/79	2179/80	2180/81	2181/82	2182/83	2183/84	2184/85	2185/86	2186/87	2187/88	2188/89	2189/90	2190/91	2191/92	2192/93	2193/94	2194/95	2195/96	2196/97	2197/98	2198/99	2199/00	2200/01	2201/02	2202/03	2203/04	2204/05	2205/06	2206/07	2207/08	2208/09	2209/10	2210/11	2211/12	2212/13	2213/14	2214/15	2215/16	2216/17	2217/18	2218/19	2219/20	2220/21	2221/22	2222/23	2223/24	2224/25	2225/26	2226/27	2227/28	2228/29	2229/30	2230/31	2231/32	2232/33	2233/34	2234/35	2235/36	2236/37	2237/38	2238/39	2239/40	2240/41	2241/42	2242/43	2243/44	2244/45	2245/46	2246/47	2247/48	2248/49	2249/50	2250/51	2251/52	2252/53	2253/54	2254/55	2255/56	2256/57	2257/58	2258/59	2259/60	2260/61	2261/62	2262/63	2263/64	2264/65	2265/66	2266/67	2267/68	2268/69	2269/70	2270/71	2271/72	2272/73	2273/74	2274/75	2275/76	2276/77	2277/78	2278/79	2279/80	2280/81	2281/82	2282/83	2283/84	2284/85	2285/86	2286/87	2287/88	2288/89	2289/90	2290/91	2291/92	2292/93	2293/94	2294/95	2295/96	2296/97	2297/98	2298/99	2299/00	2300/01	2301/02	2302/03	2303/04	2304/05	2305/06	2306/07	2307/08	2308/09	2309/10	2310/11	2311/12	2312/13	2313/14	2314/15	2315/16	2316/17	2317/18	2318/19	2319/20	2320/21	2321/22	2322/23	2323/24	2324/25	2325/26	2326/27	2327/28	2328/29	2329/30	2330/31	2331/32	2332/33	2333/34	2334/35	2335/36	2336/37	2337/38	2338/39	2339/40	2340/41	2341/42	2342/43	2343/44	2344/45	2345/46	2346/47	2347/48	2348/49	2349/50	2350/51	2351/52	2352/53	2353/54	2354/55	2355/56	2356/57	2357/58	2358/59	2359/60	2360/61	2361/62	2362/63	2363/64	2364/65	2365/66	2366/67	2367/68	2368/69	2369/70	2370/71	2371/72	2372/73	2373/74	2374/75	2375/76	2376/77	2377/78	2378/79	2379/80	2380/81	2381/82	2382/83	2383/84	2384/85	2385/86	2386/87	2387/88	2388/89	2389/90	2390/91	2391/92	2392/93	2393/94	2394/95	2395/96	2396/97	2397/98	2398/99	2399/00	2400/01	2401/02	2402/03	2403/04	2404/05	2405/06	2406/07	2407/08	2408/09	2409/10	2410/11	2411/12	2412/13	2413/14	2414/15	2415/16	2416/17	2417/18	2418/19	2419/20	2420/21	2421/22	2422/23	2423/24	2424/25	2425/26	2426/27	2427/28	2428/29	2429/30	2430/31	2431/32	2432/33	2433/34	2434/35	2435/36	2436/37	2437/38	2438/39	2439/40	2440/41	2441/42	2442/43	2443/44	2444/45	2445/46	2446/47	2447/48	2448/49	2449/50	2450/51	2451/52	2452/53	2453/54	2454/55	2455/56	2456/57	2457/58	2458/59	2459/60	2460/61	2461/62	2462/63	2463/64	2464/65	2465/66	2466/67	2467/68	2468/69	2469/70	2470/71	2471/72	2472/73	2473/74	2474/75	2475/76	2476/77	2477/78	2478/79	2479/80	2480/81	2481/82	2482/83	2483/84	2484/85	2485/86	2486/87	2487/88	2488/89	2489/90	2490/91	2491/92	2492/93	2493/94	2494/95	2495/96	2496/97	2497/98	2498/99	2499/00	2500/01	2501/02	2502/03	2503/04	2504/05	2505/06	2506/07	2507/08	2508/09	2509/10	2510/11	2511/12	2512/13	2513/14	2514/15	2515/16	2516/17	2517/18	2518/19	2519/20	2520/21	2521/22	2522/23	2523/24	2524/25	2525/26	2526/27	2527/28	2528/29	2529/30	2530/31	2531/32	2532/33	2533/34	2534/35	2535/36	2536/37	2537/38	2538/39	2539/40	2540/41	2541/42	2542/43	2543/44	2544/45	2545/46	2546/47	2547/48	2548/49	2549/50	2550/51	2551/52	2552/53	2553/54	2554/55	2555/56	2556/57	2557/58	2558/59	2559/60	2560/61	2561/62	2562/63	2563/64	2564/65	2565/66	2566/67	2567/68	2568/69	2569/70	2570/71	2571/72	2572/73	2573/74	2574/75	2575/76	2576/77	2577/78	2578/79	2579/80	2580/81	2581/82	2582/83	2583/84	2584/85	2585/86	2586/87	2587/88	2588/89	2589/90	2590/91	2591/92	2592/93	2593/94	2594/95	2595/96	2596/97	2597/98	2598/99	2599/00	2600/01	2601/02	2602/03	2603/04	2604/05	2605/06	2606/07	2607/08	2608/09	2609/10	2610/11	2611/12	2612/13	2613/14	2614/15	2615/16	2616/17	2617/18	2618/19	2619/20	2620/21	2621/22	2622/23	2623/24	2624/25	2625/26	2626/27	2627/28	2628/29	2629/30	2630/31	2631/32	2632/33	2633/34	2634/35	2635/36	2636/37	2637/38	2638/39	2639/40	2640/41	2641/42	2642/43	2643/44	2644/45	2645/46	2646/47	2647/48	2648/49	2649/50	2650/51	2651/52	2652/53	2653/54	2654/55	2655/56	2656/57	2657/58	2658/59	2659/60	2660/61	2661/62	2662/63	2663/64	2664/65	2665/66	2666/67	2667/68	2668/69	2669/70	2670/71	2671/72	2672/73	2673/74	2674/75	2675/76	2676/77	2677/78	2678/79	2679/80	2680/81	2681/82	2682/83	2683/84	2684/85	2685/86	2686/87	2687/88	2688/89	2689/90	2690/91	2691/92	2692/93	2693/94	2694/95	2695/96	2696/97	2697/98	2698/99	2699/00	2700/01	2701/02	2702/03	2703/04	2704/05	2705/06	2706/07	2707/08	2708/09	2709/10	2710/11	2711/12	2712/13	2713/14	2714/15	2715/16	2716/17	2717/18	2718/19	2719/20	2720/21	2721/22	2722/23	2723/24	2724/25	2725/26	2726/27	2727/28	2728/29	2729/30	2730/31	2731/32	2732/33	2733/34	2734/35	2735/36	2736/37	2737/38	2738/39	2739/40	2740/41	2741/42	2742/43	2743/44	2744/45	2745/46	2746/47	2747/48	2748/49	2749/50	2750/51	2751/52	2752/53	2753/54	2754/55	2755/56	2756/57	2757/58	2758/59	2759/60	2760/61	2761/62	2762/63	2763/64	2764/65	2765/66	2766/67	2767/68	2768/69	2769/70	2770/71	2771/72	2772/73	2773/74	2774/75	2775/76	2776/77	2777/78	2778/79	2779/80	2780/81	2781/82	2782/83	2783/84	2784/85	2785/86	2786/87	2787/88	2788/89	2789/90	2790/91	2791/92	2792/93	2793/94	2794/95	2795/96	2796/97	2797/98	2798/99	2799/00	2800/01	2801/02	2802/03	2803/04	2804/05	2805/06	2806/07	2807/08	2808/09	2809/10	2810/11	2811/12	2812/13	2813/14	2814/15	2815/16	2816/17	2817/18	2818/19	2819/20	2820/21	2821/22	2822/23	2823/24	2824/25	2825/26	2826/27	2827/28	2828/29	2829/30	2830/31	2831/32	2832/33	2833/34	2834/35	2835/36	2836/37	2837/38	2838/39	2839/40	2840/41	2841/42	2842/43	2843/44	2844/45	2845/46	2846/47	2847/48	2848/49	2849/50	2850/51	2851/52	2852/53	2853/54	2854/55	2855/56	2856/57	2857/58	2858/59	2859/60	2860/61	2861/62	2862/63	2863/64	2864/65	2865/66	2866/67	2867/68	2868/69	2869/70	2870/71	2871/72	2872/73	2873/74	2874/75	2875/76	2876/77	2877/78	2878/79	2879/80	2880/81	2881/82	2882/83	2883/84	2884/85	2885/86	2886/87	2887/88	2888/89	2889/90	2890/91	2891/92	2892/93	2893/94	2894/95	2895/96	2896/97	2897/98	2898/99	2899/00	2900/01	2901/02	2902/03	2903/04	2904/05	2905/06	2906/07	2907/08	2908/09	2909/10	2910/11	2911/12	2912/13	2913/14	2914/15	2915/16	2916/17	2917/18	2918/19	2919/20	2920/21	2921/22	2922/23	2923/24	2924/25	2925/26	2926/27	2927/28	2928/29	2929/30	2930/31	2931/32	2932/33	2933/34	2934/35	2935/36	2936/37	2937/38	2938/39	2939/40	2940/41	2941/42	2942/43	2943/44	2944/45	2945/46	2946/47	2947/48	2948/49	2949/50	2950/51	2951/52	2952/53	2953/54	2954/55	2955/56	2956/57	2957/58	2958/59	2959/60	2960/61	2961/62	2962/63	2963/64	2964/65	2965/66	2966/67	2967/68	2968/69	2969/70	2970/71	2971/72	2972/73	2973/74	2974/75	2975/76	2976/77	2977/78	2978/79	2979/80	2980/81	2981/82	2982/83	2983/84	2984/85	2985/86	2986/87	2987/88	2988/89	2989/90	2990/91	2991/92	2992/93	2993/94	2994/95	2995/96	2996/97	2997/98	2998/99	2999/00	3000/01	3001/02	3002/03	3003/04	3004/05	3005/06	3006/07	3007/08	3008/09	3009/10	3010/11	3011/12	3012/13	3013/14	3014/15	3015/16	3016/17	3017/18	3018/19	3019/20	3020/21	3021/22	3022/23	3023/24	3024/25	3025/26	3026/27	3027/28	3028/29	3029/30	3030/31	3031/3



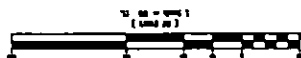
RECEIVED

APR 13 2007

ZON-20217	VAR-20419
WVR-20568	SDR-20220
VAR-20219	REVISED
GPA-20216	04/26/07 PC



GRAPHIC SCALE



CONTEXT HOMES
LANE HEAD / ROCK SPRINGS
SITE PLAN



Triton
Engineering

© 1999 by J. B. Macdonald
Printed in the U.S.A.
All rights reserved.

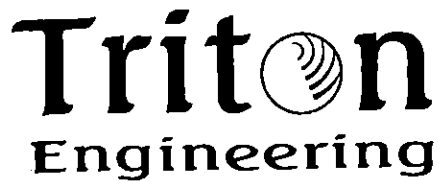
DATE :	25/7/00
PG :	
CALCULATED BY :	
CHECKED BY :	
DATE OF CHECK :	
ASD NO :	
SCALE : 1" = 10'	

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

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

1000

[illegible][illegible]



February 27, 2007

City of Las Vegas
Planning & Zoning Division
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: General Plan Amendment
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a General Plan Amendment request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

The applicant is requesting that the general plan use on this parcel be changed from H (High) to Medium Residential for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial (C-1)
SEC – Service Commercial & Public Facilities (C-1 & P-F)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community of the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

A handwritten signature in dark ink, appearing to read "Kris Givant", is written over a horizontal line.

Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-20217 - REZONING RELATED TO GPA-20216 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT TO R-4 (HIGH DENSITY RESIDENTIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition as read for the record as follows:

- The maximum number of units approved at 63.
- Motion carried with DAVENPORT, EVANS and DUNNAM voting NO

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

MINUTES:

See Item 13 for related discussion.

(6:43 – 7:21)

1-1393

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 14 – ZON-20217

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20216) to M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-20220) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
4. Rezoning (ZON-14321) is hereby expunged.

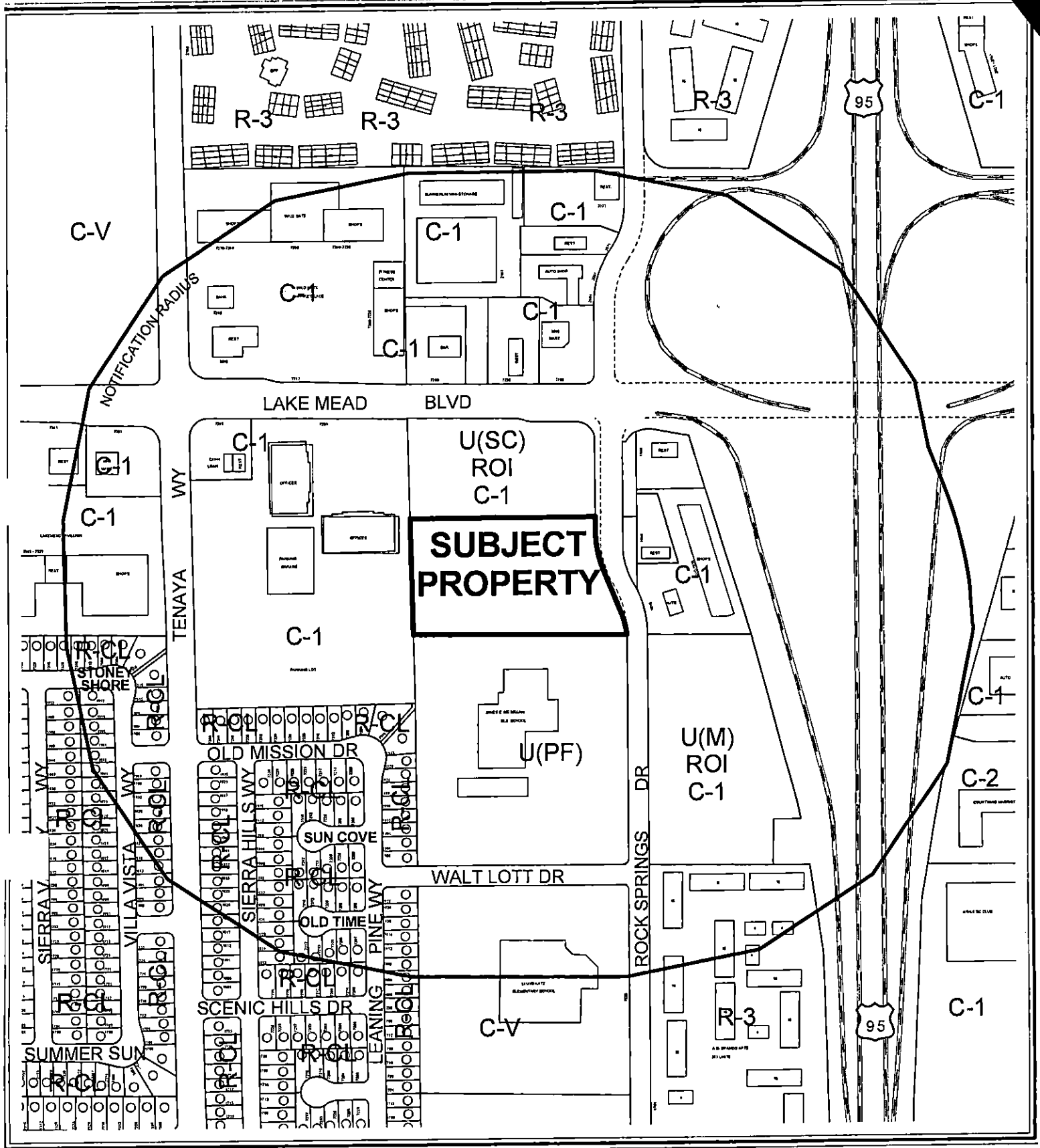
Public Works

5. Construct all incomplete half-street improvements on Rock Springs Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Provide documentation acceptable to the Right-of-Way Section of the Department of Public Works that shows how the radius associated with the private access road for the school south of this site is being resolved prior to the submittal of any construction drawings.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 14 – ZON-20217

CONDITIONS – Continued:

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-20217

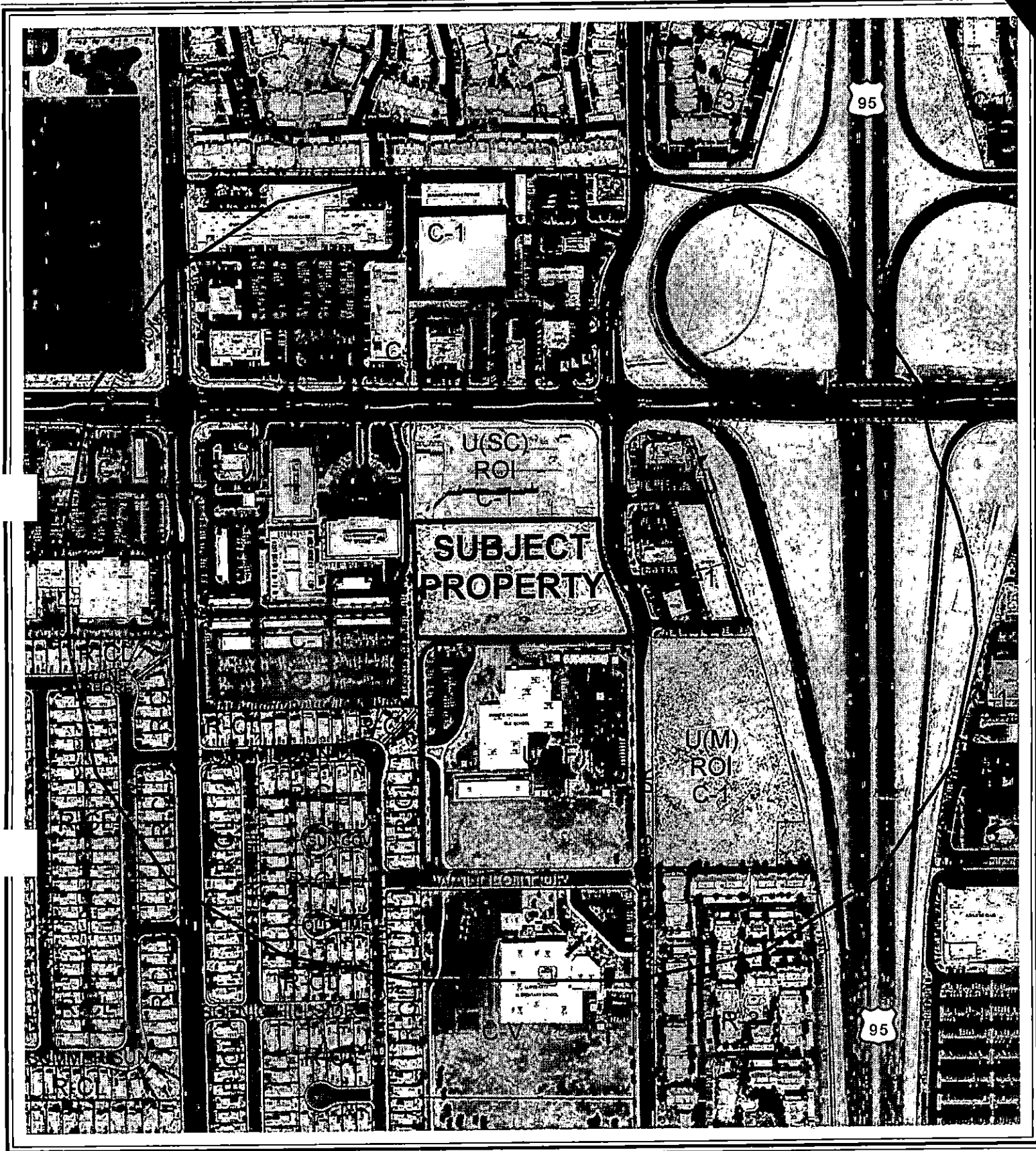
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)



CASE: ZON-20217

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-20217 - APPLICANT/OWNER: CENTEX HOMES**

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

1. A General Plan Amendment (GPA-20216) to M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-20220) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
4. Rezoning (ZON-14321) is hereby expunged.

Public Works

5. Construct all incomplete half-street improvements on Rock Springs Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Provide documentation acceptable to the Right-of-Way Section of the Department of Public Works that shows how the radius associated with the private access road for the school south of this site is being resolved prior to the submittal of any construction drawings.

ZON-20217 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

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

ZON-20217 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) under Resolution of Intent to R-4 (High Density Residential) to R-PD14 (Residential Planned Development - 14 units per acre) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The applicant is proposing 65 single family detached homes in an area that is surrounded by SC (Service Commercial) to the north, west and east of the site. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

JM

ZON-20217 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

JM

ZON-20217 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

ANALYSIS

The proposed R-PD14 (Residential Planned Development – 14 Units per Acre) District is not compatible with the existing C-1 (Limited Commercial) to the north, east and west. In addition, the proposed General Plan Amendment (GPA-20216) to M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

Additionally, the purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns. The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. Due to the incompatibility with the area and lack of innovative residential design and open space, denial of this application is recommended.

FINDINGS

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

1. “The proposal conforms to the General Plan.”

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

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

If approved, this rezoning would allow development within the standards of the RPD14 (Residential Planned Development – 14 Units per Acre) District. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns, which are not compatible with the existing C-1 (Limited Commercial) to the north, east and west.

ZON-20217 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

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

The purpose of the R-PD District is to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space. The proposed 65-lot single-family residential subdivision lacks the required amount of open space and is considered incompatible with development in the area. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

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

The site gains access from Rock Springs Road, a 60-foot local street. These streets will provide adequate access to and from the subject property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, WVR-20568, VAR-20219, VAR-20419 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20217** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

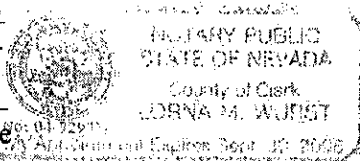
Print Name: Bryce Slade

VP of Construction and Land Development

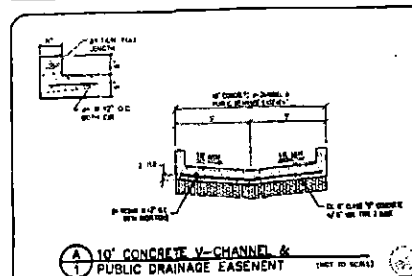
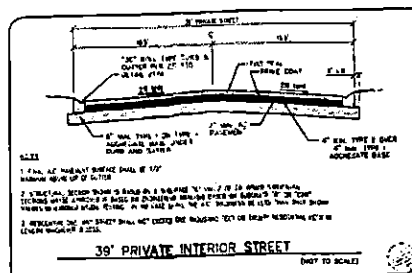
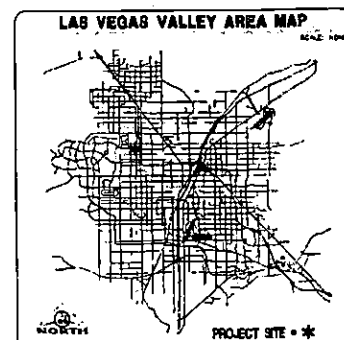
Subscribed and sworn before me

This 26 day of Feb, 20 07

Jenna M. Wurst
Notary Public in and for said County and State



10-10-68



ASSESSOR'S PARCEL NUMBER
138-15-70-000

SHEET INDEX

SETBACK REQUIREMENTS

PROPERTY FORMING
MARRIAGE LOT 212 (17)
FRONT TO BLVD (EAST)
FRONT TO BLVD
SIDE TO BLVD OR ROOF LANE
SIDE ON CORNER
REAR
REAR ON EAST

ENGINEER

WESTON INDUSTRIES
8707 N. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89140
OFFICE: (702) 254-1400
FAX: (702) 254-3013

OWNER

REPTER WOMEN
3406 N BRANCO RD #12
LAS VEGAS NV 89130

DEVELOPER

CENTEX POWER
 2806 N. BRANCH RD., #102
 LAS VEGAS, NV 89130

SURVEYOR

THE-STATE LABORATORY
 3125 N. CHARLESTON BLVD. SUITE 2
 LEB MOBILE, AL 36688
 OFFICE: (205) 624-1504

LEGAL DESCRIPTION

THE ABOVE IS 1/2 OF THE TOTAL? QUANTITIES OF THE
NORTHERN QUANTITIES OF 1/2 OF THE TOTAL? (THE 1/2 OF SECTION 23
SHOULD BE 25.75, SINCE IN CASE 2-4)

BENCHMARK

CITY OF LAS VEGAS NINETEEN AND NINE PLATE ON BAILBOX
FAR NORTHWEST CORNER OF QUONIAM ROAD AND TORREY

ELEVATION 2342.3178 FEET (HANDS)
FLYING METER (HOURS)

CLARK COUNTY VERTICAL CONTROL, 1968 BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BASIS OF BEARING

THE BAYS OF BEARING FOR THIS SURVEY IS THE SOUTH
END OF THE NORTHEAST QUARTER OF SECTION 22.

THOMAS 10 SOUTH, RANGE 40 EAST, E.D. 4. AS SHOWN
IN FILE #2, PAGE 32, OF RECORDS IN BUREAU OFFICIAL
RECORDS, CLARK COUNTY, NEVADA, 445 LBS WEARS

THE AGING TABLE

LAND USE TABULATION

LAND USE DESIGNATION

WFO-14 (RESIDENTIAL PLANS) DEVELOPED BY THE
FBI BUREAU

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

ADT, AM
T (GROSS)

1274 LOTS / AC

OPEN SPACE

68,71.0

PRE-TEST 200

RECEIVED

~~RECEIVED~~

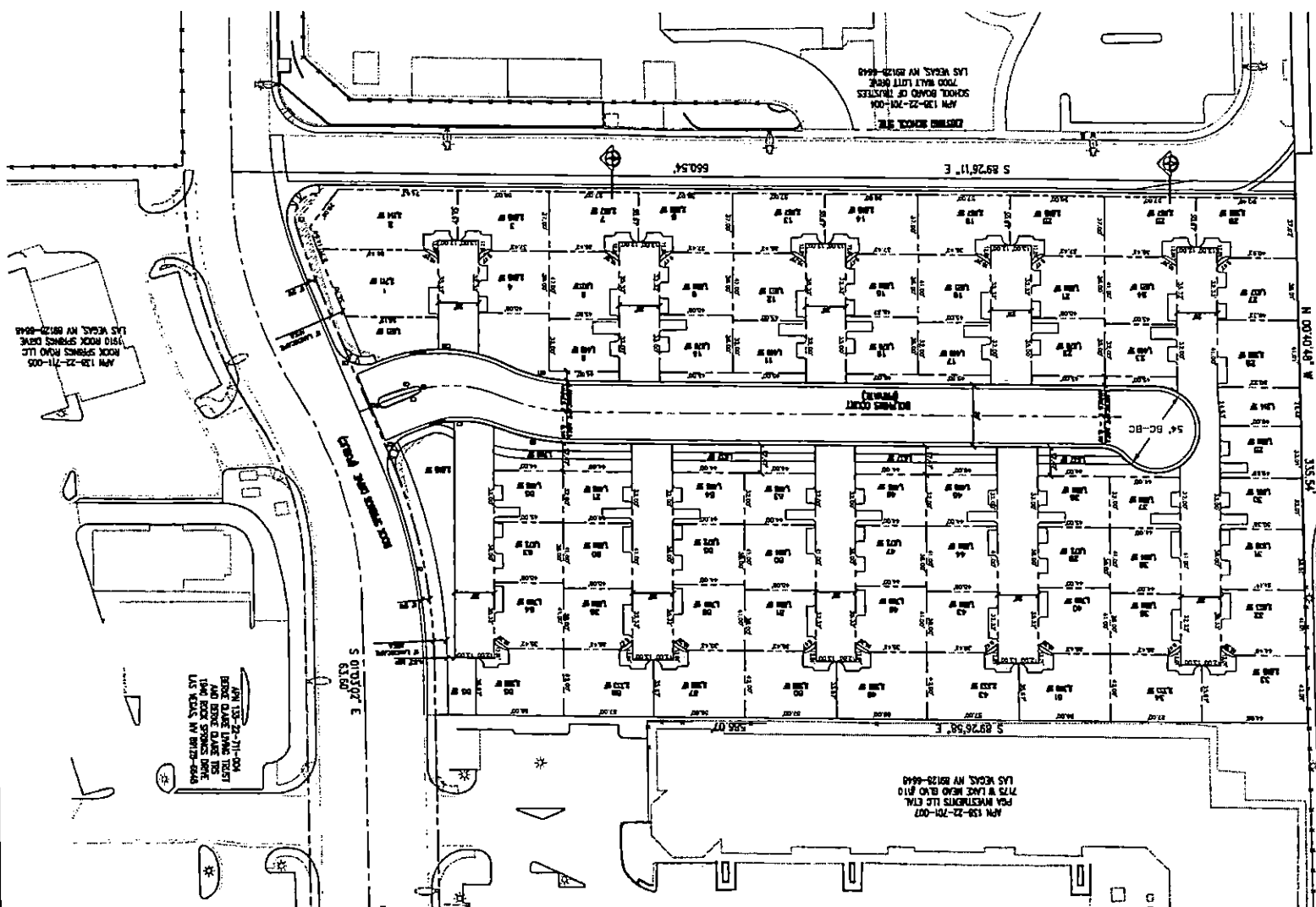
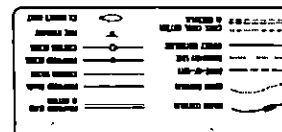
ZON-20217 VAR-20419

WVR-20568 SDR-20220

VAR-20219 REVISED

QDA 2024E 04/25/07 DC

AFR 13 2007

[illegible]

RECEIVED

APR 13 2007

ZON-20217	VAR-20419
WVR-20568	SDR-20220
VAR-20219	REVISED
GPA-20216	04/26/07 PC

CENTEX HOMES
LEAD / ROCK SPRINGS
SITE PLAN

Triton
Engineering

Page 1
PLANNED BY :
DEVELOPED BY :
DELETED BY :
ADD DELETED
ADD NO :
SCALE : 1" = 3'

[illegible]

100

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



TRITON **Engineering**

February 27, 2007

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

**Reference: Request for Re-zoning
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

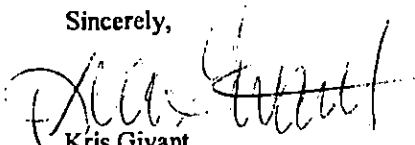
The applicant is requesting that the zoning on this parcel be changed from R-4 to RPD-14 for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial and (C-1)
SEC – Service Commercial & Public Facilities (C-1 & PF)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community of the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - WVR-20568 - WAIVER RELATED TO GPA-20216 AND ZON-20217 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for Waiver OF TITLE 18.12.130 FOR TERMINATION OF A PRIVATE STREET WITHOUT A CIRCULAR CUL-DE-SAC OR CRASH GATE on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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

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

MINUTES:

See Item 13 for related discussion.

(6:43 -7:21)

1-1393

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 15 – WVR-20568

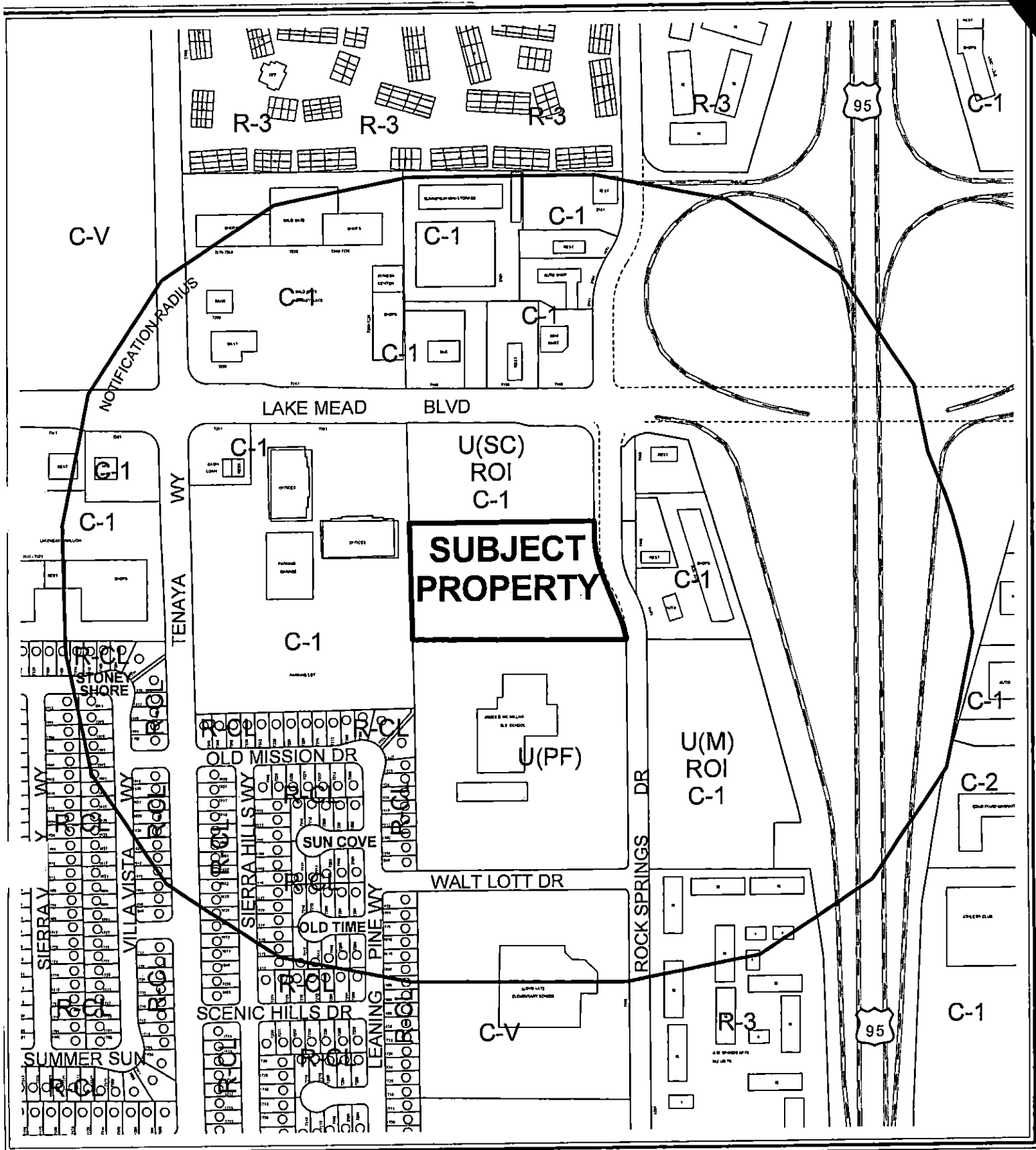
CONDITIONS:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The non-standard circular cul-de-sac as depicted on the revised Site Plan dated "Received April 13, 2007" is hereby approved.
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 Dolphins Court, 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-20217 and Site Development Plan Review SDR-20220 and all other applicable site-related actions.



CASE: WVR-20568

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - WVR-20568 - APPLICANT/OWNER: CENTEX HOMES**

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

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The non-standard circular cul-de-sac as depicted on the revised Site Plan dated "Received April 13, 2007" is hereby approved.
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 Dolphins Court, 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-20217 and Site Development Plan Review SDR-20220 and all other applicable site-related actions.

JM

WVR-20568 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Waiver of Title 18.12.130 for termination of a private street without a circular cul-de-sac or crash gate on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

Denial of this request for a Waiver of Title 18.12.130 to allow a private street (Dolphins Court) to terminate without a circular cul-de-sac or emergency access gate is recommended. The Department of Public Works cannot support this request due to the inability of large vehicles such as delivery trucks to turn around upon reaching the street terminus.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14332) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

JM

WVR-20568 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

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

WVR-20568 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building • Front • Side • Rear	5 Feet Zero Feet 5 Feet
Max. Building Heights	3 stories, 35 feet

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.	6 Feet		6 Feet	Y
Wall Height	8 Feet		Not shown	NA

<i>Open Space - R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

**A Variance (VAR-20219) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

JM

WVR-20568 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

ANALYSIS

Title 18.12.130 Cul-de-sacs

Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates.

The Department of Public works recommends denial to the Request for a Waiver of Title 18.12.130 to allow a private street (Dolphins Court) to terminate without a circular cul-de-sac or emergency access gate. The Department of Public Works cannot support this request due to the inability of large vehicles such as delivery trucks to turn around upon reaching the street terminus.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

WVR-20568 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, ZON-20217, VAR-20219,
VAR-20419 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-20568 APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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

☐ Yes

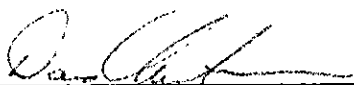
☒ No

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

City Official: _____

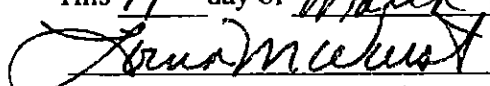
Partner(s): _____

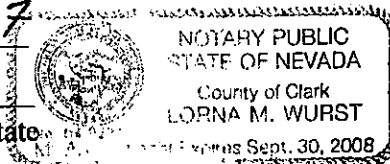
APN: _____

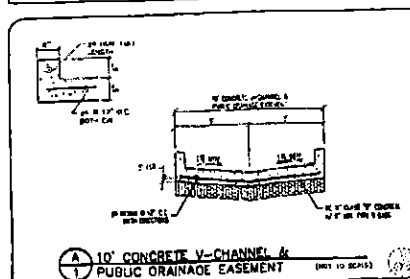
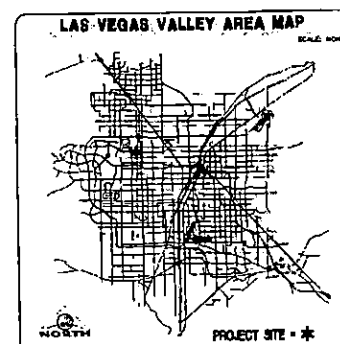
Signature of Property Owner: 

Print Name: Dana Christensen Division Controller

Subscribed and sworn before me

This 19 day of March, 20 07

Notary Public in and for said County and State



[illegible]

APR 13 2007

Triton

Engineering

March 15, 2007

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

**Reference: Request for Waiver of 18.12.130 Cul-de-sacs
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

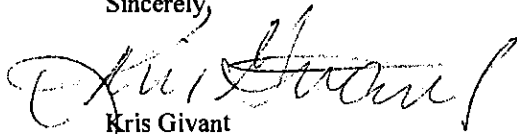
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Waiver of Title 18.12.130 in regard to Cul-de-sacs for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

At this time we are requesting a waiver of Title 18.12.130 of the required City standards for Cul-de-sacs. We have met with the City of Las Vegas Fire Department and because the units will have fire sprinklers, the fire department will accept the existing layout which does not have a cul-de-sac at the end of the entry road.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**WVR-20568
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAR-20219 - VARIANCE RELATED TO GPA-20216, ZON-20217 AND WVR-20568 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Variance TO ALLOW 10,288 SQUARE FEET OF OPEN SPACE WHERE 46,718 SQUARE FEET IS THE MINIMUM REQUIRED on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund and the amount to be established by City staff will be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the La Vegas Municipal Code.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 16 – VAR-20219

MOTION – Continued:

And adding the following condition:

- The approval shall be for a minimum of 15,000 square feet of open space.**
- Motion carried with DAVENPORT, EVANS and DUNNAM voting NO**

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

MINUTES:

See Item 13 for related discussion.

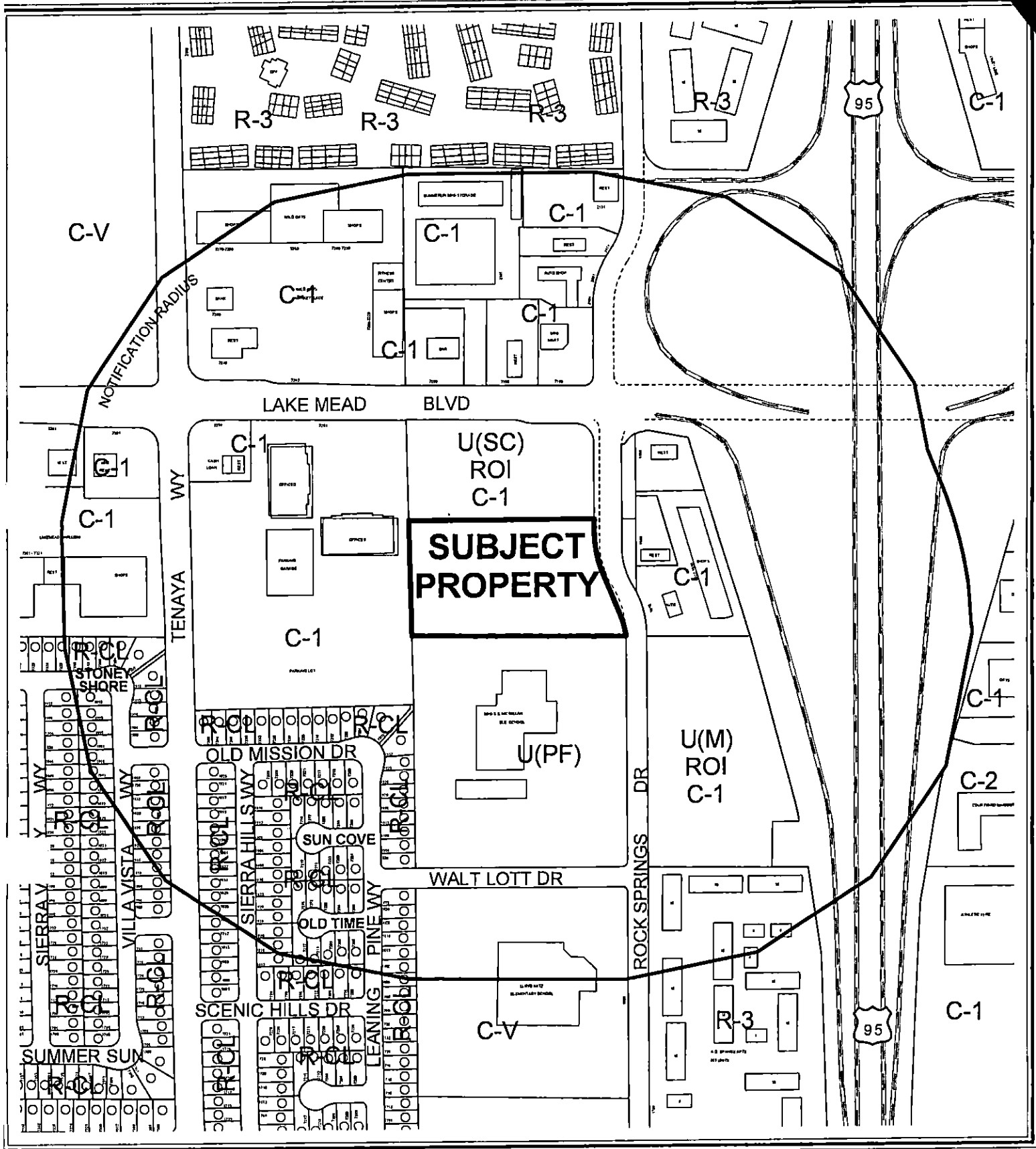
(6:43 – 7:21)

1-1393

CONDITIONS:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$145,520 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: VAR-20219

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - VAR-20219 - APPLICANT/OWNER: CENTEX HOMES**

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

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$145,520 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-20219 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$145,520 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

VAR-20219 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 10,288 square feet of open space where 46,718 square feet is the minimum required on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The request for Variance to deviate from the required open space is a self-imposed hardship and denial is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

VAR-20219 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

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

VAR-20219 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building • Front • Side • Rear	5 Feet Zero Feet 5 Feet
Max. Building Heights	3 stories, 35 feet

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.	6 Feet		6 Feet	Y
Wall Height	8 Feet		Not shown	NA

Open Space - R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

*A Variance (VAR-20219) has been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

JM

VAR-20219 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

ANALYSIS

The proposed residential planned development is requesting that 10,288 square feet of open space be permitted where 46,718 square feet is the minimum required, which is a 78 percent deviation from standards. The open space that has been provided within the 65-lot single-family subdivision is located within the interior landscape area of the site. Proposed in the open space is a four foot sidewalk that traverses the interior of the site. No common open space recreation facility has been provided within the subject property. The Bettye Wilson Soccer Complex is northwest of the proposed residential project across Lake Mead on Tenaya Way.

The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. Due to the incompatibility with the area and lack of innovative residential design and open space, denial of this application is recommended.

The minimum site lot size for the proposed development is 1,440 square feet. For the applicant to meet the open space standards for an R-PD (Residential Planned Development) the site would result in a loss of approximately 25 units.

Staff is recommending denial of the requested Variance to allow the reduction of open space requirements.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical

VAR-20219 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. Alternative design with less number of units or subterranean parking would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, ZON-20217, WVR-20568,
VAR-20419 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20219** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

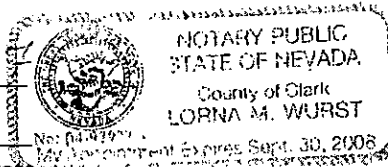
Signature of Property Owner: _____

Print Name: Bryce Slade VP of Construction & Land Development

Subscribed and sworn before me

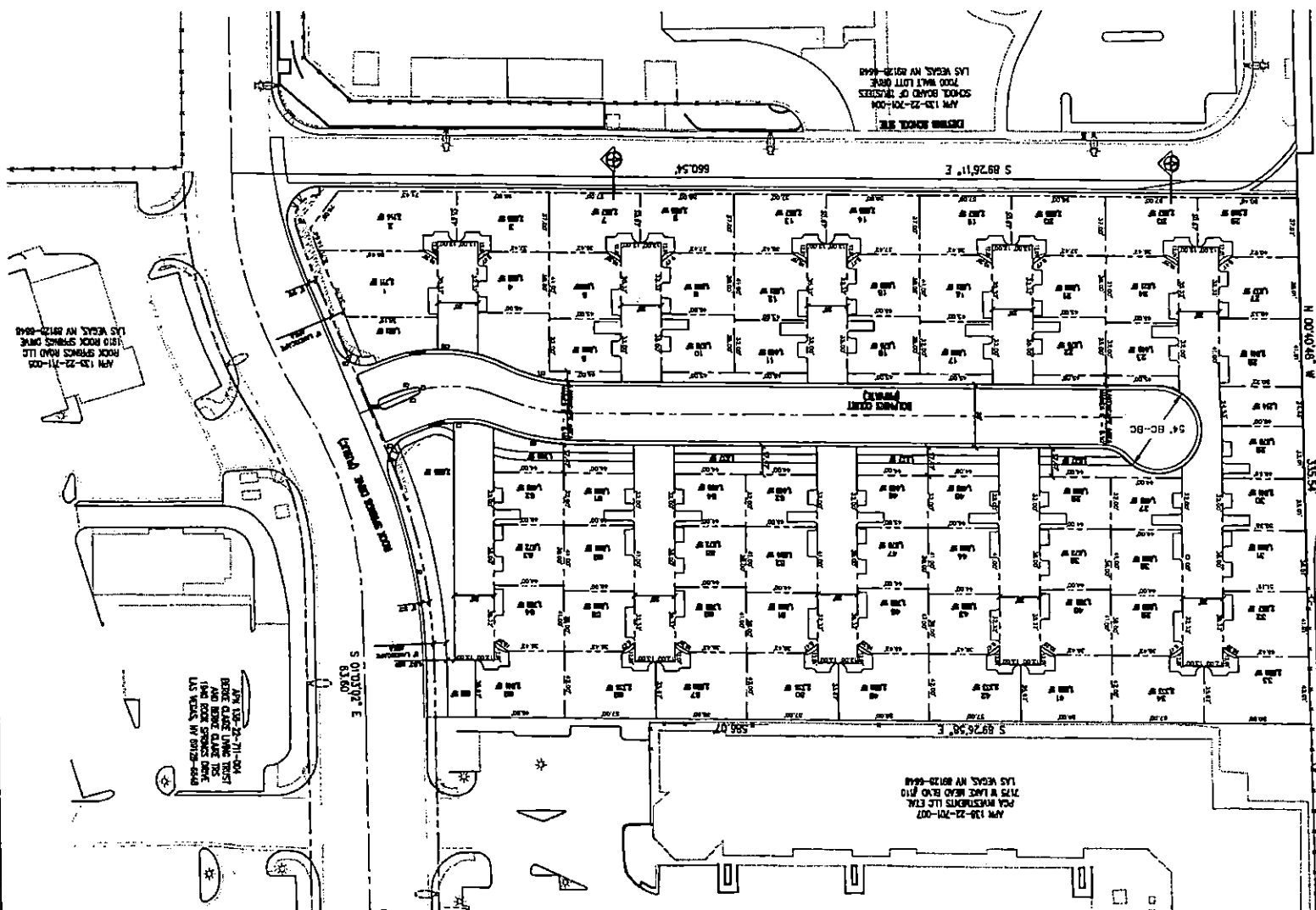
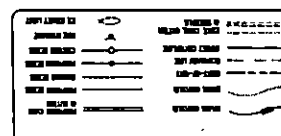
This 26 day of Feb, 2007

Lorna M. Wurst
Notary Public in and for said County and State



APR 13 2007

APR 13-23-712-006
WESTLAKE CITY CENTER LLC ET AL
7251 W LAKE MEAD BLVD PMB 1
LAS VEGAS, NV 89120-6648

[illegible]

RECEIVED

APR 13 2007

ZON-20217	VAR-20419
WVR-20568	SDR-20220
VAR-20219	REVISED
GPA-20216	04/26/07 PC

2

CENTEX HOMES
LEAD / ROCK SPRINGS
SITE PLAN



Triton
Engineering

PG :
DALIN ST :
DIREKTORE SV :
DEKOD ST :
ALL DEKOD :
ANS NO :

[illegible]

1000

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

DATE					
TIME					



Triton

Engineering

February 27, 2007

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

**Reference: Request for Variance of Open Space Requirements
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

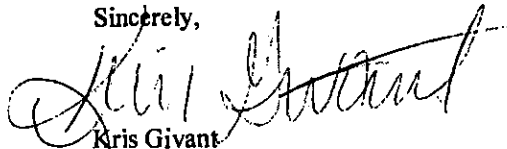
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

At this time we are requesting a variance of the required open space based on our designed plan that provides for 10,288 s.f. of open space where 46,718 s.f. is required which is an approximate 78% reduction in open space requirements. Currently there are four (4) accessible areas which include parks and schools. Wooster Park – CLV is located approximately 1,367 feet from the project site. Edythe & Lloyd Katz Elementary is located approximately 780 feet from the project site. James McMillian Elementary is located approximately 500 feet from the project site and Bettye Wilson Soccer complex is located approximately 1,626 feet from the project site. Although we are now lacking in overall open space for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities. These amenities could be used for parks and/or schools in the surrounding community that may possibly need upgrades to their existing facilities. Centex Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAR-20419 - VARIANCE RELATED TO GPA-20216, ZON-20217, WVR-20568 AND VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 4.91 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 65-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition as read for the record as follows:

- Approval is for a maximum of 63 units.
- Motion carried with **DAVENPORT, EVANS** and **DUNNAM** voting **NO**

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

MINUTES:

See Item 13 for related discussion.

(6:43 – 7:21)

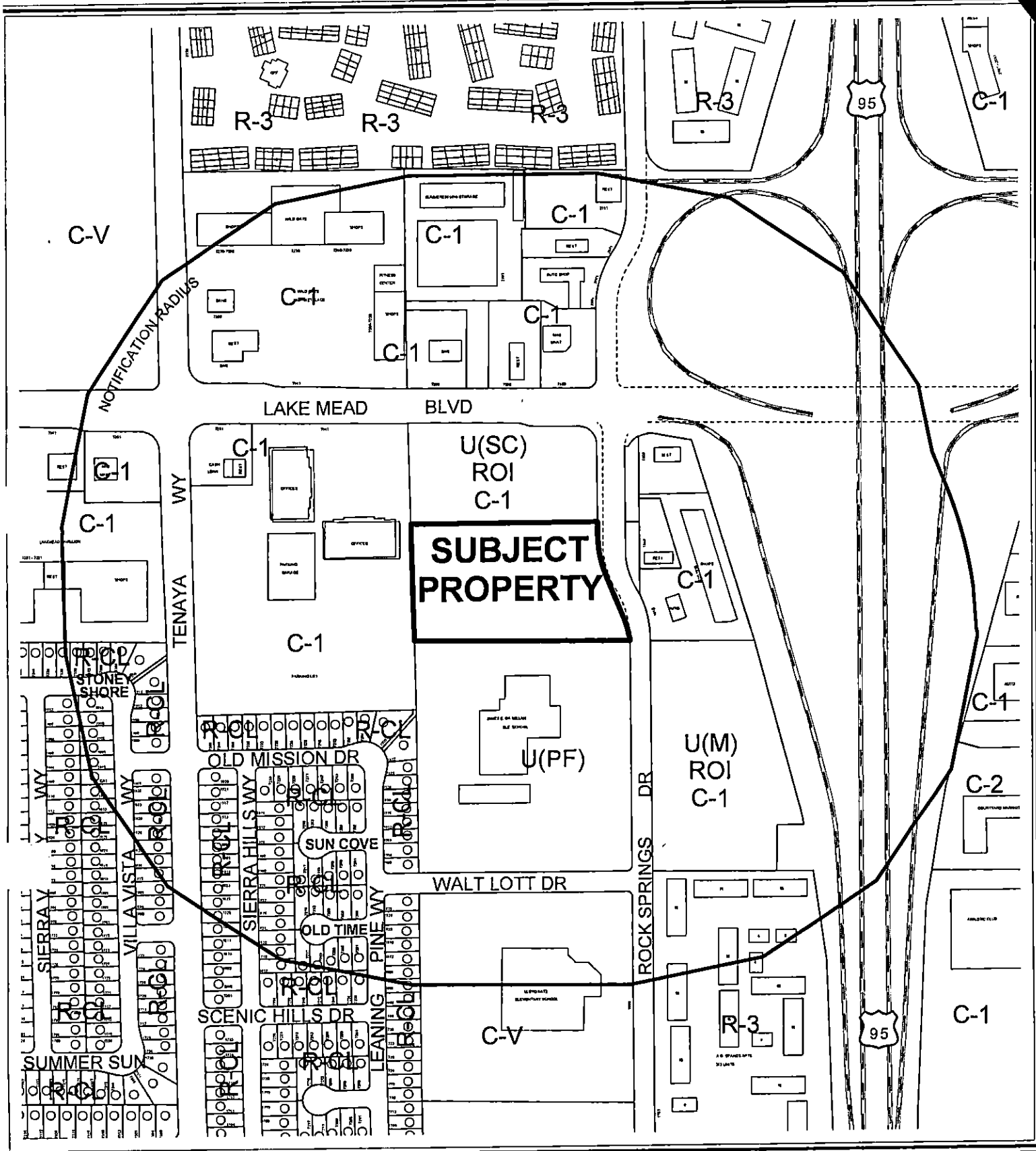
1-1393

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 17 – VAR-20419

CONDITIONS:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20219), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: VAR-20419

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-20419 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20219), Waiver (WVR-20568) and Site Development Plan Review (SDR-20220) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20419 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a Residential Planned Development on 4.91 acres where five acres is the minimum required for a proposed 65-unit, single-family residential subdivision on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

VAR-20419 - Staff Report Page Two
 April 26, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

VAR-20419 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Provided
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building • Front • Side • Rear	5 Feet Zero Feet 5 Feet
Max. Building Heights	3 stories, 35 feet

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.		6 Feet	6 Feet	Y
Wall Height		8 Feet	Not shown	NA

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

**A Variance (VAR-20219) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

JM

VAR-20419 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

ANALYSIS

The proposed development is located on 4.91 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is 98 percent of the required area. This is a two percent deviation from Title 19.06.040 standards.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. This particular development is an infill parcel. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns.

The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-20419 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through requesting a zoning district that does not meet Code requirements. Alternative zoning would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, ZON-20217, WVR-20568, VAR-20219 and SDR-20220)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: JAR-20419 APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

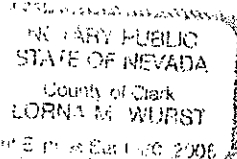
Signature of Property Owner: *[Signature]*

Print Name: DANA Christensen Las Vegas Division
Controller

Subscribed and sworn before me

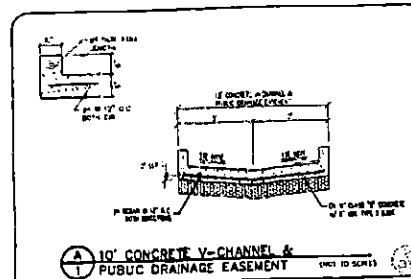
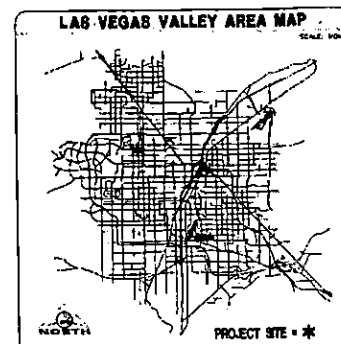
This 8 day of March, 2007.

Notary Public in and for said County and State



RECEIVED

Page 6 - JUNE 9 1980



LAND USE TABULATION		
LAND USE DESCRIPTION		
PURPOSED ZONING	100-2-1 (RESIDENTIAL, PLANNED)	2-1 (RESIDENTIAL, SINGLE-FAMILY)
TOTAL UNITS		66 LOTS
SUBTYPING UNITS		ACRES
OPEN SPACE		4.81 ACRES
CRASHES (CONCRETE)		12.24 LOTS / 1.24 ACRES
OPEN SPACE		
TOTAL REQUIRED		48.76 ACRES
ESTIM. PROVIDED		78.24 ACRES

DEET 1 2 3
CLV ONG

RECEIVED
APR 13 2007

Triton

Engineering

March 9, 2007

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

**Reference: Request for Variance of minimum 5 acre requirement for RPD
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

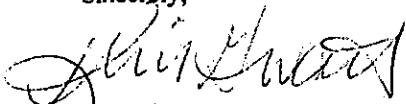
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Variance of the minimum requirement of 5 acres for RPD zoning for a proposed 65 lot single family project called "Lake Mead / Rock Springs" located on approximately 4.91 gross acres.

At this time we are requesting a variance of the required minimum 5 acres for RPD zoning. Currently, the proposed subdivision is located on a vacant parcel that is located in between a school and commercial subdivision. As the parcels to the North, South and West are developed, there is no additional acreage available to fulfill the requirement of the minimum of 5 acres. Centex Homes is committed to working with the City of Las Vegas and the community and respectfully request your approval of our minimum 5 acre variance.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**VAR-20419
04/12/07 PC**

RECEIVED

MAR 09 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-20220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20216, ZON-20217, WVR-20568, VAR-20219 AND VAR-20419 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/13/07 for a maximum of 63 units with a minimum 15,000 square feet of open space, except as amended herein.

– Motion carried with DAVENPORT, EVANS and DUNNAM voting NO

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

MINUTES:

See Item 13 for related discussion.

(6:43 – 7:21)

1-1393

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 18 – SDR-20220

CONDITIONS:

Planning and Development

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. Site Development Plan Review (SDR-14323) and Variance (VAR-14322) are hereby expunged.
5. The standards for this development shall include a Minimum lot size of 1,440 square feet and Building height shall not exceed three stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of five feet to the front of the house, zero feet on the side, five feet in the rear.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. 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. For all developments/projects.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 18 – SDR-20220

CONDITIONS – Continued:

11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

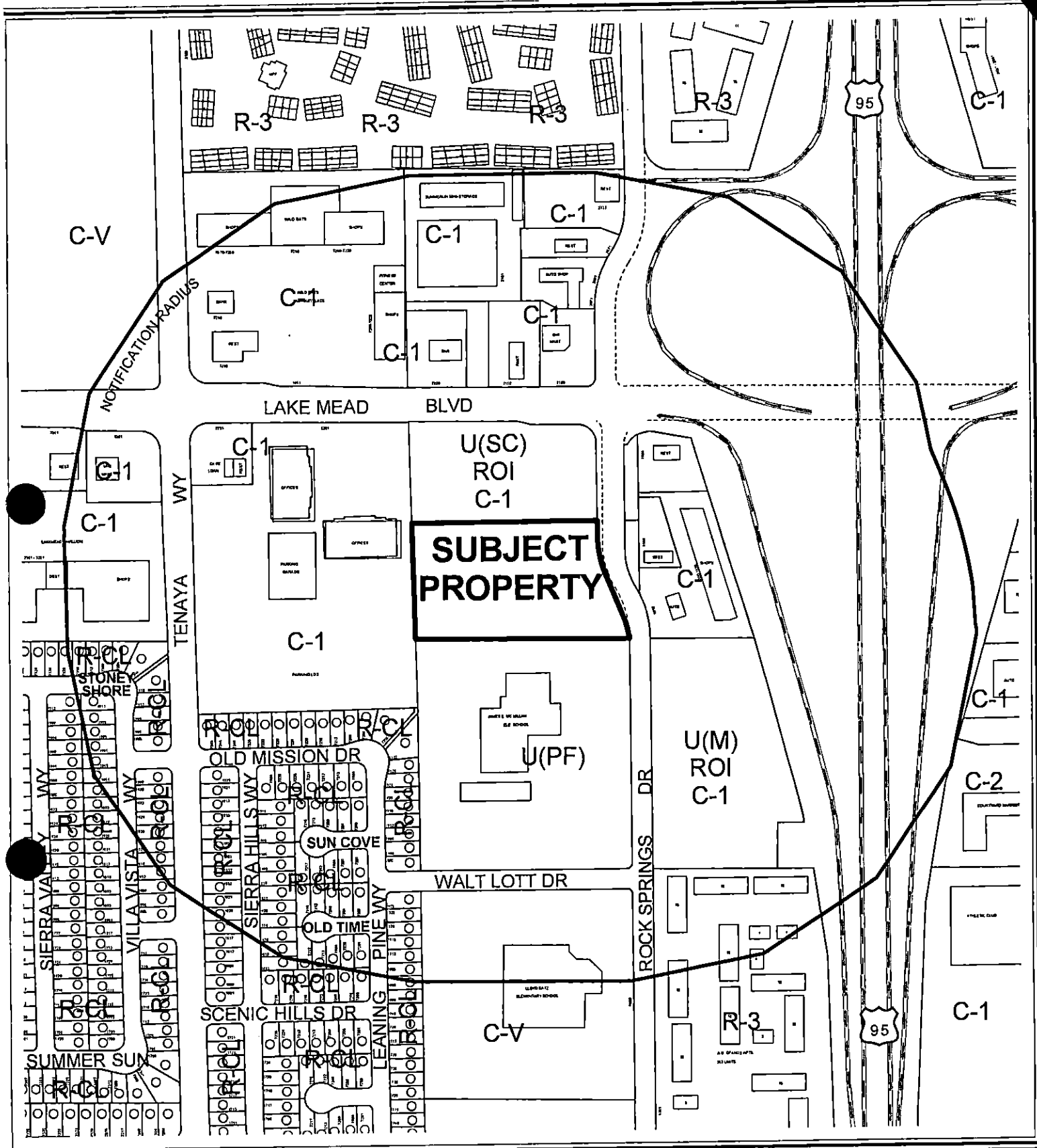
Public Works

16. A Waiver of Title 18.12.130, such as WVR-20568, shall be approved to allow Dolphins Court to terminate with a non-standard cul-de-sac. If a Waiver is not approved, construction of a cul-de-sac meeting current City Standards at the end of Dolphins Court will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Rock Springs Drive.
18. The proposed entry drive shall not be gated.
19. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project shall be situated and maintained so as to not

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 18 – SDR-20220

CONDITIONS – Continued:

- create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
 22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first.
 23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20217, WVR-20568 and all other applicable site-related actions.
 24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
 25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-20220

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-20220 - APPLICANT/OWNER: CENTEX HOMES**

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

1. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. Site Development Plan Review (SDR-14323) and Variance (VAR-14322) are hereby expunged.
5. The standards for this development shall include a Minimum lot size of 1,440 square feet and Building height shall not exceed three stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of five feet to the front of the house, zero feet on the side, five feet in the rear.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-20220 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

9. 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. For all developments/projects.
10. 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).
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. A Waiver of Title 18.12.130, such as WVR-20568, shall be approved to allow Dolphins Court to terminate with a non-standard cul-de-sac. If a Waiver is not approved, construction of a cul-de-sac meeting current City Standards at the end of Dolphins Court will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Rock Springs Drive.
18. The proposed entry drive shall not be gated.

SDR-20220 - Conditions Page Three
April 26, 2007 - Planning Commission Meeting

19. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20217, WVR-20568 and all other applicable site-related actions.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

SDR-20220 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Site Development Plan Review for a proposed 65-lot single family residential subdivision on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

The proposed 65-lot, single-family residential subdivision lacks the required amount of open space and is considered incompatible with development in the area. A Variance (VAR-20219) has been requested to permit the deviation from open space requirements, and in addition, a Variance (VAR-20419) to permit an R-PD (Residential Planned Development) in 4.91 acres where five acres is required. The project also requires a Rezoning (ZON-20217) to R-PD14 (Residential Planned Development – 14 Units per Acre) and a General Plan Amendment (GPA-20216) to M (Medium Density Residential). Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
12/02/92	The City Council approved an Extension of Time [Z-0056-91(1)] of an approved Rezoning.
01/19/94	The City Council approved an Extension of Time [Z-0056-91(2)] of an approved Rezoning.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.

SDR-20220 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Pre-Application Meeting	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
Neighborhood Meeting	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

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

JM

SDR-20220 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	1,440 SF
Min. Lot Width	32 Feet
Min. Setbacks from Building • Front • Side • Rear	5 Feet Zero Feet 5 Feet
Max. Building Heights	3 stories, 35 feet

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

Pursuant to Title 19.12, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Rock Springs Road.	6 Feet		6 Feet	Y
Wall Height	8 Feet		Not shown	NA

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
4.91	13.23	1.65	22%	46,688	5%	10,288	N*

**A Variance (VAR-20219) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

JM

SDR-20220 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

ANALYSIS

- **Zoning**

In separate applications, the applicant is proposing to Rezone (ZON-20217) the property from U (Undeveloped) under a Resolution of Intent to R-4 (High Density Residential) Zone to R-PD14 (Residential Planned Development - 14 units per acre), and Amend the General Plan (GPA-20216) from H (High Density Residential) to M (Medium Density Residential).

The density of the project (13.2 du/ac) will conform to the R-PD14 (Residential Planned Development – 14 Units per Acre) zone density limit of 14 units per acre. However, the proposed rezoning will introduce a level of residential density that would be incompatible with the surrounding uses.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. This particular development is an infill parcel. The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property; therefore, denial of this request is recommended.

- **Site Plan**

The proposed project includes 65-lots with single-family homes. The size of lots range from 1,440 to 2,960 square feet in area. The lots will be accessed from a main entry located along Rock Springs Road. The interior of the project includes private street width of 39 feet which provide access to each residential parking garage and guest parking space areas.

The open space for the proposed development does not meet Title 19.06 requirements and a Variance (VAR-20219) is required, as designed. The applicant is request for a variance to allow 10,288 square feet of open space where 46,718 square feet is the minimum required

- **Waivers**

A Waiver (WVR-20568) of Title 18.12.130 for termination of a private street without a circular cul-de-sac or crash gate has been requested by the applicant as a companion item to this application. Public Works recommends denial.

SDR-20220 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

- **Landscape Plan**

Title 19.12 requires 10 trees along the landscape buffer along Rock Springs Road of the project. A total of 19 trees, 13 Mondel Pines and six African Sumac, have been provided. In addition, dispersed about the development are Bottle Trees, Japanese Blueberrys, Purple Leaf Plums, Chinese Photinias all 24 inch box in size and 16 inch box Date Palms. Therefore, the proposed landscape plan is sufficient per Title 19.12 standards.

- **Elevation**

The elevations show three-story, single-family detached houses with garages and unit entrances on the first floor. The height is shown at 35 feet.

- **Floor Plan**

The applicant is proposing four separate floor plans for two-story homes that will measure approximately 1,125 to 1,480 square feet in area. Each of the homes will have a balcony and rear yard area. In addition, three of the four proposed units include an attached two car garage.

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 applicant is proposing 65-lot single family detached homes surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west.

SDR-20220 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

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

The proposed rezoning of R-PD14 (Residential Planned Development – 14 Units per Acre) would permit the proposed 65-lot single-family detached homes on 4.91 acres. However, there are multiple factors that make this proposal inconsistent. The proposed R-PD14 (Residential Planned Development – 14 Units per Acre) is not compatible with the adjacent C-1 (Limited Commercial) zoning to the north, east and west.

In addition, the proposed development deviates from Title 19 standards. The proposal requires a Variance (VAR-20219) from the open space requirements of Title 19.06, as well as a Variance (VAR-20419) for minimum acreage required for a Residential Planned Development. Denial of this project is recommended as the lack of open space is due to the overbuilding of the site and is a self-imposed hardship.

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

The site gains access from Rock Springs Road, a 60-foot local street. These streets will provide adequate access to and from the subject property.

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

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

- 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 elevation plans show three-story homes with a maximum height of approximately 35 feet. The design features are unsightly and are they undesirable in context to the surrounding commercial developments; therefore, the proposal is not appropriate for this location.

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

By conformance to conditions, appropriate measures will be taken to secure and protect the public health, safety and general welfare.

SDR-20220 - Staff Report Page Seven
April 26, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 (Mailed with GPA-20216, ZON-20217, WVR-20568,
VAR-20419 and VAR-20419)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20220** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

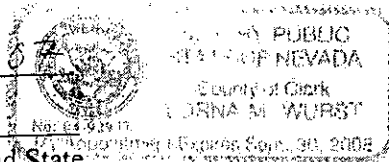
Print Name: Bryce Stode

VP of Construction
and of Land Development

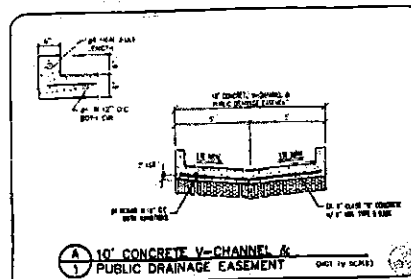
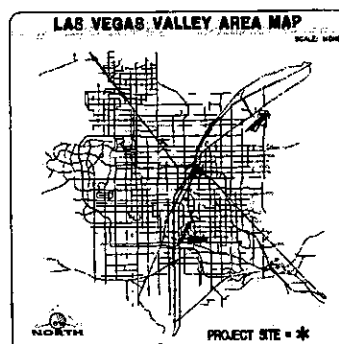
Subscribed and sworn before me

This 26 day of Feb, 2008

Lorna M. Wurst
Notary Public in and for said County and State



LAKE MEAD / ROCK SPRINGS



PERMIT JONES	8-
MIRIAM LOT 22, (B)	MIN. 1,000 S
FRONT TO BUILDING EAVE	
FRONT TO GARAGE	1' = 10'
SIDE TO BUILDING OR ROOF EAVE	1' AND
SIDE ON CORNER	
REAR	5' TO BUILDING
REAR TO EAVE	

70-CHIEF BUREAU
6751 W CHARLSTON BLVD., SUITE A
LAS VEGAS, NV 89146
OFFICE: (702) 821-1354

THE SOUTH WAS (5 1/2) OF THE WORKMANLY QUARTER AND 1/4 OF THE
WORKMANLY QUARTER AND 1/4 OF THE WORKMANLY QUARTER IN 1/4 OF SECTION 22,
THROUGH 20 SOUTH, RANGE 60 EAST, S.4.E.

CITY OF LAS VEGAS INLET AND ROUND PLATE IN MANHOLE
FL3 NORTHWEST CORNER OF LUDLOW ROAD AND TORREY
PARK DRIVE, STATION 3500146

ELEVATION 2343.3378 FEET (NAVD83)
FL3 048 METERS (NAVD83)

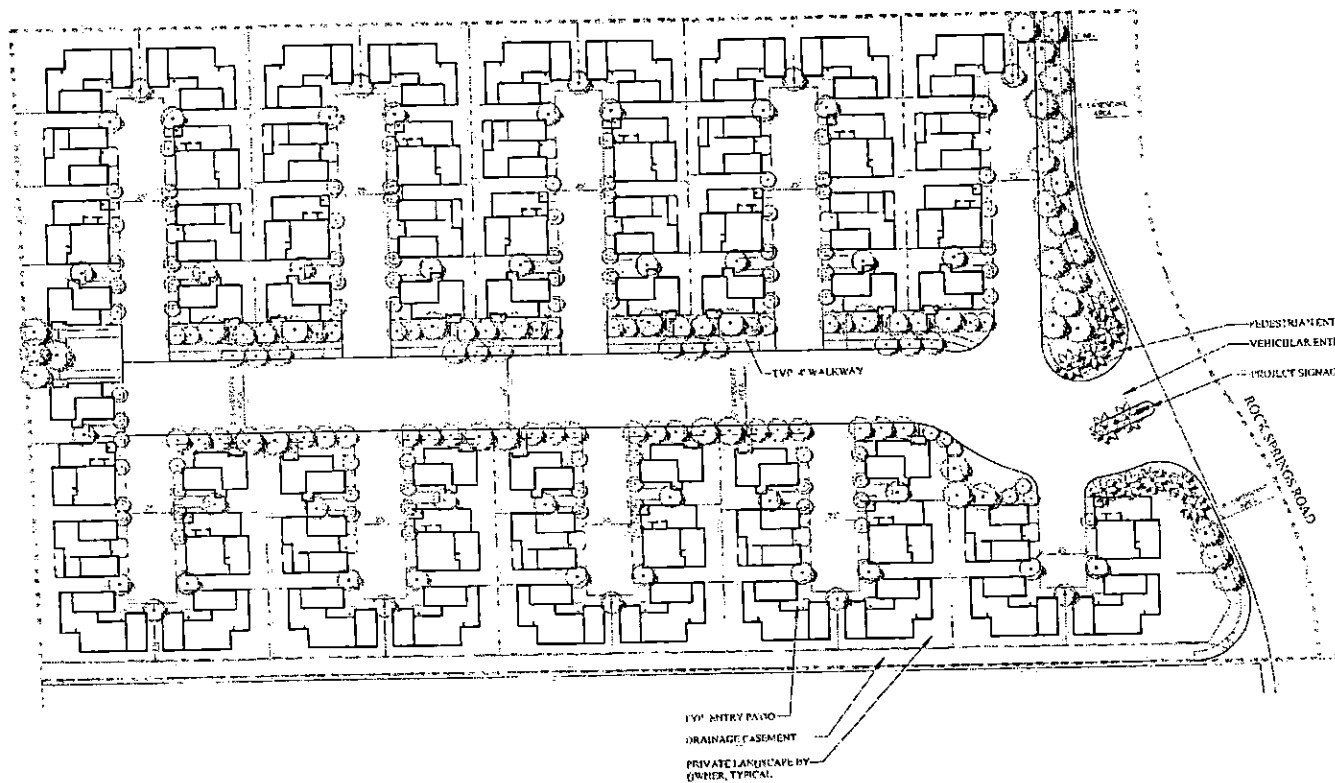
CLARK COUNTY METEOROLOGICAL STATION 2003 BASED ON
NORTH AMERICAN METEOROLOGICAL PLAN OF 1988 (NAVD 88)

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH
LINE OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.B.M., AS SHOWN
IN FILE 42, PAGE 35, OF RECORDED SURVEYS OFFICIAL
RECORDS, CLARK COUNTY, NEVADA. S41 LINE BEARS
N81°34'21"W.

LAND USE DESIGNATION	
PRESENT ZONING	R-1 (RESIDENTIAL DISTRICT)
PROPOSED ZONING	MPD-11 (DESIGNATED PLANNED DEVELOPMENT DISTRICT)
CITY SUMMARY	
TOTAL UNITS	16,101
SUBSTANDARD UNITS	NONE
OFFICE ADDRESS	200 JACKSON
City (or State)	1224 LUTHER / KCMO
OPEN SPACE	
TOTAL REQUIRED	46.7%
TOTAL PROVIDED	10.2%

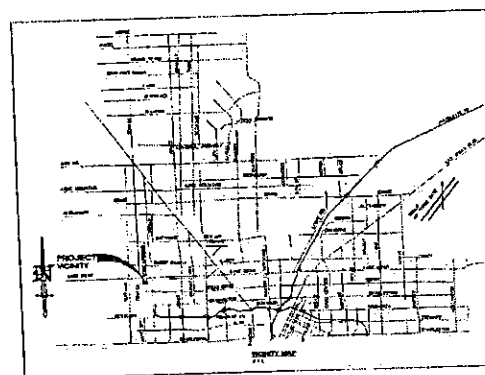
עבא תנחל חל/תל/ח7 ח

APR 13 2007



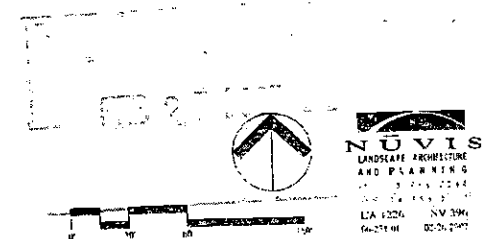
PLANT LEGEND

BOTANICAL NAME COMMON NAME	SIZE
TREES	
BRACHYCHITON POPULNEUS BOTTLE TREE	24" BOX
ELAEAGARUS DECIPENS JAPANESE BLUEBERRY	24" BOX
PHOENIX DACTYLIFERA DATE PALM	16 BTU
PRUNUS C. 'KRAUTER VESUVIUS' PURPLE LEAF PLUM	24" BOX
PINUS ELDARICA MONDEL PINE	24" BOX
PHOTINIA SERRULATA CHINESE PHOTINIA	24" BOX
RHUS LANCEA AFRICAN SUMAC	36" BOX
SHRUBS	
CASSIA NEAOPHILA FEATHERY CASSIA	5 GAL.
CITRONEASTER DAMERI 'CORAL BEAUTY' BEARBBERRY CITRONEASTER	1 GAL.
OLETES VEGATA FORTNIGHT LILY	1 GAL.
HESPERALOE PARVIFLORA RED YUCCA	1 GAL.
LIUSYRUM 'TEXANUM' TEXAS PRIVET	5 GAL.
MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL.
PHOTINIA FRASERI PHOTINIA	5 GAL.
PITTOSPORUM TOBIKA 'WHEELER' WHEELERS OWARF	5 GAL.
PITTOSPORUM TOBIKA 'VARIEGATE' VARIEGATED TOBIKA	5 GAL.
PYRACANTHA 'RED ELF' RED ELF PYRACANTHA	5 GAL.
RHAPHIOLEPIS INDICA 'PINK LADY' INDIA OWARF HAWTHORN	5 GAL.
RHAPHIOLEPIS INDICA 'PINK DANCER' INDIA OWARF HAWTHORN	2 GAL.
ROSMARINUS 'HUNTINGTON CARPET' DWARF ROSEMARY	1 GAL.
XYLOSMA CONGESTUM 'COMPACTA' OWARF XYLOSMA	5 GAL.
SODDED TURF	



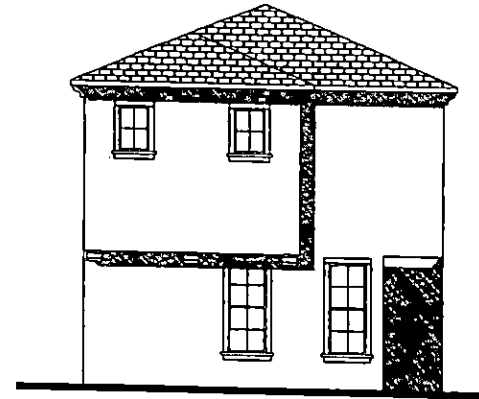
Preliminary Landscape Plan
Rock Springs
 Las Vegas, Nevada
 Centex Homes

GPA-20216 ZON-20217
 VAR-20219 SDR-20220
 04/12/07 PC





LEFT



REAR



RIGHT



FRONT

ARCHITECTS

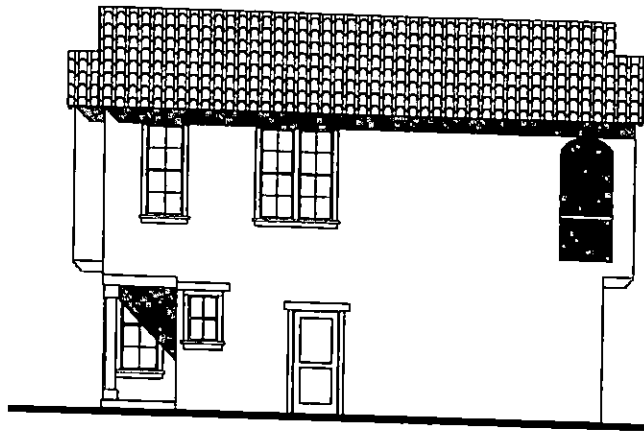
HOVE DESIGN ALLIANCE INC.
INFO@HOVEDSIGN.COM • TEL: 1-416-740-0611

**CLUSTER HOUSING - PLAN 1
ELEVATIONS**

SCALE: 8" = 1'-0"

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

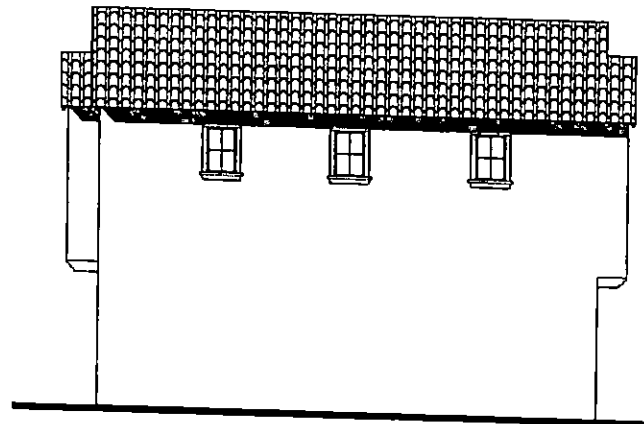
**RECEIVED
FEB 27 2007**



LEFT



REAR



RIGHT



FRONT

ARCHITECTS

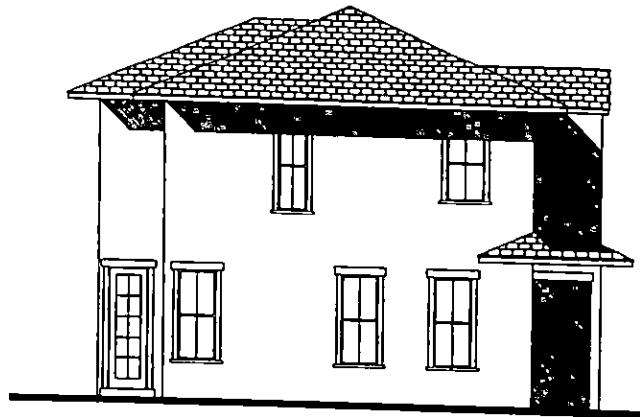
HOVE DESIGN ALLIANCE INC.
INFO@HVDDESIGN.COM • TEL: 949.740.0817

**CLUSTER HOUSING - PLAN 2
ELEVATIONS**

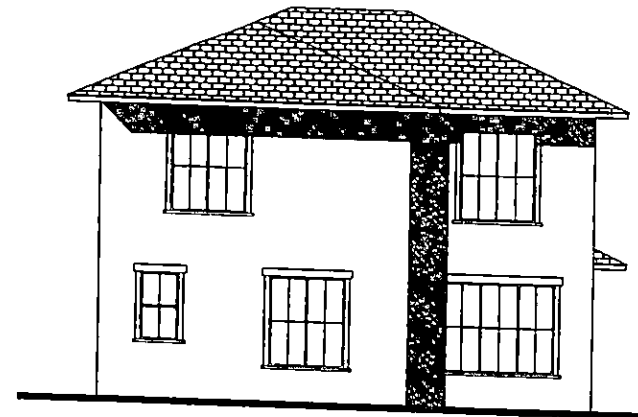
SCALE: $\frac{1}{8}" = 1'-0"$

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

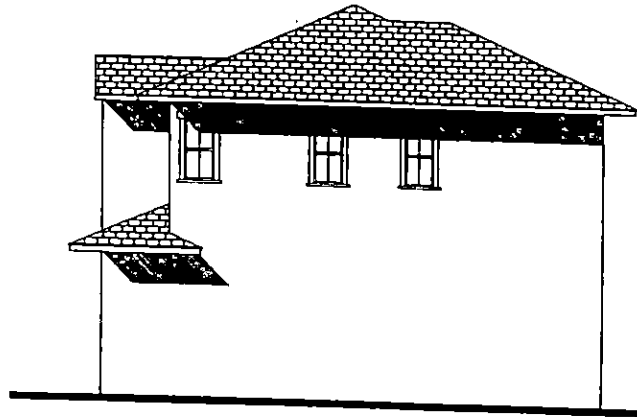
RECEIVED
FEB 27 2007



LEFT



REAR



RIGHT



FRONT

ARCHITECTS

Hove Design Alliance Inc.
HOFHOMEDSIGN.COM • TEL: 949.740.0813

**CLUSTER HOUSING - PLAN 3
ELEVATIONS**

SCALE: $\frac{1}{8}" = 1'-0"$

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

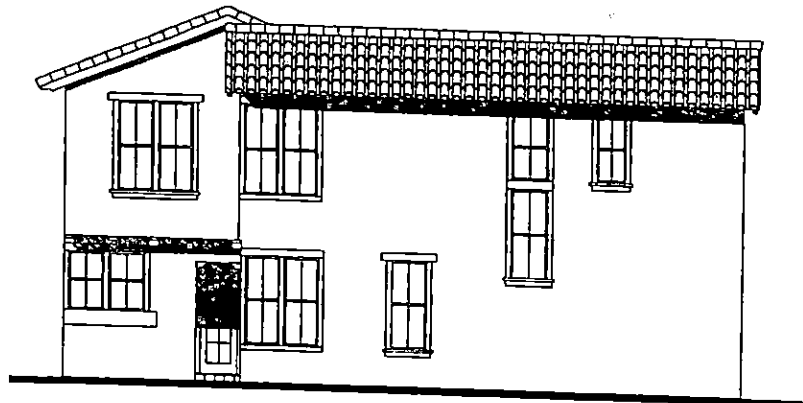
APPROVED
FEB 27 2007



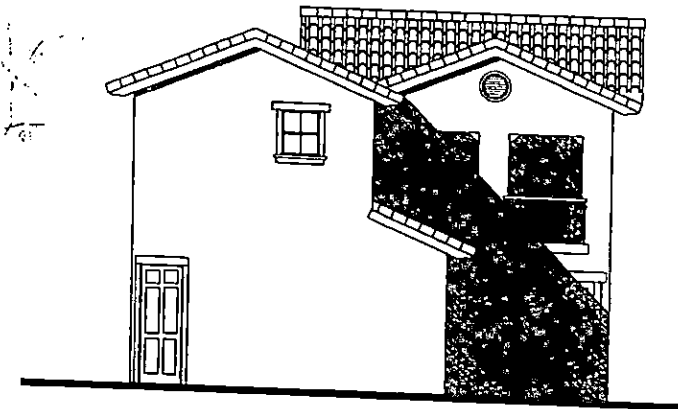
LEFT



REAR



RIGHT



FRONT

ARCHITECTS

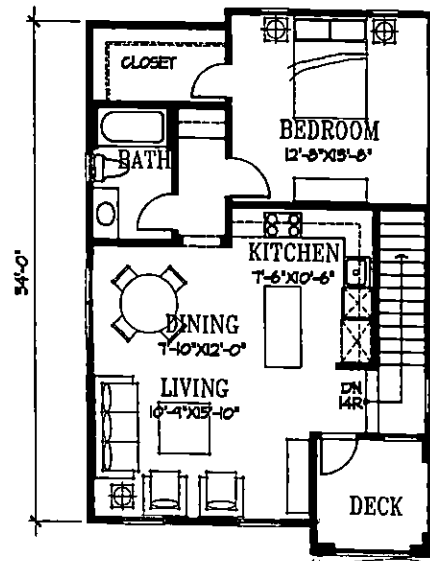
Hove Design Alliance Inc.
HPC@HODESIGN.COM • TEL: 949.746.0813

**CLUSTER HOUSING - PLAN 4
ELEVATIONS**

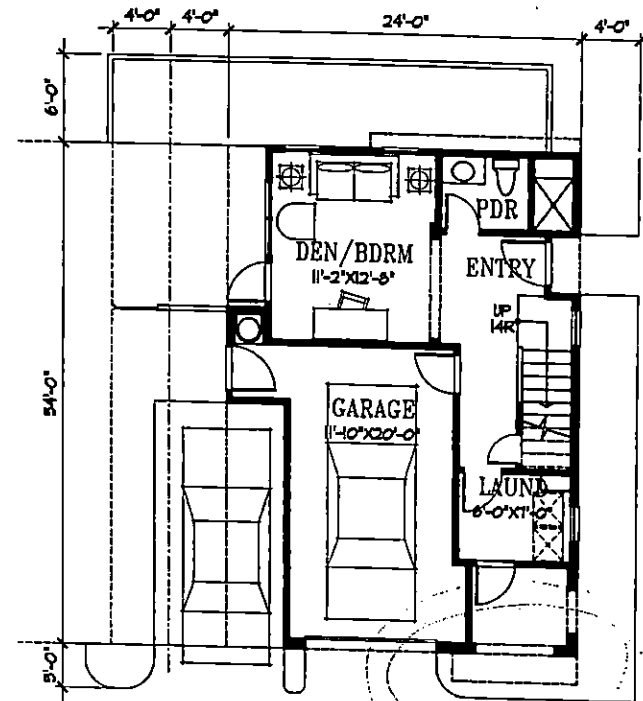
SCALE: $\frac{1}{8}" = 1'-0"$

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

DATE: 02/27/07
10 FEB 27 2007



SECOND FLOOR
716 SF



FIRST FLOOR
409 SF

TOTAL SF: 1,125

ARCHITECTS

Hove Design Alliance Inc.
INFO@HOVEDSIGN.COM • TEL: 949.740.0812

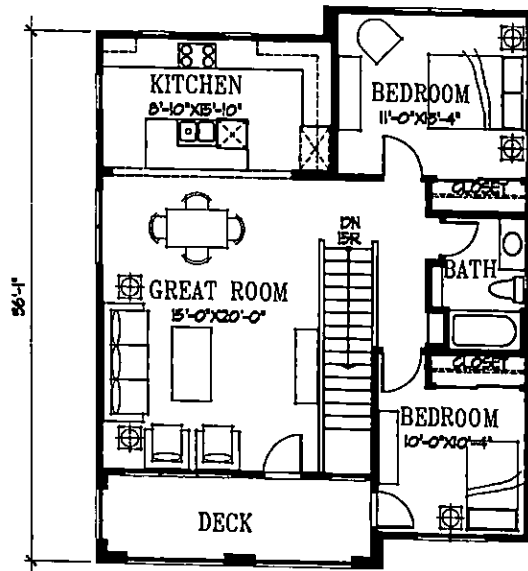
CLUSTER HOUSING - PLAN 1
FLOOR PLAN

MARCH 8, 2006 SCALE: 1/8" = 1'-0"

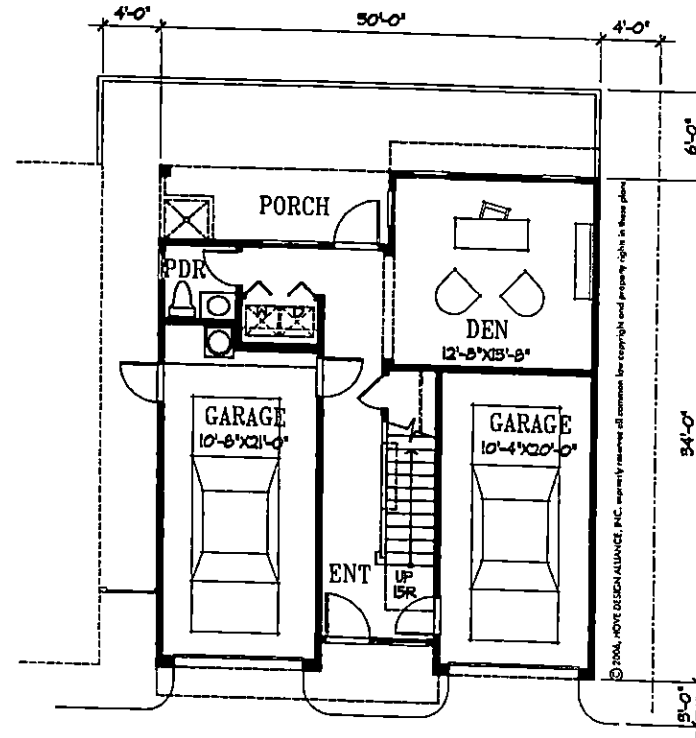
CENTEX
HOMES

GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

APPROVED
FEB 27 2007



SECOND FLOOR
912 SF



FIRST FLOOR
457 SF

TOTAL SF: 1,369

ARCHITECTS

HOVE DESIGN ALLIANCE INC.
HVO@HOVEDSIGN.COM • TEL: 947.760.0517

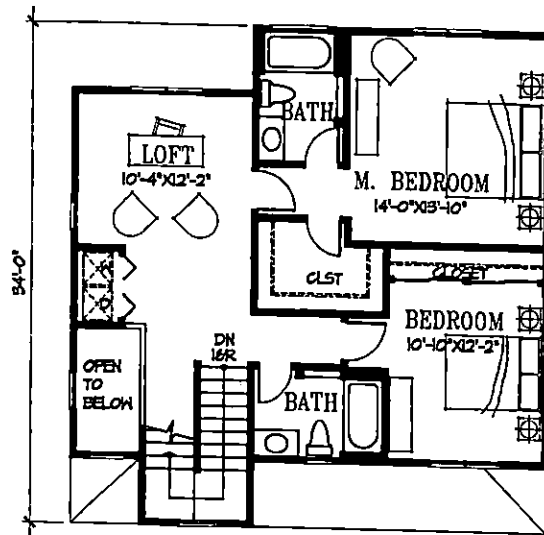
CLUSTER HOUSING - PLAN 2
FLOOR PLAN

MARCH 8, 2006 SCALE: 1/8"=1'-0"

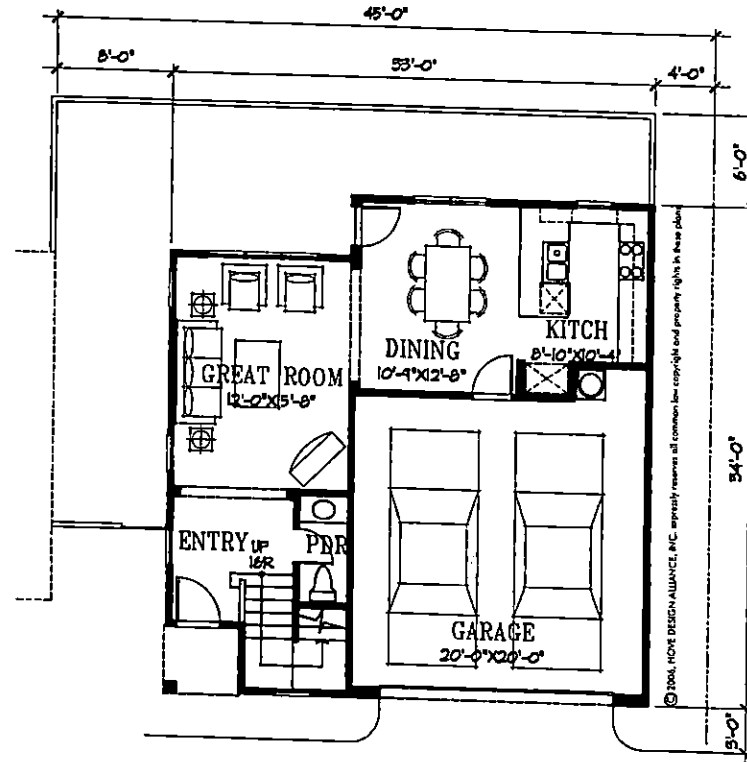
CENTEX
HOMES

GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

FEB 27 2007



SECOND FLOOR
833 SF



FIRST FLOOR
609 SF

TOTAL SF: 1,442

ARCHITECTS

Hove Design Alliance Inc.
HOVEDESIGNALLIANCE.COM • TEL: 949.760.0813

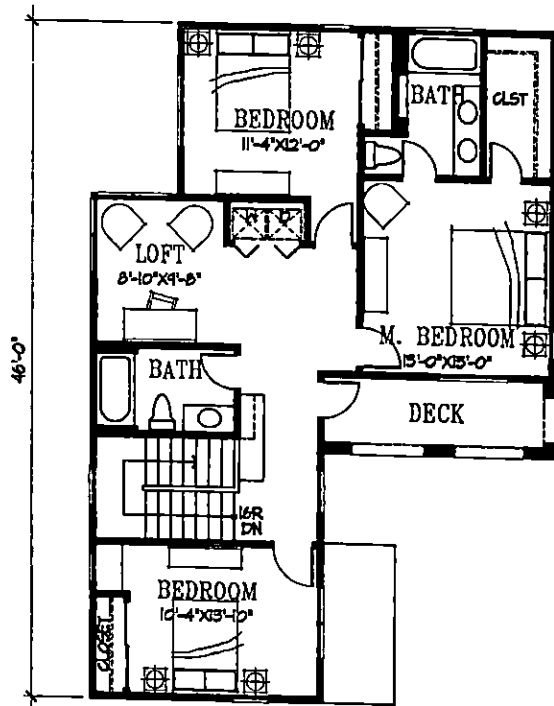
**CLUSTER HOUSING - PLAN 3
FLOOR PLAN**

MARCH 8, 2006 SCALE: 1/8" = 1'-0"

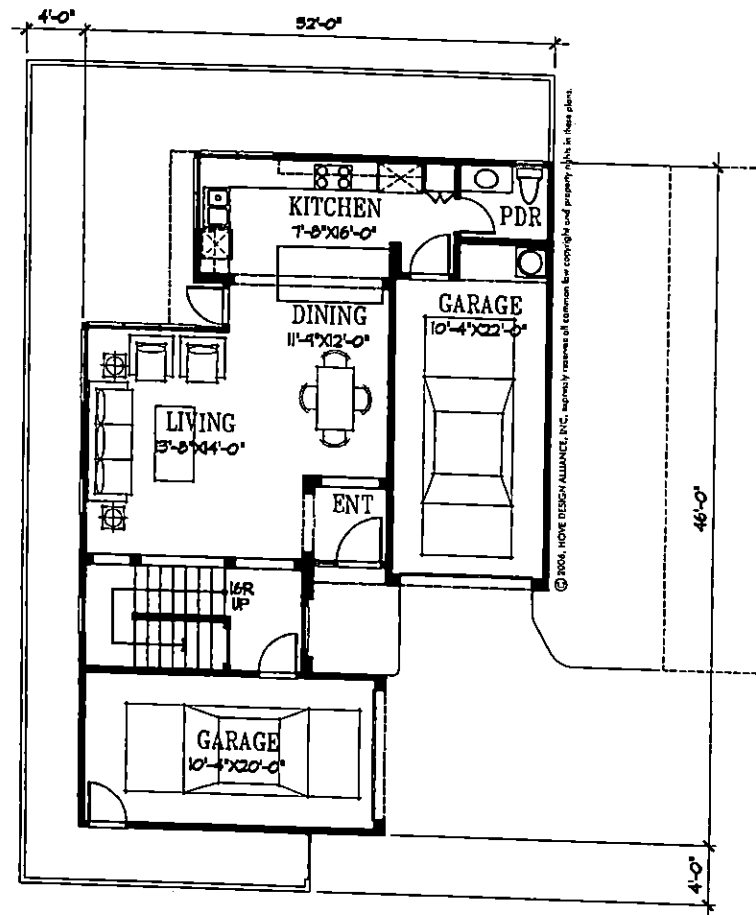
**CENTEX
HOMES**

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

**RECEIVED
FEB 27 2007**



SECOND FLOOR
793 SF



FIRST FLOOR
687SF

TOTAL SF: 1,480

ARCHITECTS

Hove Design Alliance Inc.
#P008/HOVEDSALL.COM • TEL: 714.740.0812

CLUSTER HOUSING - PLAN 4
FLOOR PLAN

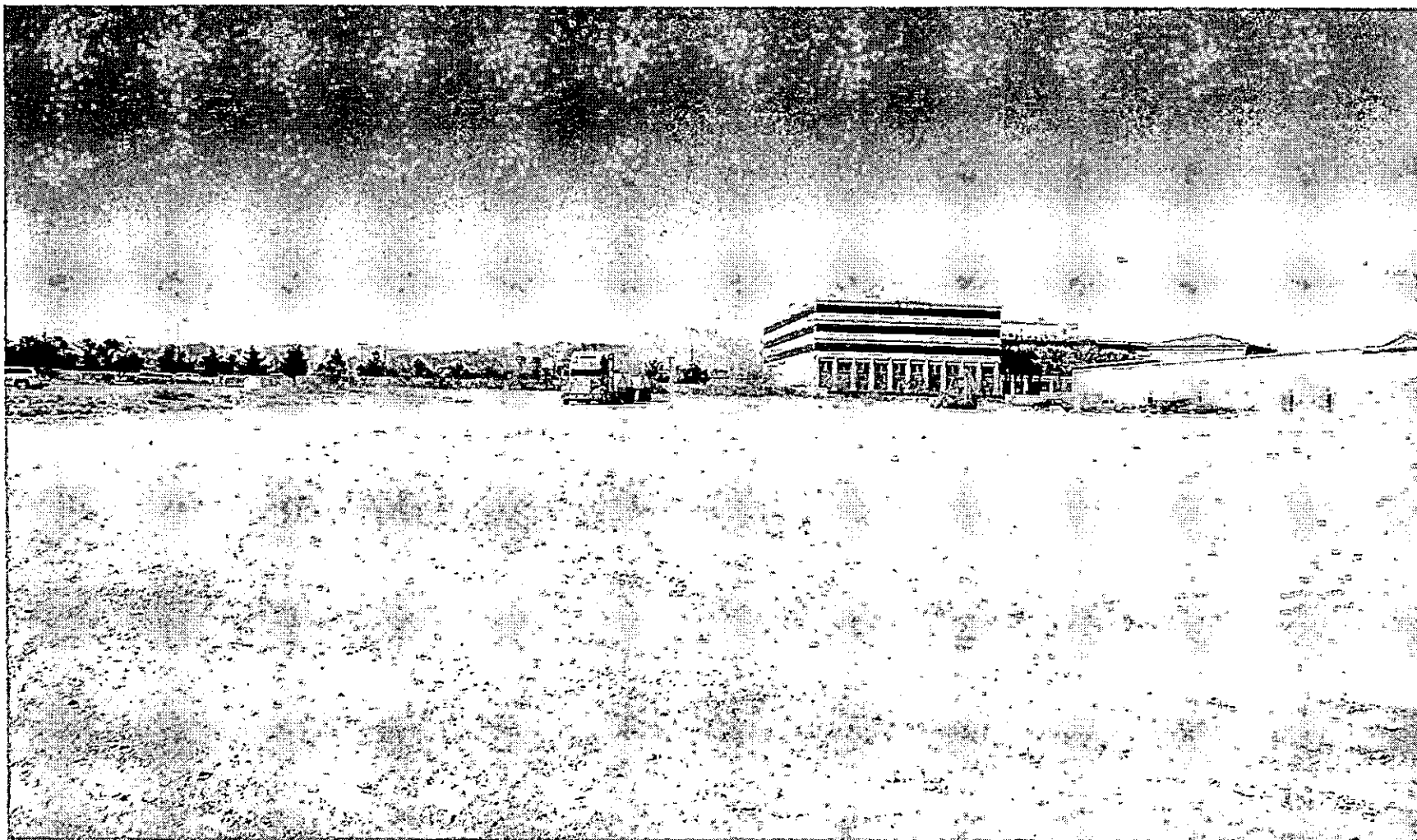
MARCH 8, 2006

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

CENTEX
HOMES

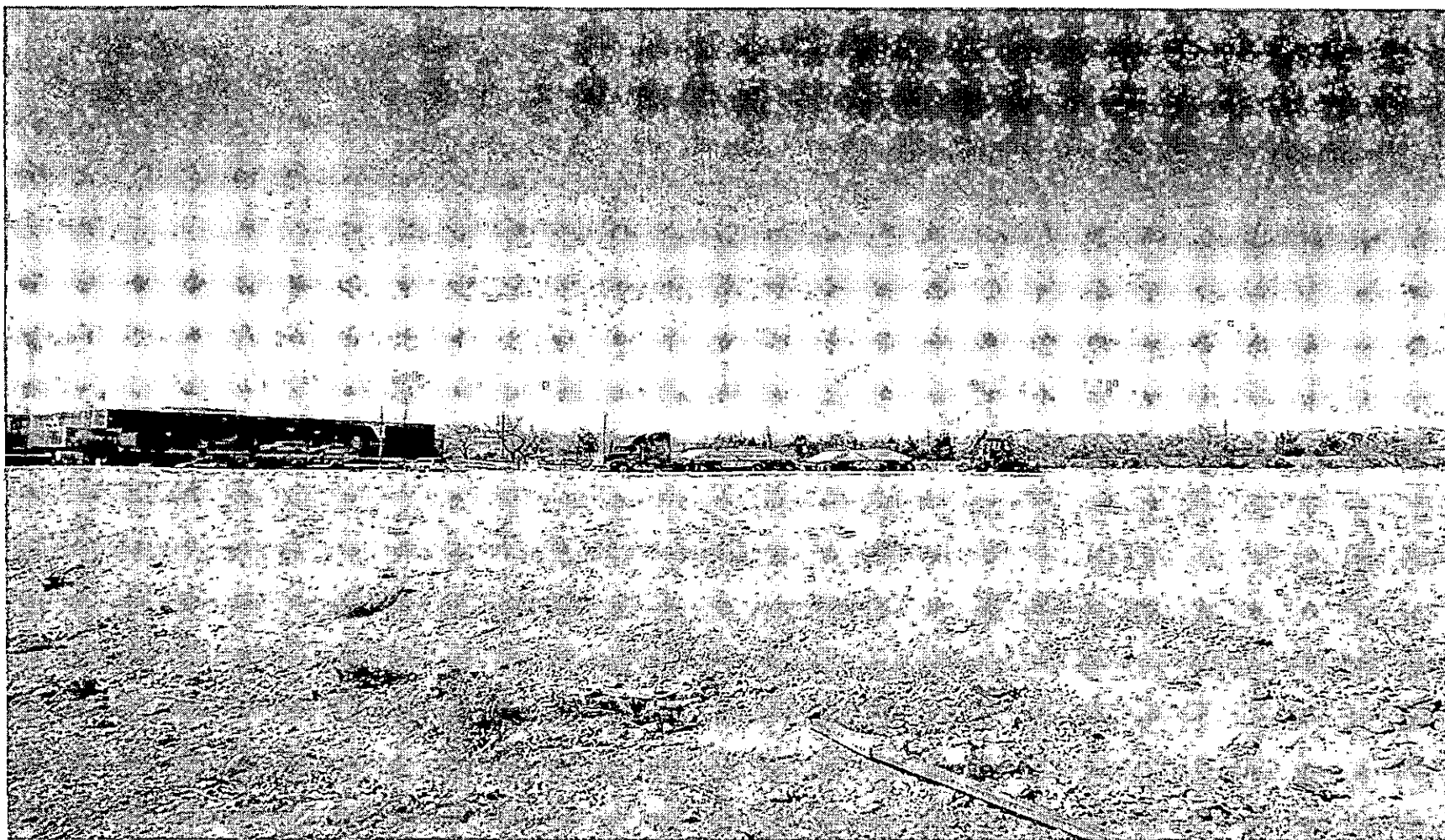
GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

FEB 2 / 2007



GPA-20216, ZON-20217, WVR-20568, VAR-20219, VAR-20419 AND SDR-20220 - APPLICANT/OWNER:
CENTEX HOMES
300 FEET SOUTH OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



GPA-20216, ZON-20217, WVR-20568, VAR-20219, VAR-20249 AND SDR-20220 - APPLICANT/OWNER:
CENTEX HOMES
300 FEET SOUTH OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

Triton

Engineering

February 27, 2007

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

**Reference: Request for Site Development Review
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

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

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial (C-1)
SEC – Public Facilities & Service Commercial (PF & C-1)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

We are requesting the following setbacks for the RPD-14:

Typical Lot Size:	1,400 sq ft Minimum
Front to Roof Eave/Building:	3' Minimum
Front to Garage:	5' Minimum
Side Yard to side of building or roof eave:	0' and 8' feet
Side on Corner to Side of building	10' feet
Rear Yard to Building	5' feet
Rear to Eave	3' feet

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community to the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest Letter
6. Submitted after final agenda – Abeyance request for Items 19-21 by Jay H. Brown, Ltd.

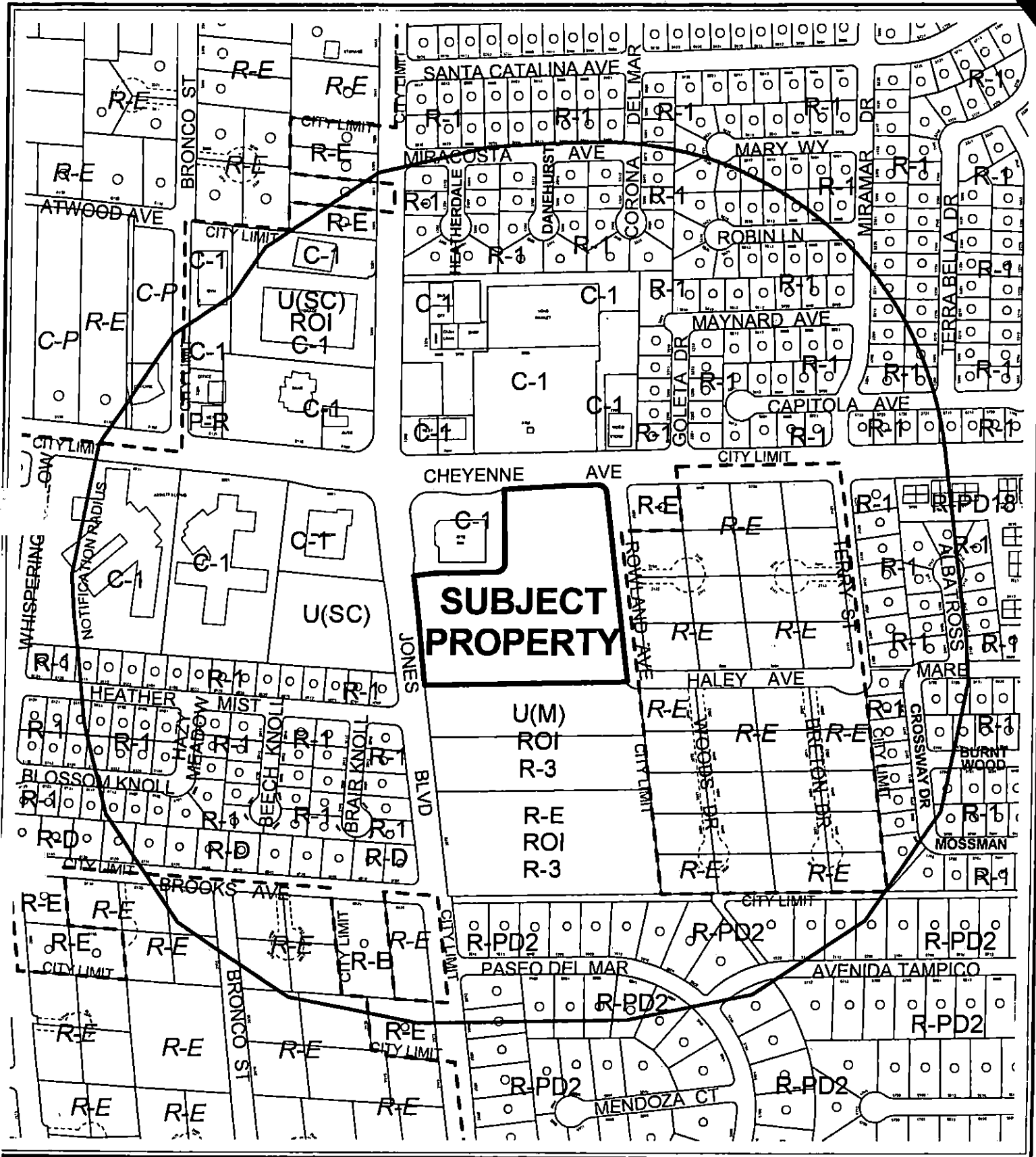
MOTION:

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)



CASE: ZON-19673

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE)

0 300 600 Feet





CASE: ZON-19673

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-19673 - APPLICANT: TCR-SOUTHWEST****- OWNER: COHEN 1969 TRUST**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, 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-19670) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate appropriate right of way for a standard knuckle at the southwest corner of Rowland Street and Haley Avenue prior to the issuance of any permits.
4. 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.
5. Construct incomplete half street improvements on Rowland Avenue adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and L-type curb; sidewalk installation may be deferred and decomposed granite provided in the area where sidewalk would normally be placed. Installation of streetlights may be deferred provided that exterior streetlighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements (sidewalk) not constructed at this time on Rowland Avenue.

ZON-19673 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

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

ZON-19673 - 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) [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-PD25 (Residential Planned Development - 25 Units Per Acre) to R-PD25 (Residential Planned Development - 25 Units Per Acre) on 6.30 acres at 3132 North Jones Boulevard, southeast of the intersection of North Jones Boulevard and West Cheyenne Avenue. The project will allow for a 161-unit multi-family project which requires common area element. The proposed site plan however lacks the minimum openspace for a Residential Planned Development zone and will therefore be inconsistent with the General Plan. On this basis staff recommendation is for denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc:</i>	
09/06/06	The City Council considered a request for a General Plan Amendment (GPA-14354), Rezoning (ZON-14356), and Site Development Plan Review (SDR-14352) for a proposed 161-unit condominium development on 7.1 gross acres at 3132 North Jones Boulevard. Planning Commission and staff recommended denial. City Council approved the project subject to conditions.
10/27/97	The City Council approved a Rezoning (Z-86-97) from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for development of a 16,708 square foot drugstore. Planning Commission and staff recommended approval.
06/15/94	The City Council considered a request for reclassification (Z-41-94) of property located on the southeast corner of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to C-1 (Limited Commercial). City Council, Planning Commission, and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/24/07	A Pre-Application conference was held with the applicant and staff advised of the openspace requirements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application type nor was one held.	

ZON-19673 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.36 acres
Net Acres	6.30 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	M (Medium Density Residential)	C-1 (Limited Commercial) under ROI (ZON-14356) to R-PD25 (Residential Planned Development 25 Units Per Acre)
North	Commercial and Parking	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-family Residential	U (Undeveloped) M (Medium Density Residential)	U (Undeveloped) M Medium Density Residential under ROI to R-3 (medium Density Residential)
East	Single Family Residential	Single Family Residential	Unincorporated Residential area
West	Vacant lot and Commercial	SC (Service Commercial)	C-1 (Limited Commercial), U (Undeveloped), SC (Service Commercial)

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the development standards shall be established upon the approval of the Rezoning and Site Development Plan Review for each Planned Development District.

<i>Standard</i>	<i>Requested R-PD</i>
Min. Lot Size	NA
Min. Lot Width	300 feet
Min. Setbacks • Front • Side • Corner • Rear	20 feet 5 feet (south property line 25 (along private road) 20 feet (along Cheyenne Avenue) 20 feet
Min. Distance Between Buildings	20 feet
Max. Building Height	3 stories/40 feet

ZON-19673 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) M (Medium Density Residential General Plan Designation)	25.49 Units Per Acre (GPA designation)	161
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD25 (Residential Planned District 25 Units Per Acre)	25.00 Units Per Acre	161
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 Units Per Acre	161

Pursuant to Title 19 – Section 19.06.040 the following open space standards apply:

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.30 acres (274,428 square feet)	25.6 du/acre	1.65	42%	115,869 square feet (2.66 acres)	25%	68,824 square feet (1.58 acres)	N*

ANALYSIS

The project request is for a Rezoning of property currently zoned as U (Undeveloped) M (Medium Density Residential – General Plan Designation)] to R-PD25 (Residential Planned Development – 25 Units Per Acre). Existing zones surrounding the project site includes C-1 (Limited Commercial) zone to the north, U (Undeveloped) M (Medium Density residential) General Plan Designation under ROI to R-3 (Medium Density Residential) to the south, U (Undeveloped) SC (Service Commercial) to the west, unincorporated (Clark County) single family residential district to the east. The proposal as designed will not meet the open space requirements of R-PD (Residential Planned Development) districts and the intent of the General Plan.

- **General Plan and Zoning**

While the density of the proposed development meets the requirements of the M (Medium Density Residential) Land Use Designation, the lack of open space for the development fails to meet the requirements of the Residential Planned Development Zoning category; and therefore, is not considered to meet the intent of the General Plan. Staff recommends denial of the proposed Rezone.

ZON-19673 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

FINDINGS

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

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

The proposed R-PD25 (Residential Planned Development – 25 Units Per Acre) zoning is consistent with the proposed M (Medium Density Residential) 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 primary issue with the development is the lack of the required open space. Open space is an integral part of the R-PD (Residential Planned Development) zone as the developer receives flexibility in design and density for the provision of open space. When open space is not provided the project does not meet the standards for the zoning district in which it is located. Furthermore, the project is designed to maximize the permitted density which will result in a development that is considered incompatible with the site area and adjacent single-family residences east of the subject parcel.

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

The subject property abuts Jones Boulevard, a primary arterial street that carries a substantial volume of vehicular traffic. There is commercial development to the north and west.

The R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. This development does meet the open space standards set forth in Title 19.06.040 therefore the rezoning request is not appropriate for this location.

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."

Jones Boulevard is designated by the Master Plan of Streets and Highways as a 100-foot Primary corridor and will provide adequate access to the site.

ZON-19673 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 286 [Mailed with VAR-19672 & SDR-19670]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
FEB 06 2007

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19673** APN: _____

Name of Property Owner: **Cohen 1969 Trust, Phillip Joseph Cohen Trustee**

Name of Applicant: **TCR - Southwest**

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/Authorized Agent: _____

Print Name: **Phillip Joseph Cohen, Trustee**

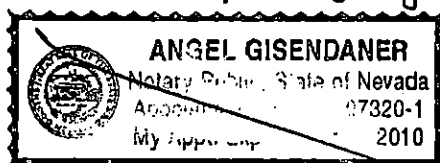
Subscribed and sworn before me

This 1st day of FEBRUARY, 20 07

Notary Public in and for said County and State

CLARK, NEVADA

My Appointment Expires July 06, 2010





Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: Justification Letter for Site Design Review, Re-Zoning and Variance
Jones and Cheyenne / APN #138-13-101-006

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq.ft. of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.

RECEIVED
FEB 06 2007

ZON-19673

03/22/07 PC

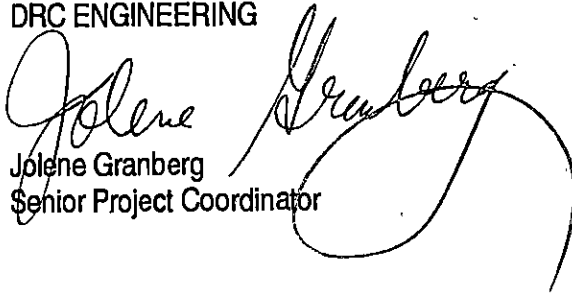
Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING


Jolene Granberg
Senior Project Coordinator

RECEIVED
FEB 06 2007

ZON-19673
03/22/07 PC

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 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-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

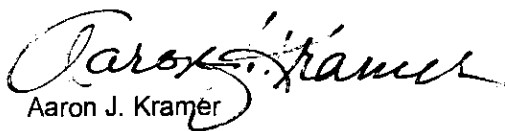
I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely


Aaron J. Kramer

LAW OFFICE

*Jay H. Brown, Ltd.*A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

April 23, 2007

VIA FACSIMILE to 385-7268

Mr. Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101Re: Item No. 19 - ZON-19673
Item No. 20 - VAR-19672
Item No. 21 - SDR-19670
Applicant: TCR-Southwest Properties, Inc.
April 26, 2007 City Planning Commission Meeting

Dear Doug:

Please be advised that I represent the applicant on the above referenced applications.

On behalf of my client, I respectfully request that these applications be abeyed from the April 26, 2007 City Planning Commission meeting and reset for the May 24, 2007 agenda. My client is continuing its discussions with the neighbors with the hope of reaching an amicable solution.

Very truly yours,



Jay H. Brown

JHB:cc

Submitted after final agenda

Date 4/26/07 Item 19-21-21
5/24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ CONSENT ☒ DISCUSSION

SUBJECT:

ABEYANCE - VAR-19672 - VARIANCE RELATED TO ZON-19673 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Variance TO ALLOW 68,875 SQUARE FEET OF OPEN SPACE WHERE 142,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 161-UNIT MULTI-FAMILY RESIDENTIAL SUBDIVISION on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

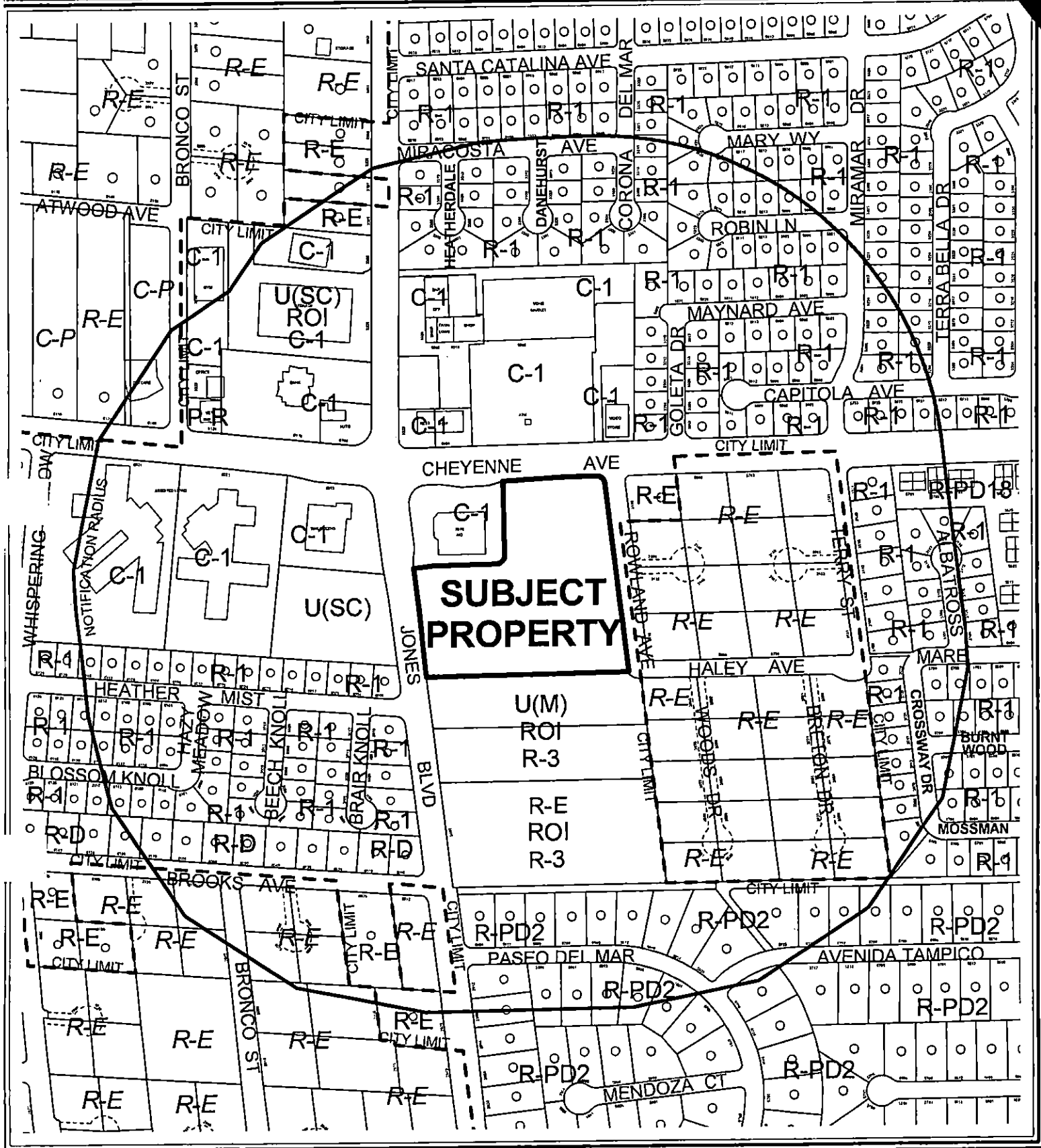
MOTION:

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

(6:02 – 6:08)



CASE: **VAR-19672**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - VAR-19672 - APPLICANT: TCR-SOUTHWEST
- OWNER: COHEN 1969 TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19673) and Site Development Plan Review (SDR-19670) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19672 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Variance to allow 68,875 square feet of open space where 115,869 square feet is required for a proposed 161-unit multi-family residential subdivision on 6.30 acres at 3132 North Jones Boulevard, southeast of the intersection of North Jones Boulevard at West Cheyenne Avenue. No physical site constraints prevent the project design from complying with the openspace requirements. Furthermore, the project will not conform to the underlying zone and General Plan. Staff recommends denial of the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/06	The City Council considered a request for a General Plan Amendment (GPA-14354), Rezoning (ZON-14356), and Site Development Plan Review (SDR-14352) for a proposed 161-unit condominium development on 7.1 gross acres at 3132 North Jones Boulevard. Planning Commission and staff recommended denial. City Council approved the project subject to conditions.
10/27/97	The City Council approved a Rezoning (Z-86-97) from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for development of a 16,708 square foot drugstore. Planning Commission and Staff recommended approval.
06/15/94	The City Council considered a request for reclassification (Z-41-94) of property located on the southeast corner of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to C-1 (Limited Commercial). City Council, Planning Commission, and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/24/07	A Pre-Application conference was held with the applicant and staff advised of the openspace requirements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application type nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.36 acres
Net Acres	6.30 acres

VAR-19672 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	M (Medium Density Residential)	C-1 (Limited Commercial) under ROI (ZON-14356)
North	Commercial and Parking	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-family Residential	U (Undeveloped) M (Medium Density Residential)	U (Undeveloped) M (Medium Density Residential)
East	Single Family Residential	Single Family Residential	Unincorporated Residential area
West	Vacant lot and Commercial	SC (Service Commercial)	C-1 (Limited Commercial), U (Undeveloped) SC (Service Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
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

Standard	Requested R-PD
Min. Lot Size	NA
Min. Lot Width	300 feet
Min. Setbacks • Front • Side • Corner • Rear	20 feet 5 feet (south property line, 25 (along private road) 20 feet (along Cheyenne Avenue) 20 feet
Min. Distance Between Buildings	20 feet
Max. Building Height	3 stories/40 feet

JA

VAR-19672 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

In accordance with Title 19 – Section 19.08.060 the following Residential Adjacency Standards apply to the project:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	East Property Line 120 feet	East Property Line 120 feet	Y
	69 feet	80 feet	Y
	West Property Line 120 feet	West Property Line 120 feet	Y
Adjacent development matching setback	YES	YES	Y
Trash Enclosure	50 feet	120 feet 75 feet 127 feet	Y

Pursuant to Title 19 – Section 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Space	17 islands with 17 Trees	19 island with 19 trees	Y
Buffer: Min. Trees	1 Trees/20 Linear Feet	98 Trees	90	N
TOTAL				
Min. Zone Width	10 Feet along Public Right-of-Way 6 feet along interior lot lines		15 feet 6 feet	Y
Wall Height	4 Feet with top 2 feet open visibility along front property line 8 Feet along interior lot lines		Unknown	N

Pursuant to Title 19 – Section 19.06.040 the following open space standards apply:

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
6.30 acres (274,428 square feet)	25.5 du/acre	1.65	42%	115,869 square feet (2.66 acres)	25%	68,824 square feet (1.58 acres)	N*

VAR-19672 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	Studio and One Bedroom Units - 75 units	1.25 spaces per unit	94		94		Y
	Two Bedroom Units - 70 units	1.75 spaces per unit	122		122		Y
	Three Bedroom and Above Units - 15 units	Two spaces per unit	30		30		Y
Guest parking	161 units	1 guest space for every 6 units	27		32		Y
SubTotal			273		278		Y
ADA Accessible	3 units	1 space for each ADA accessible unit		3		5	Y
TOTAL			273		278		Y
Loading Spaces							
Percent Deviation							

ANALYSIS

The project will result in a Residential Planned (Multi-Family) Development composed of 161 1, 2, and 3 bedroom units with associated landscape and hardscape improvements on a 6.30 net acre site. The project site is bounded by Jones Boulevard to the west, a thru street/drive north and west of the site between an existing commercial/retail structure and the project site; Cheyenne Avenue to the north, Rowland Street and Clark County residential land to the east, and multi-family residential development to the south.

JA

VAR-19672 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

- **General Plan and Zoning**

The project site is zoned as U (Undeveloped) M (Medium Density Residential) General Plan Designation] Zone under Resolution of Intent to R-PD25 (Residential Planned Development - 25 units per acre Zone). The proposed zone change to R-PD25 (Residential Planned Development - 25 Units Per Acre) which is consistent with the allowable density (25.49 Units Per Acre) for the Medium Density Residential Land Use category is being considered with this request. Per Title 19.06 the R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with an emphasis on enhanced amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns.

While the density of the proposed development meets the requirements of the M (Medium Density Residential) Land Use Designation, the lack of open space for the development fails to meet the requirements of the Residential Planned Development category and therefore is not considered to meet the intent of the General Plan.

- **Site Plan/Openspace Requirement**

Residential planned developments containing 12 or more dwelling units require compliance with the openspace and common recreational facilities allocation requirement of Title 19.06.040. The project site plan proposes 68,824 square feet (1.58 acres) of openspace where 2.66 acres (115,869 square feet) is required (42 percent deficiency). The project site is a flat parcel that does not possess any topographical constraints. Additionally no unique site conditions exist which precludes the project from implementing code requirements. The deviation from the standard is 60 percent. Staff does not support the Variance request as the proposal is significantly deficient in required openspace and therefore recommends denial.

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

VAR-19672 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development with inadequate openspace. A project alternative that reduces the number of units would allow conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

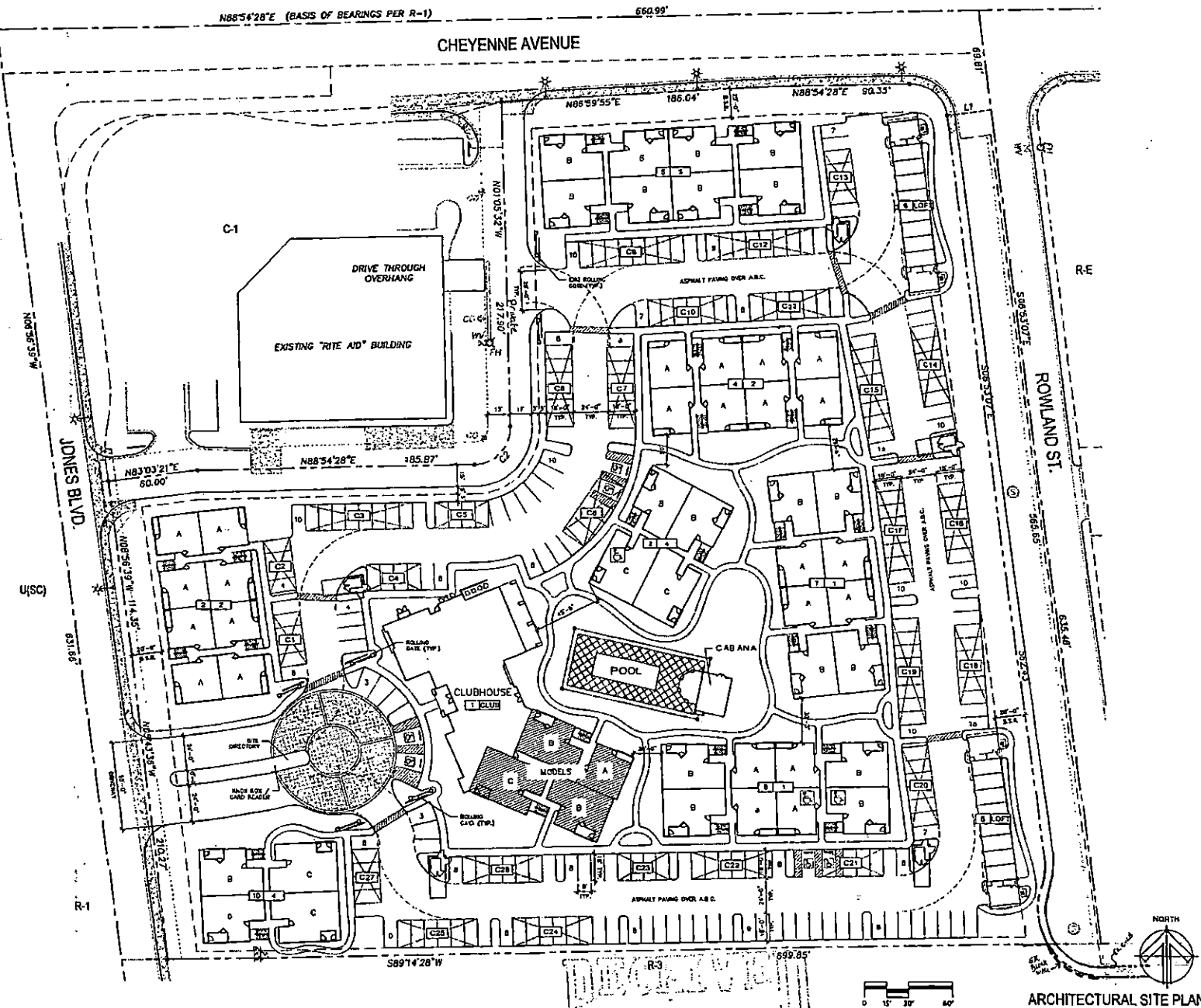
ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 286 [Mailed with ZON-19673 & SDR-19670]

APPROVALS 0

PROTESTS 1



RECEIVED
FEB 06 2007

ARCHITECTURAL SITE PLAN

PROJECT DATA

SITE DATA:
ADDRESS: 550 CHEYENNE AVE. & JONES BLVD.
CITY OF LAS VEGAS, NEVADA
SITE AREA: (NET) 4.83 ACRES = 208,017 S.F.
(GROSS) 5.38 ACRES = 233,819 S.F.

CLIENT/OWNER: TRAMMELL CROW
PROPOSED ZONING: RPD-20
PROPOSED USE: MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT: 4-40'-0" (3 STORY)
DENSITY (UNITS): 33 UNITS PER ACRE
28 UNITS PER ACRE
28 UNITS PER ACRE

OPEN SPACE: 1.44 ACRES = 62,718 S.F.
RECOMMENDED: 1.58 ACRES = 68,179 S.F.

UNIT MIX:

UNIT TYPE	AREA	QUANTITY	TOTAL AREA
UNIT A (1-BEDROOM) = 804 S.F.	7,419 S.F.	3	22,257 S.F.
UNIT B (2-BEDROOM) = 1,050 S.F.	23,961 S.F.	8	191,808 S.F.
UNIT C (2-BEDROOM) = 1,358 S.F.	30,432 S.F.	1	30,432 S.F.
LOFT (1-BEDROOM) = 1,140 S.F.	17,546 S.F.	2	35,092 S.F.
LOFT (2-BEDROOM) = 1,140 S.F.	4,088 S.F.	2	8,176 S.F.
LOFT (3-BEDROOM) = 1,140 S.F.	15,126 S.F.	1	15,126 S.F.
TOTAL:	100,572 S.F.	10	196,589 S.F.

BUILDING AREA: (GROSS)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	7,419 S.F.	3	22,257 S.F.
BUILDING 2	23,961 S.F.	8	191,808 S.F.
BUILDING 3	30,432 S.F.	1	30,432 S.F.
BUILDING 4	17,546 S.F.	2	35,092 S.F.
BUILDING 5 (LOFT)	4,088 S.F.	2	8,176 S.F.
BUILDING 6 (LOFT)	15,126 S.F.	1	15,126 S.F.
TOTAL:	100,572 S.F.	10	196,589 S.F.

LOT COVERAGE: (TOTAL UNDER ROOF)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	7,419 S.F.	3	22,257 S.F.
BUILDING 2	23,961 S.F.	8	191,808 S.F.
BUILDING 3	30,432 S.F.	1	30,432 S.F.
BUILDING 4	17,546 S.F.	2	35,092 S.F.
BUILDING 5 (LOFT)	4,088 S.F.	2	8,176 S.F.
BUILDING 6 (LOFT)	15,126 S.F.	1	15,126 S.F.
CLUBHOUSE	858 S.F.	1	858 S.F.
POOL	150 S.F.	1	150 S.F.
TOTAL:	100,572 S.F.	10	196,589 S.F.

PARKING:

REQUIRED:	PROVIDED:	SPACES REQD.	SPACES PROVIDED
1 BEDROOM UNIT	1	1.25	61 S.F.
2 BEDROOM UNIT	2	1.25	122 S.F.
3 BEDROOM UNIT	1	1.25	122 S.F.
TOTAL REQUIRED:	4	3.75	305 S.F.
TOTAL PROVIDED:	4	3.75	305 S.F.

ACCESSIBLE PARKING: 28 = 280 - 84 (4) 8 S.F.
ACCESSIBLE SPACES: 28 = 280 - 84 (4) 8 S.F.
STANDARD VAN ACCESSIBLE: 1 PER 8 ACCESSIBLE SPACES 1 S.F.

SYMBOL SCHEDULE

- BUILDING NUMBER
- BUILDING/UNIT TYPE
- ELEVATION TYPE
- ROOF/CLADDING - SEE SHEET 17.1
- ACCESSIBLE UNIT/PARKING - SEE DETAIL 2/20
- FOOTSTRAIN CROSSWALK - SEE DETAIL 6/20
- NO. OF SPACES IN THIS PARKING BAY
- LINE LANE AND TURNING RADIUS (10' / 20')
- CORNER BY SEPARATE FORM

VICINITY MAP

PROJECT LOCATION

REVISION:

NO.	DATE	DESCRIPTION
1	03/22/07	ISSUED FOR PERMIT

SCALE: 1" = 40'

VAR-19672

03/22/07 PC

billform architecture

billform architecture group of nevada, inc.
1219 EAST ADAMS STREET, SUITE 101
LAS VEGAS, NEVADA 89101
PHONE: (702) 735-1111 FAX: (702) 735-1112

Cheyyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 735-1111

VAR-19672

03/22/07 PC

© BILTFORM ARCHITECTURE GROUP, INC.



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: Justification Letter for Site Design Review, Re-Zoning and Variance
Jones and Cheyenne / APN #138-13-101-006

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

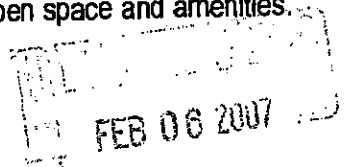
The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq.ft of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.



VAR-19672

03/22/07 PC

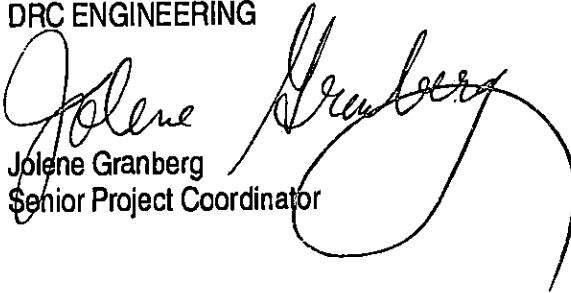
Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING


Jolene Granberg
Senior Project Coordinator

RECEIVED
FEB 06 2007

VAR-19672
03/22/07 PC

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 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-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

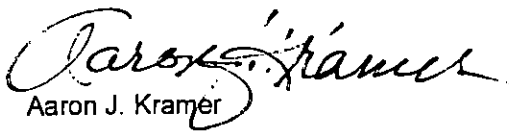
I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely


Aaron J. Kramer

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-19670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19673 AND VAR-19672 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Site Development Plan Review for a 161-UNIT MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APNs 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Williams).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

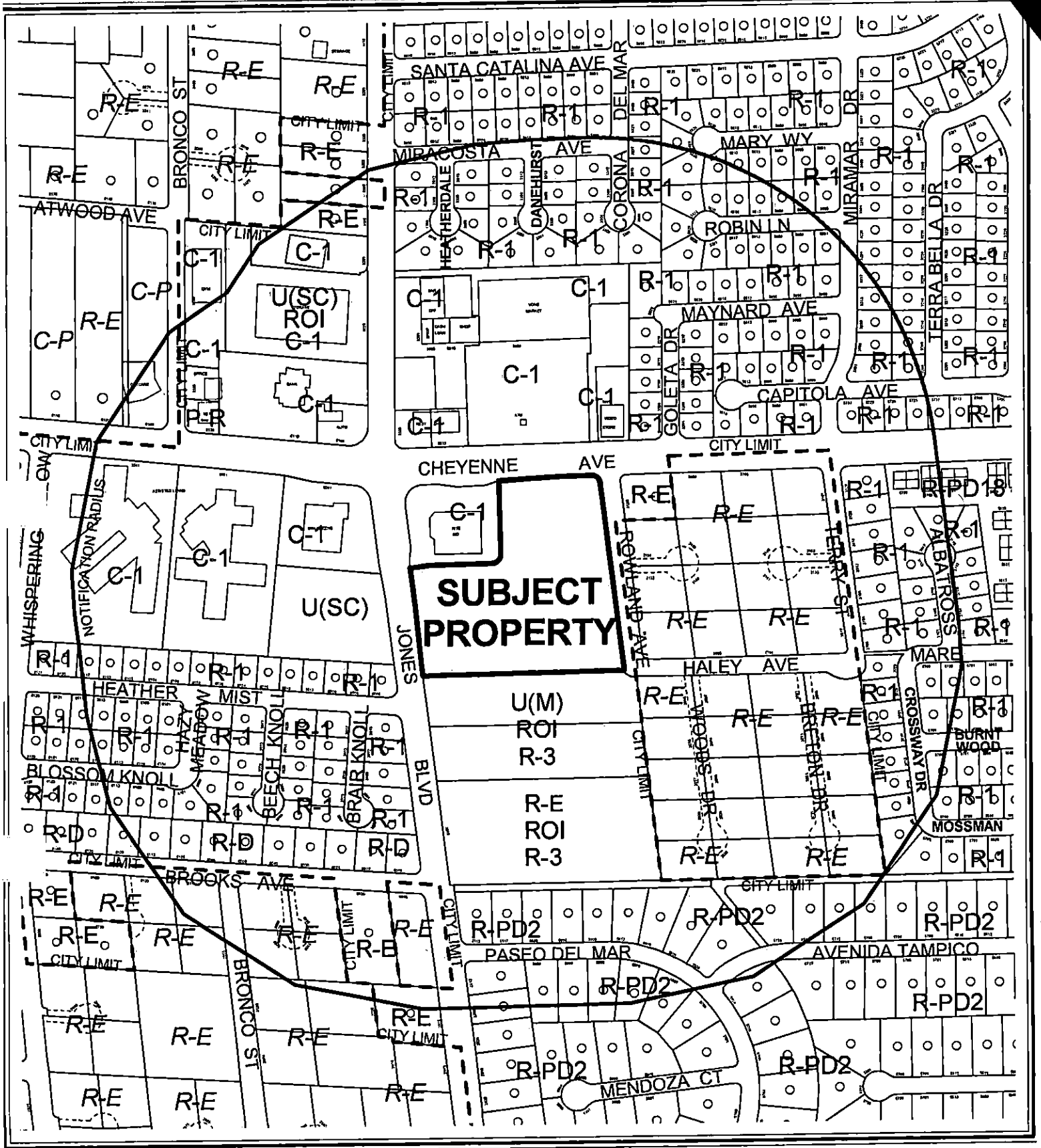
GOYNES – STRIKE Item 62; WITHDRAW WITHOUT PREJUDICE Item 79; TABLE Items 26-29; HOLD IN ABEYANCE Item 6–8, 31–34, 40–42, 63–67, 76-78 and 80 to 5/10/2007; Items 19–21, 35-39 and 83-84 to 5/24/2007 – UNANIMOUS

MINUTES:

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

(6:02 – 6:08)

1-70



0 300 600 Feet

CASE: SDR-19670

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 26, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-19670 - APPLICANT: TCR-SOUTHWEST
- OWNER: COHEN 1969 TRUST**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19673), and Variance (VAR19672) 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.
3. Prior to the issuance of the Building Permit revised site plans and elevations depicting perimeter wall/fence heights shall be submitted to the Planning and Development Department to ensure compliance with Title 19 – Section 19.08.040.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 2/06/2007 except as amended by conditions herein.
5. The minimum distance between buildings shall be 20 feet.
6. The setbacks for this development shall be 20 feet along the front, 25 feet along the road between the existing commercial use and the project site, 5 feet along the interior property line, 20 feet along Cheyenne Avenue, and 20 feet along Roland Street.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-19670 - Conditions Page Two
April 26, 2007 - Planning Commission Meeting

9. 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.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the (ITS Infrastructure Improvements Corridor Phase 3) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
15. The proposed gated driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and shall align with the driveway on the west side of Jones Boulevard. This driveway must also receive approval from the Nevada Department of Transportation.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard and Cheyenne Avenue public rights of way adjacent to this site.
17. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. 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.

SDR-19670 - Conditions Page Three
April 26, 2007 - Planning Commission Meeting

18. Provide a copy of a recorded joint access agreement between this site and Assessor's Parcel No. 138-13-101-005 prior to the issuance of any permits.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of any construction drawings.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19673 and all other applicable site-related actions.

SDR-19670 - 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 161-unit multi-family development on 6.30 acres located at 3132 North Jones Boulevard, southeast of the intersection of Cheyenne Avenue and Jones Boulevard. The project is comprised of ten 2 and 3 story buildings comprised of 1, 2, and 3 bedroom residential units, a clubhouse, pool, common area openspace, uncovered and covered parking, garages, designated ADA accessible units, and related hardscape and landscape improvements. Companion items to be considered concurrently with this application request include a Rezone (ZON-19673) and Variance (VAR-19672).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/06	The City Council considered a request for a General Plan Amendment (GPA-14354), Rezoning (ZON-14356), and Site Development Plan Review (SDR-14352) for a proposed 161-unit condominium development on 7.1 gross acres at 3132 North Jones Boulevard. Planning Commission and staff recommended denial. City Council approved the project subject to conditions.
10/27/97	The City Council approved a Rezoning (Z-86-97) from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for development of a 16,708 square foot drugstore. Planning Commission and staff recommended approval.
06/15/94	The City Council considered a request for reclassification (Z-41-94) of property located on the southeast corner of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to C-1 (Limited Commercial). City Council, Planning Commission, and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/24/07	A Pre-Application conference was held with the applicant and staff advised of the openspace requirements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.36 Acres
Net Acres	6.30 Acres

SDR-19670 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	M (Medium Density Residential)	C-1 (Limited Commercial) under ROI (ZON-14356)
North	Commercial and Parking	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-family Residential	U (Undeveloped) M (Medium Density Residential)	U (Undeveloped) M Medium Density Residential
East	Single Family Residential	Single Family Residential	Unincorporated Residential area
West	Vacant lot and Commercial	(SC) Service Commercial	C-1 (Limited Commercial) U (Undeveloped) SC (Service Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
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 19.06, the development standards shall be established upon the approval of the Rezoning and Site Development Plan Review for each Planned Development District.

Standard	Requested R-PD
Min. Lot Size	NA
Min. Lot Width	300 feet
Min. Setbacks	
• Front	20 feet
• Side	5 feet (south property line) 25 feet (along private road),
• Corner	20 feet (along Cheyenne Avenue)
• Rear	20 feet
Min. Distance Between Buildings	20 feet
Max. Building Height	3 stories/40 feet

JA

SDR-19670 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

In accordance with Title 19 – Section 19.08.060 the following Residential Adjacency Standards apply to the project:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	<u>East Property Line</u> 120 feet 69 feet <u>West Property Line</u> 120 feet	<u>East Property Line</u> 120 feet 80 feet <u>West Property Line</u> 120 feet	 Y Y Y
Adjacent development matching setback	YES	YES	Y
Trash Enclosures	50 feet	120 feet 75 feet 127 feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) M (Medium Density Residential General Plan Designation)	25.49 Units Per Acre (GPA designation)	161
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD25 (Residential Planned Development - 25 Units Per Acre)	25.00 Units Per Acre	161
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 Units Per Acre	161

Pursuant to Title 19 – Section 19.12 the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/6 Space	17 islands with 17 Trees	19 island with 19 trees	Y
Buffer: Min. Trees	1 Trees/20 Linear Feet	98 Trees	90	N
TOTAL				
Min. Zone Width	10 Feet along Public Right-of-Way 6 feet along interior lot lines		15 feet 6 feet	Y
Wall Height	4 Feet with top 2 feet open visibility along front property line 8 Feet along interior lot lines		Unknown	N

SDR-19670 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

Pursuant to Title 19 – Section 19.06.040 the following openspace standards apply:

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
6.30 acres (274,428 square feet)	25.5 du/acre	1.65	42%	115,869 square feet (2.66 acres)	25%	68,824 square feet (1.58 acres)	N*

*Companion Variance (VAR-19672) shall be considered with this request to allow reduction of required openspace.

Pursuant to Title - Section 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	Studio and One Bedroom Units - 75 units	1.25 spaces per unit	94		94		Y
	Two Bedroom Units - 70 units	1.75 spaces per unit	122		122		Y
	Three Bedroom and Above Units - 15 units	Two spaces per unit	30		30		Y
Guest parking	161 units	1 guest space for every 6 units	27		32		Y
SubTotal			273		278		Y
ADA Accessible	3 units	1 space for each ADA accessible unit		3		5	Y
TOTAL			273		278		Y

JA

SDR-19670 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

Loading Spaces							
Percent Deviation							

Waivers		
Request	Requirement	Staff Recommendation
Perimeter Landscaping	1 tree per 20 lineal feet 98 trees 90 provided	Deny

ANALYSIS

The project will result in a Residential Planned (Multi-Family) Development composed of 161 1, 2, and 3 bedroom units with associated landscape and hardscape improvements on a 6.30 net acre site. The project site is bounded by Jones Boulevard to the west, a private drive north and west of the site between an existing commercial/retail structure and the project site; Cheyenne Avenue to the north, Rowland Street and Clark County residential land to the east, and multi-family residential development to the south.

- General Plan and Zoning**

The project site is zoned as U (Undeveloped) M (Medium Density Residential – General Plan Designation)] Zone under Resolution of Intent to R-PD25 (Residential Planned Development - 25 Units Per Acre). The proposed Rezone (ZON-19673) is to R-PD25 (Residential Planned Development - 25 Units Per Acre) which is consistent with the allowable density (25.49 Units Per Acre) for the Medium Density Residential Land Use category. Per Title 19.06 the R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with an emphasis on enhanced amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns.

While the density of the proposed development meets the requirements of the M (Medium Density Residential) Land Use Designation, the lack of open space for the development fails to meet the requirements of the Residential Planned Development category and therefore, is not considered to meet the intent of the General Plan. Staff recommendation is for denial.

SDR-19670 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

- **Site Plan**

The site plan proposes a gated community with 10 buildings including a clubhouse with swimming pool and cabana, 2 and 3 story residential structures, lofts over garages, related hardscape and landscape improvements, surface parking, and community openspace. A total of 280 surface parking spaces comprised of covered (carports and garages) and uncovered spaces will be provided on-site in conformance with residential parking requirements. Three units will be designated as ADA (Americans with Disabilities Act) accessible and required ADA parking is included. The development standards for Residential Planned Developments are established upon approval of the Rezone and associated Site Development Plan Review for this project.

- **Landscape Plan**

The project landscaping buffers comply with Title 19 requirements for multi-family residential development. Perimeter trees do not meet the minimum required as 98 are required where 90 are proposed. Furthermore, openspace will not meet minimum requirements of Title 19 – Section 19.06.040. A companion Variance (VAR-19672) to allow a reduction of openspace will be considered with this request.

- **Elevations/Residential Adjacency**

The proposed structures will utilize earth tone stucco and trim with limestone accents and Spanish tile roofing. The building heights will range between 40 feet high within the interior of the site and along Jones Avenue, and 23 feet high adjacent to Rowland Street and existing off-site single family residences. As such the proposal requires conformance to the Residential Adjacency Standards (RAS) of Title 19 - Section 19.08.060. The existing single family residences along Rowland Street are within Clark County yet the loft structures proposed along this corridor are subject to City RAS. Single family uses are also located west of the development site on Heather Mist Lane at Jones Avenue. A proximity slope analysis was prepared which determined the proposed structures will be within the slope envelope at these two areas thereby complying with the RAS setbacks.

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;”**

SDR-19670 - Staff Report Page Seven
April 26, 2007 - Planning Commission Meeting

The primary issue with the development is the lack of required open space. Open space is an integral part of the R-PD (Residential Planned Development) zone the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided, the project does not meet the standards for the zoning district in which it is located. Furthermore, the project is designed to maximize the permitted density which will result in a development that is considered incompatible with the site area and adjacent single-family residences east of the subject parcel.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

Open space is an integral part of the R-PD (Residential Planned Development) zone, as the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided the resultant effect is a project that does not meet the standards for the zoning district in which it is located.

The alternative for implementing a project which maximizes the allowable density is a proposal of imaginative layout and design and sufficiently addresses the intrinsic element of required open space. Clearly, this applicant wishes to have the density advantage offered by R-PD (Residential Planned Development) zoning without providing any offsetting benefit to the future residents.

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

The subject property abuts Jones Boulevard to the West, a primary arterial street that carries a substantial volume of vehicular traffic, and Rowland, a local street to the east. Since one can only access the development from Jones and not the local street Rowland, there is no concern for negative impacts on the neighborhood.

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

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

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

Building design characteristics are not unsightly and will be harmonious and compatible with development in the area.

SDR-19670 - Staff Report Page Eight
April 26, 2007 - Planning Commission Meeting

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

The proposed development would not endanger the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 286 [Mailed with VAR-19672 & ZON-19673]

APPROVALS 0

PROTESTS 1

RECEIVED
FEB 06 2007

PLANNING &
DEVELOPMENT



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19670** APN: _____

Name of Property Owner: **Cohen 1969 Trust, Phillip Joseph Cohen Trustee**

Name of Applicant: **TCR - Southwest**

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

_____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *Phillip Joseph Cohen*

Print Name: Phillip Joseph Cohen, Trustee

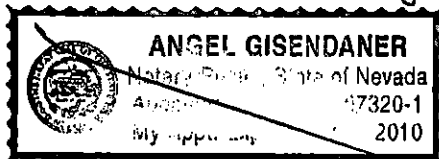
Subscribed and sworn before me

This 1ST day of FEBRUARY, 20 07

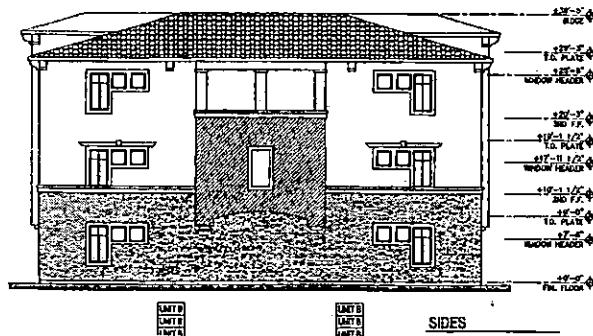
Angel Giseندانر

Notary Public in and for said County and State CLARK, NEVADA

My Appointment Expires July 06, 2010



AS



DECLIVED
FEB 06 2007

EXTENSION COLOR PALETTE	1	2
BODY COLOR (R)	10 308 "SPRINGBROOK HOUSE"	10 433 "LAKE HOUSE"
BODY COLOR (B)	10 485 "CHOCOLATE COTTAGE"	10 526 "SPRINGBROOK HOUSE"
BODY COLOR (G)	10 308 "SPRINGBROOK HOUSE"	10 308 "SPRINGBROOK HOUSE"
FAÇON / FIN	10 400 "SPRINGBROOK HOUSE"	10 400 "SPRINGBROOK HOUSE"
ACCENT, ABRAS, DOORS	10 308 "SPRINGBROOK HOUSE"	10 308 "SPRINGBROOK HOUSE"
WOOD FRAMES	10 308 "SPRINGBROOK HOUSE"	10 308 "SPRINGBROOK HOUSE"
ROOF TILE	10 308 "SPRINGBROOK HOUSE"	10 308 "SPRINGBROOK HOUSE"

- KEYED NOTES: (1)
1. CONCRETE ROOF TILE
 2. STUCCO SYSTEM
 3. STUCCO FINISH
 4. STUCCO - SEE UNIT PLANS
 5. BALCONY RAILING
 6. DOOR - SEE UNIT PLANS
 7. DECORATIVE POP-OUT IN STUCCO
 8. GLASS BLOCK
 9. DECORATIVE POP-OUT IN RECESSED MASONRY
 10. GARAGE DOOR - SEE UNIT PLANS
 11. 4" WIDE 4" HIGH DRAINAGE UPDRAIN
 12. PAINT/BALCONY RAIL
 13. CONDENSING UNIT DISCREETLY BY LANDSCAPING
 14. SLOPE AT BALCONY
 15. FALSE WINDOW
 16. STUCCO POP-OUT
 17. DECORATIVE CORNER
 18. DECORATIVE STUCCO POP-OUT
 19. SKYLIGHT
 20. LIGHT FIXTURE BY EVERGREEN MASONRY LANTERN
 21. ACCESS DOORS TO METER PACK LOCATIONS
 22. SYMMETRIC STONE MASONRY CORNER/STONE
 23. SYMMETRIC STONE MASONRY CORNER/STONE
 24. METAL ANCHOR

- GENERAL NOTES
1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 2. ROOF DRAINAGE BY PITCHED ROOF TO GRADE
 3. ALL CONDENSING UNITS DISCREETLY BY MASONRY WALLS & METAL ANCHORS
 4. ELECTRICAL EQUIPMENT DISCREETLY BY DECORATIVE METAL ENCLOSURES

NOTES

FOR CONCEPTUAL PURPOSES ONLY.

ARCHITECT'S PORTION SUBJECT TO FINAL DESIGN CHANGES.

billiform architecture

billiform architecture
of nevada, inc.
1325 N. LINCOLN AVE., SUITE 101
SPRING VALLEY, NEVADA 89111
PHONE: (702) 361-1111
FAX: (702) 361-1111

INCE SCARANO
REGISTERED
No. 4817
FEB 11 2007
ARCHITECT
STATE OF NEVADA

Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 786-1111

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOTES

FOR CONCEPTUAL PURPOSES ONLY.

ARCHITECT'S PORTION SUBJECT TO FINAL DESIGN CHANGES.

BUILDING TYPE 1
EXTERIOR ELEVATIONS
SDR-19670
03/22/07 PC

A4.2

© 2007 billiform architecture, inc.



EXTERIOR COLOR PALETTE		1	2
	BODY COLOR #1	10 306 "LONCHON HOUSE"	10 433 "SAND HOTEL"
	BODY COLOR #2	10 306 "LONCHON HOUSE"	10 326 "SEVENTH"
	BODY COLOR #1	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	BODY COLOR #2	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	FACED / TOP	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	FACED / BOTTOM	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	INTERIOR, BALCONY, DOORS	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	INTERIOR FLOORS	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	DOOR TRAIL	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"
	DOOR TRAIL	10 306 "LONCHON HOUSE"	10 306 "LONCHON HOUSE"

KEYED NOTES: (

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FACIA
4. WINDOW - SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR - SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ NECESSARY WAYS
10. GARAGE DOOR - SEE UNIT PLANS
11. 40" WIDE X 8" HIGH DRAINAGE OPENING
12. PATIO, BALCONY WALL
13. CONCRETE UNIT DISCREMINATED BY LANDSCAPING
14. SCULPTURE @ BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORNER
18. DECORATIVE STUCCO POP-OUT
19. BRICK/CLAY
20. LIGHT FIXTURE BY EVEREADG LIGHTING LAMTORY
SERIES 400 "REGENCY"
21. ACCESS CORRIDOR TO METER PACK LOCATION
22. STAINLESS STEEL WALKER CORRIDOR @ FINE
OR "WALKER" "CORRIDOR, GROUND"
23. METAL ANGLE

GENERAL NOTES

1. REFER TO THE PLAN FOR COLOR TABLET LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SHIELDED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT COVERED BY INNOVATIVE METAL ENCLOSURES.



Uiform
architecture

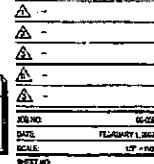
**blitform architecture
group
of nevada, inc.**
1228 west Sahara Road, Suite 101
Las Vegas, NV 89104
Phone 702.735.2200 Fax 702.735.2201



Cheyenne & Jones

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 786-7131
City of Las Vegas, Clark County, Nevada

RE-ASQING



A6.2

BUILDING TYPE 3 EXTERIOR ELEVATIONS

SDR-19670
03/22/07 PC

RECEIVED
FEB 06 2007

A7.2



EXTERIOR COLOR PALETTE		1	2
	BODY COLOR #	10 308 "SANDPAPER PINK"	10 422 "BAND BROWN"
	BODY COLOR #1	10 309 "DARK COTTON"	10 423 "MIDNIGHT"
	BODY COLOR #2	10 388 "OCEAN TANK"	10 303 "SANDPAPER HOUSE"
	FACE / TRIM	10 408 "GLAZED LAMBE HT"	10 406 "GLAZED LAMBE HT"
	ACQUIN, BALANCE, DOORS	10 281 "ACQUINAM"	10 282 "ACQUINAM"
	WINDOW FRAMES	TAN	TAN
	ROOF TILE	10 253 "SANDPAPER PLUMB"	10 251 "CANTER BROWN PALE"

KEYWORD NOTES: (6)

1. CONCRETE ROOF TILE
2. STUCCO STAIN
3. STUCCO FACIA
4. SHIMPS - SEE UNIT PLANS
5. BALCONY CHAIRS
6. DOOR - SEE UNIT PLANS
7. DECORATIVE POP-OUT @ STAIRS
8. GLASS BLOCK
9. INVASIVE POP-OUT @ PLASTERED WINDOW
10. CANVAS DOOR - SEE UNIT PLANS
11. HT. SIDE X IN HIGH DAMAGE SPACING
12. PATIO/STAIRWAY WALL
13. CONCRETE LAUNCH TERMINATED BY LAUNCHING
14. SCORPED AT BALCONY
15. FAULT WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORNICE
18. INVASIVE STUCCO POP-OUT
19. INTRUSION
20. LIGHT FIXTURE BY EVERETT LIGHTING LAMPERS
SERIES 2002 "RUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. STAINING SLICE VISIBLE OVERHANG STONE
CONCRETE/STUCCO "CONCRETE STONE"
23. METAL ANVIL

GENERAL NOTES

1. REFER TO THE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BY GRADE.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL DOME ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECKING AND METAL CHIMNEYS.

NOTES

FOR CONCEPTUAL PURPOSES ONLY.
ARTIST'S RENDERING SUBJECT TO FINAL DESIGN
CHANGES.

Inform

**biltform architects
group
of nevada, inc.**
1923 east cotton road, suite 100
las vegas, nevada 89119
Phone (702) 355-6200 Fax (702) 355-6201



Cheyenne & Jones
Rental Apartment Community

Trammell Crow Residential Southwest
City of Las Vegas, Clark County, Nevada
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019

KEYS
 A -
 A -
 A -
 A -
 A -
 JOB NO. 01
 DATE FEBRUARY 1, 1964
 SCALE 1/2" = 1'-0"
 SHEET 1

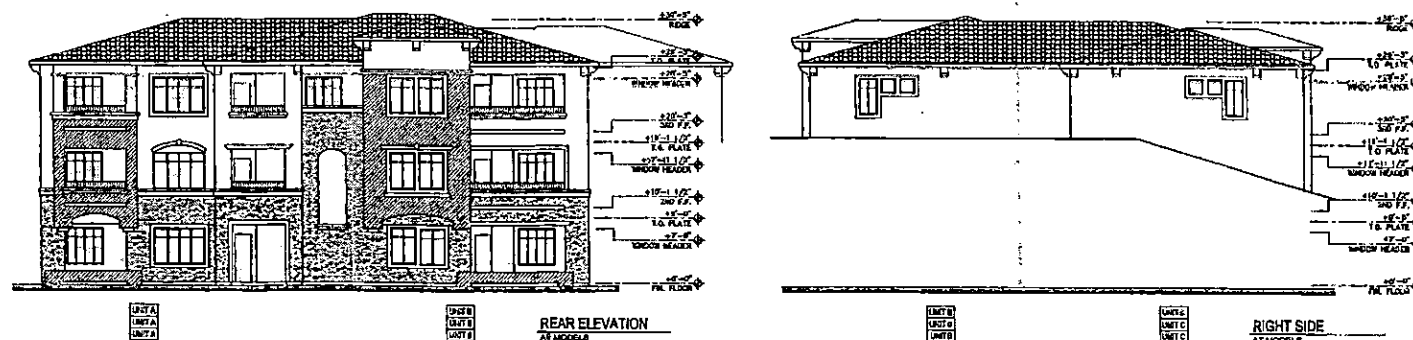
A8.2

CLUBHOUSE-MAIN
EXTERIOR ELEVATIONS

SDR-19670
03/22/07 PC

DATE: 11/11/2011

RECEIVED
FEB 06 2007



EXTERIOR COLOR PALETTE		1	2
	BODY COLOR #1	101 308 "CHOCOLADE MOUSE"	101 423 "DAVID MOOSE"
	BODY COLOR #2	101 409 "CHOCOLATE MOUSE"	101 314 "CHOCOLATE MOUSE"
	GUEST COLOR #1	101 308 "OLIVE TAP"	101 508 "CHOCOLATE MOUSE"
	FACIA / TRIM	101 408 "HEAT SHOCK MT."	101 408 "HEAT SHOCK MT."
	ACCENTS, PANELS, DOORS	101 103 "WOODHAWK"	101 103 "WOODHAWK"
WINDOW FRAMES	TAN	TAN	
ROOF TILE	TALE #0023 SANDTONE FLAKED MASS	TALE #0021 CANYON BROWN MASS	

KEYED NOTES.

1. GROUNDWATER ROOF TILE
2. STUCCO SYSTEM
3. STUCCO PARADE
4. WINDOW - SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR - SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ NECESSARY WINDOW
10. GARAGE DOOR - SEE UNIT PLANS
11. "48" WIDE "X" HIGH ORNAMENTAL SPLITTING
12. PASS/BALCONY WALL
13. CORROSION UNIT SUBMARGINED BY HANDSCAPING
14. SCULPTURE @ BALCONY
15. STAIR WINDOW
16. STUCCO POP-OUT
17. DECORATIVE GURBEL
18. ORNAMENTAL STUCCO POP-OUT
19. PLANT
20. LIGHT FIXTURE BY EVERGREEN MOVING LANTERN SUPER 2003 "JUGGAM"
21. ACCESS DOORS TO METER PANEL LOCATION
22. STAIRWELL STONE VENEER CORRODING STONE
23. FOUNTAIN ORNAMENT

GENERAL NOTE 16

1. REFER TO THIS PLAN FOR COLOR PALETTE LOCATION.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE EDGES.
2. A/C CONDENSER UNITS BOLLARDED BY MASONRY WALLS & METAL GATE + COILS
4. ELECTRICAL EQUIPMENT SCHEDULED BY SEPARATIVE METAL ENCLOSURES.

DB form
architecture

**billform architecture
group
of nevada, inc.**
1271 alex arbor road, apt 101
garden, nevada 89414
Phone 702/464-8221 Fax 702/464-8222



Cheyenne & Jones
Rental Apartment Community

Trammell Crow Residential Southwest
City of Las Vegas, Clark County, Nevada
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
Phone: (702) 796-7276

REASON

 ..

 ..

 ..

 ..

 ..

JOHN ..

DATE ..

SCALE ..

REASON ..

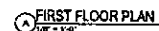
A8.3

CLUBHOUSE-LIVABLE EXTERIOR ELEVATIONS

SDR-19670
03/22/07 PC

© 1994 by The McGraw-Hill Companies

RECEIVED
FEB 06 2007



SYMBOLS, SCHEDULE

① **METER PANEL LOCATION AND ELECTRICAL PLANS FOR CABLE LOCATION, MONEY SIZE W/ ELECTRICAL CONSTRUCTION PRIOR TO START, METER PANEL SHALL NOT INCLUDE MORE THAN 1' PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR MOUNT OF THE ELECTRICAL PLANS FOR LOCATION, CONSTRUCTION AND OTHER INFORMATION**

② **TELEPHONE JUNCTION CABLES, CABLE TV TAP BOX & WATER METER LABELED, ONE IN EACH ROOM SHALL BE USED FOR EACH LOCATION, MONEY SIZE W/ ELECTRICAL CONSTRUCTION PRIOR TO START, SEE ELECTRICAL PLANS FOR LOCATION, CONSTRUCTION & BOXER INFORMATION**

③ **DETAILS STATE TYPE, SEE SHEET ALSO FOR START PLANS AND START SECTIONS**

④ **ATTN: MOBILE - SEE DETAIL 37/38**

⑤ **SEE SHEET 37 FOR SOUND AND FIRE RATED DETAILS**

⑥ **CONCRETE UNIT**

⑦ **OPTIONAL, SEE EACH LOCATION, SIZE AND DET. PLANS FOR LOCATION AND OTHER INFORMATION**

⑧ **PORTABLE FOR EXTINGUISHERS WITH CABINET NOT TO BE LOCKED DETAIL AT A MINIMUM HEIGHT OF 4' 6"**

BUILDING PLAN NOTES

1. FOR PHYSICAL UNIT PLANS SEE SHEETS A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-37

2. DWS TO FACE OF STEEL BEAMS

biliform architecture

biliform architecture group
of nevada, inc.

1723 west century road, suite 181
las vegas - nevada 89114

Phone 462-2247 FAX 462-2042

VINCE SCARANO
WFOSTADT
No. 4512
FEB 19 1991
LAS VEGAS
STATE OF NEVADA

Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
Phone: (702) 364-4141

RECEIVED

 -

 -

 -

 -

 -

DATE: FEBRUARY 6, 2007

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

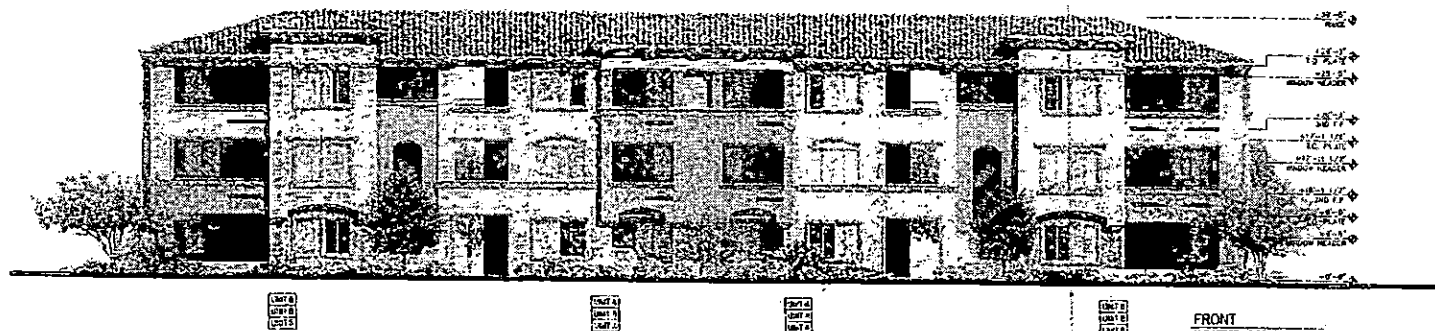
BUSSETANO

A9.1

LOFT BUILDING
FIRST & SECOND FLOOR PLANS

SDR-19670

03/22/07 PC



RECEIVED
FEB 06 2007

[illegible]

1. GROUNDWATER MAPPING
2. SEWAGE SYSTEM
3. STUDIED PARCELS
4. WINDOW - SEE UNIT PLANS
5. BALCONY FLOORING
6. DOWN - SEE UNIT PLANS
7. DECORATIVE FURNITURE - WINDOW
8. CLASH BURN
9. DECORATIVE POP-OUT OF RECESSED DOORWAY
10. GROUNDWATER - SEE UNIT PLANS
11. "HOT" OF "HOT" HIGH DOWNSIDE CHANGES
12. PASTORAL/CONCERN - " "
13. CONSTRUCTION UNIT CONSTRUCTION OF UNDERGROUND
14. SURVEY AT PARCELS
15. FLOOR WINDOWS
16. WINDOW POP-OUT
17. DECORATIVE CURTAIN
18. DECORATIVE WINDOW POP-OUT
19. "HOT" UNIT
20. UNIT FEATURES BY FURNITURE LIGHTING LINDEN STREET "HOT" "HOT"
21. ACQUISITION POP-OUT OF RECESSED DOORWAY
22. DECORATIVE DOWN - SEE UNIT PLANS
23. DECORATIVE DOWN - SEE UNIT PLANS
24. DECORATIVE DOWN - SEE UNIT PLANS
25. DECORATIVE DOWN - SEE UNIT PLANS

GENERAL NOTES

1. REFER TO SEE WARM TON GULCH PALETTE LOG-BOOKS
2. RISE DRAINAGE BY PULVER HEAPS TO GRAVEL BELOW
3. ARE CONCRETE UNITS COMBINED OF WASHING TUBS & METAL GRATE ACCESS
4. ELECTRICAL SUPPLANT RENEWED AND DECONTAMINATE METAL DISC-SAMPLE

billform
architecture

billiform architectus
group
of, nyc, nyc, nyc.
1222 4th Avenue and 4th St
New York, New York 10017
Phone (212) 691-1111 Fax (212) 691-1111



Cheyenne & Jones
Rental Apartment Community

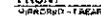
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 781-2121
City of Las Vegas, Clark County, Nevada

1960 Howard H
PHONE: (702) 786-7281

BUILDING TYPE 1 EXTERIOR ELEVATIONS

SDR-19670
03/22/07 PC

A4.2



RECEIVED
FEB 06 2007

NOTES

FOR CONCEPTUAL PURPOSES ONLY

PRICES APPROXIMATE SUBJECT TO FINAL DESIGN CHANGES

Trammell Crow Residential | Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
CIRCLE 1700 ON CARD

The image shows a document with a grid of checkboxes and a column of labels. The labels are: GRIND, GIVE, SLAB, and SHEETING. The checkboxes are arranged in a grid, with some rows having multiple checkboxes. The document is partially obscured by a vertical strip on the left.

A5.2

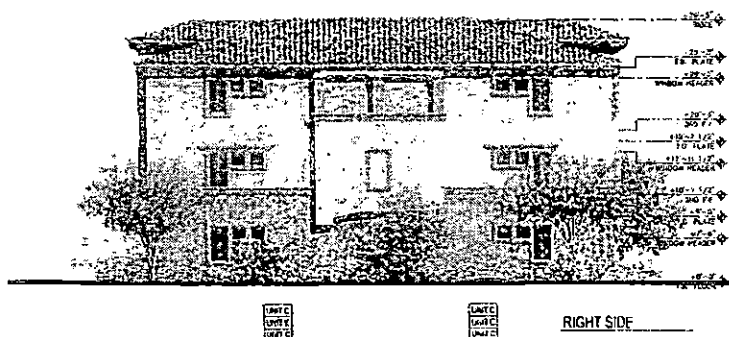
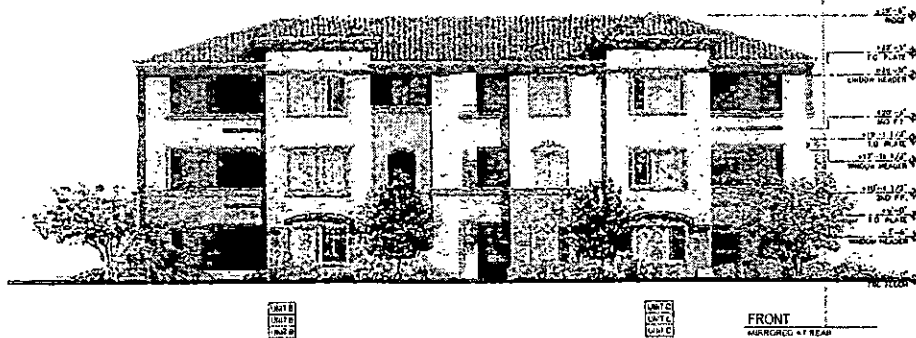
BUILDING TYPE 2 EXTERIOR ELEVATIONS

SDR-19670
03/22/07 PC



APPENDIX A: FRACTIONAL

A6.2

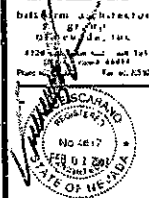
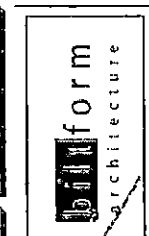


DESIGNED BY
FEB 06 2007

EXTERIOR COLOR PALETTE		1	2
ROOF COLOR #1	NO. 100	NO. 100	NO. 100
ROOF COLOR #2	NO. 100	NO. 100	NO. 100
ROOF COLOR #3	NO. 100	NO. 100	NO. 100
ROOF COLOR #4	NO. 100	NO. 100	NO. 100
ROOF COLOR #5	NO. 100	NO. 100	NO. 100
ROOF COLOR #6	NO. 100	NO. 100	NO. 100
ROOF COLOR #7	NO. 100	NO. 100	NO. 100
ROOF COLOR #8	NO. 100	NO. 100	NO. 100
ROOF COLOR #9	NO. 100	NO. 100	NO. 100
ROOF COLOR #10	NO. 100	NO. 100	NO. 100

- KEYED NOTATION**
1. CONCRETE ROOF TILE
 2. STAINLESS STEEL
 3. STAINLESS STEEL
 4. BRICK - 1/2" UNIT PLANS
 5. BRICK - 1/2" UNIT PLANS
 6. BRICK - 1/2" UNIT PLANS
 7. BRICK - 1/2" UNIT PLANS
 8. BRICK - 1/2" UNIT PLANS
 9. BRICK - 1/2" UNIT PLANS
 10. BRICK - 1/2" UNIT PLANS
 11. BRICK - 1/2" UNIT PLANS
 12. BRICK - 1/2" UNIT PLANS
 13. BRICK - 1/2" UNIT PLANS
 14. BRICK - 1/2" UNIT PLANS
 15. BRICK - 1/2" UNIT PLANS
 16. BRICK - 1/2" UNIT PLANS
 17. BRICK - 1/2" UNIT PLANS
 18. BRICK - 1/2" UNIT PLANS
 19. BRICK - 1/2" UNIT PLANS
 20. BRICK - 1/2" UNIT PLANS
 21. BRICK - 1/2" UNIT PLANS
 22. BRICK - 1/2" UNIT PLANS
 23. BRICK - 1/2" UNIT PLANS

- GENERAL NOTES**
1. REFER TO S.D. PLAN FOR COLOR PALETTE LOCATIONS
 2. BRICK - 1/2" UNIT PLANS TO BE USED FOR ALL BRICK WORK
 3. ALL CONCRETE WORK TO BE FINISHED BY THE CONTRACTOR
 4. ELECTRICAL WORK TO BE COMPLETED BY THE CONTRACTOR



Cheyenne & Jones
Rental Apartment Community
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE (702) 734-1414

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

BUILDING TYPE 4
EXTERIOR ELEVATIONS
SDR-19670
03/22/07 PC

A7.2



NOTES

FUR CONDITIONAL FURNISHED SHIP?

ARTISTE RINGTOP SUBJECT TO FINAL REVIEW

Trammell Crow Residential Southwest
City of Las Vegas, Clark County, Nevada
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
Phone: (702) 784-2181

1.  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$  $\sim$ $\sim$

DEC 06 2007

CLUBHOUSE-MAIN
EXTERIOR ELEVATIONS
SDR-19670
03/22/07 PC

A8.2

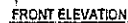
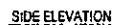
FRONT ELEVATION
AT NODE 8

LEFT SIDE

REAR ELEVATION

03/22/07 PC

RECEIVED
FEB 06 2007



RECEIVED
FEB 06 2007

1 FOR SYMBOLS AND PLANS SEE SHEETS A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835, A836, A837, A838, A839, A840, A841, A842, A843, A844, A845, A846, A847, A848, A849, A850, A851, A852

Ability form

billsen architecture
group
6300 W. 1st St.
Tucson, AZ 85710
Tel: 520-961-1111

STATE OF NEVADA
RECEIVED
NOV 6 11 2007
FEB 6 11 2007
NIGHT & DAY

Cheyenne & Jones
Rental Apartment Community

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 79-7181
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

A9:1

LOFT BUILDING ELEVATIONS

SDR-19670
03/22/07 PC

[illegible]

Uncle	•	1,244 8/8
Storage	•	14 8/8
Paid	•	84 8/8
Total	=	1,334 8/8

DEC 11 1966
FEB 06 2007

1. CONTINUOUS 4" ARCHCAVE
2. 12" IRP HIDE SHEDS AND COAT HANGING RIG
3. PUTTERMETER
4. ONSET TIGHT PANEL COUPLERS AND AIR TIE "A" UNITS; EXHAUST MOUNT/NEGATIVE AGIVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. CONTROL RIG 4" SPLASH LINED
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BATH TUB
10. (4) BATH TUBS W/RE PAINTED BRASS WHEELS
11. 2nd (4)R SHIP HALL
12. (4) PLUMBING WALL
13. CASSETT REDUCER
14. DISCHARGER
15. ALUM. DISCHARGE MTL. FIN. = 1/2" DIA. MTL. Q. & PLUMB. DISCH. ONLY
16. AIR OUT OF ROOM ON COILING NIGHT CHANGE AGIVE SIZE DETAIL 13/22
17. PLASTIC FLUORIDE COUPLING TUB WITH WIRE & 1/2" DIA. FULL TUB W/ HANGER
18. 3/4" TUBING BR/ST/ST/ST
19. DISCHARGE BR/ST/ST/ST
20. OFFICIAL TIE (SPRINKLER) BATH LOCATION; SEE PLUMBING PLAN; FIRE PROTECTION PLAN; A. DETAIL 13/22
21. TIGHT PAPER DISPOSER
22. NEGATIVE MEDICINE CABINET
23. NEGATIVE CONTROL AREA
24. 3" PLASTIC DRAINAGE HOSE SHEDS W/ METAL (4) IN BATHS FOR DRAIN
25. 3" PLASTIC DRAINAGE HOSE SHEDS W/ METAL (4) IN BATHS FOR DRAIN
26. SHIP HALL
27. (3) WIRE CABLE SHIELDS
28. 4IN. 4" W/ IRON DRAINAGE CATHODE
29. BLAST TO PUMP TO PROVIDE AND TYPE "A" ACCESS IN FIRST FLOOR 1" FOR FOOT SLOPE OF 8" FEET (SEE DETAIL 13/22) (SEE LARGEST PLAN FOR SCHEDULES)
30. 2" MIN. HANGAR COVE. 4" DIA. POLY AND 1/2" DIA. POLY - SLOPE CONC. 1/4" FOR FT. TO SPREAD
31. 1/4" PLASTIC LAM. BATH TUB
32. WATER HEATER TO HAVE TEMP. & PRESSURE REG. VALVE TO EXISTOR
33. ORIGINAL LUGS @ 30"
34. SINK/ENCLOSURE (TEMP.)
35. PHOTOGRAPHY WALL WITH POPUP'S - SEE DET. 13/23/30
36. SHEDDING SHED @ 8" 0"
37. COILING BATH AT RUN - SEE DETAIL 13/23
38. ACCESS PANEL - SEE DETAIL 13/24 - 13/25
39. 12" IRP HIDE CATHODES W/ R FLUORESCENT TUB
40. (4) ORIGINAL SHIELDS 16" DEEP - SEE DETAIL
41. (4) 2" LAM. SHIELDS
42. 6" PANEL METAL DOOR
43. FIRE SHED, SEE SITE PLAN FOR LOCATION, SEE DETAIL 13/25 FOR OTHER INFORMATION
44. SHIP HALL AT SHIP LOCATIONS
45. SHEDS AND TYPE "A" FIRE SHEDS AT 1" FOR DETAIL 13/25 FOR OTHER INFORMATION

SYMBOL SCHEDULE:

	INDICATES "W" OF A/F. FURN. DOWN
	INDICATES "F" OF ME. AFF. FURN. DOWN SEE DETAIL 27/03
	MECHANICAL CONNECTION - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL LOCATIONS
	MECHANICAL CONNECTION - FURN. COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL LOCATIONS
	MECHANICAL CONNECTION - FURN. COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL LOCATIONS ON SECOND FLOOR ONLY
	WALL MOUNTED DUCT/FAN FURN. COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL LOCATIONS ON SECOND FLOOR ONLY
	WATER/ELEVATIONS - SEE DET. ALL OTHERS 21/4
	SEE SHEET TWO FOR SIZES AND FIRE RATING ASSEMBLIES
	FLOODING - MEIN. PLANE

transform
architecture

bitsform architecture
group
of wgsda, inc.
1222 mid valley blvd., suite 101
plano, texas 75075
Phone 972/431-8774 Fax 972/431-8346



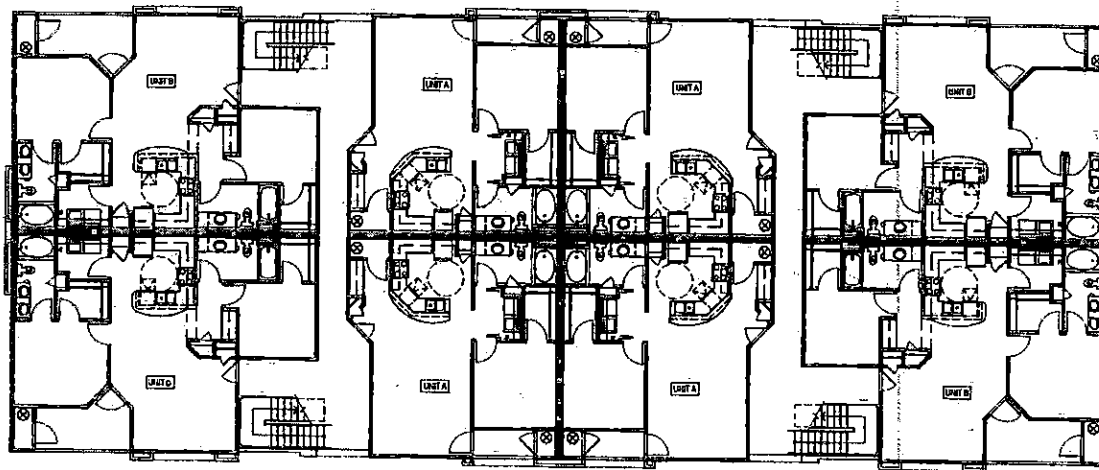
Cheyenne & Jones
Rental Apartment Community

Trammell Crow Residential Southwest
3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 762-7151
Cajal Lanes Vegas, Las Vegas, Nevada

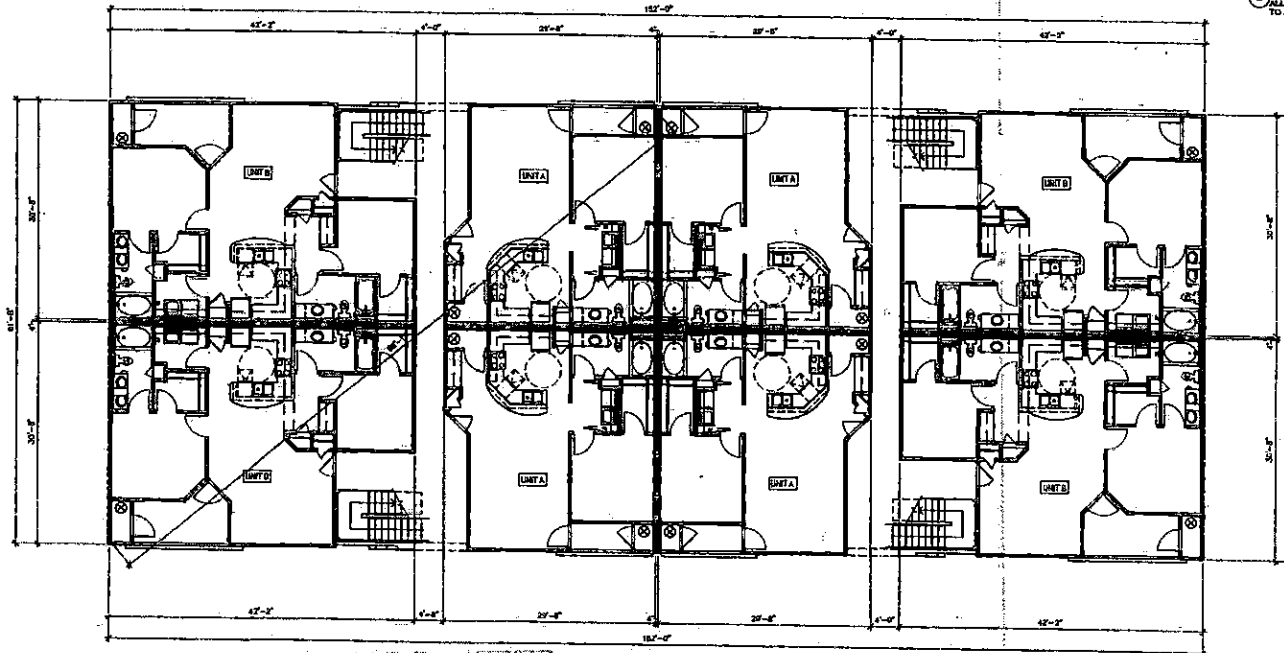
A2.3

UNIT C FLOOR PLANS

SDR-19670
03/22/07 PC



SECOND FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR UNLESS NOTED



FIRST FLOOR PLAN
NOT TO SCALE

SYMBOL SCHEDULE

- (M) METER PANEL LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL. CONFIRMATION FROM THE STAIRS. METER PANEL SHALL NOT PROJECT MORE THAN 1" FROM THE WALL. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
- (T) TERMINAL TERMINAL BASKET CABLE TV CAP SIZE & WIRE METER CANNY ONE & EACH SIDE FROM THE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL. CONFIRMATION FROM THE STAIRS. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
- (S) INDICATED STAIR TYPE. SEE SHEET A4.1 FOR STAIR PLANS AND STAIR SECTIONS.
- (A) ATIC ACCESS 1/2" DIA. DETAIL 37/04.
- (D) SEE SHEET F01 FOR SOUND AND FIRE RATED DETAILS.
- (C) CONDENSATE UNIT.
- (F) OPTIONAL FIRE RISER LOCATION SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
- (E) PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCKED INSTALLED AT A MAXIMUM HEIGHT OF 4'.

BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEET A4.1, A4.2, A4.3, A4.4, A4.5, A4.6.
2. DIMS TO FACE UNLESS NOTED.

billform architecture

billform architecture group
of Nevada, Inc.
1200 N. Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
Phone: 702.442.0000 Fax: 702.442.0001

MADE IN NEVADA
No. 4817
FEB 1 1 2008
MADE IN NEVADA

Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 795-1111

REVISION	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

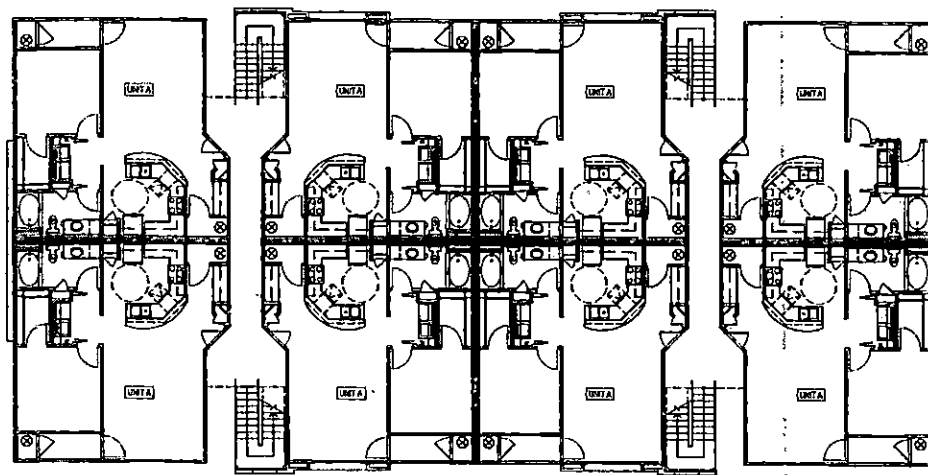
A4.1

**BUILDING TYPE 1
FIRST & SECOND FLOOR PLANS**

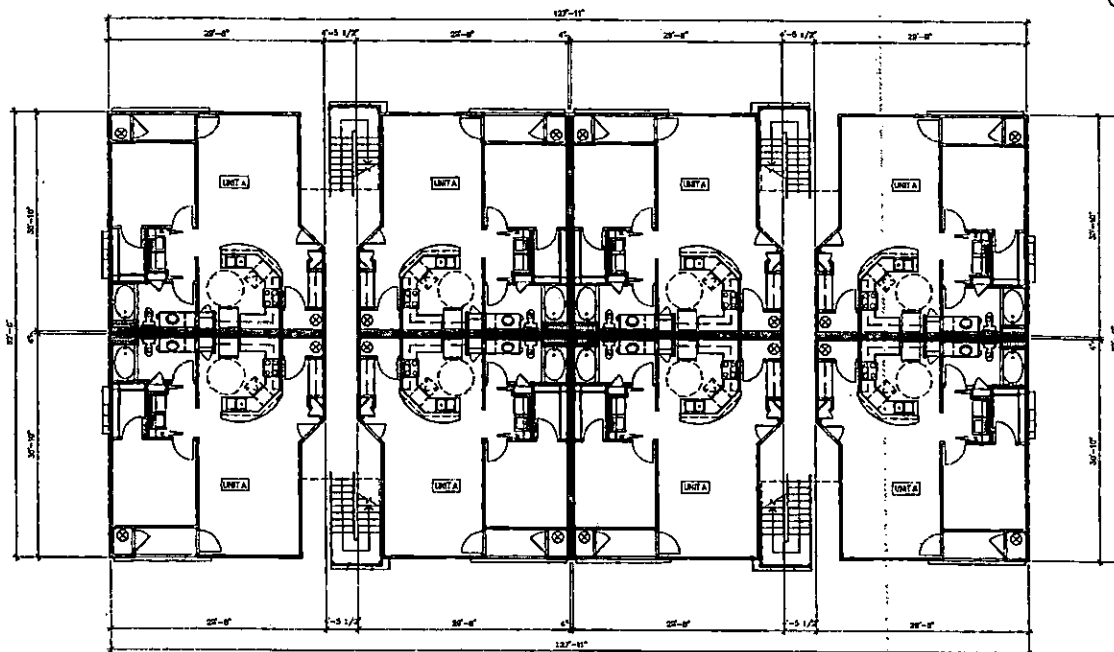
SDR-19670
03/22/07 PC

RECEIVED
FEB 06 2007

© BILLFORM ARCHITECTURE GROUP, INC.



SECOND FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR UNITS.



FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- METER PACK LOCATION: SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE OF ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL COLUMN. SEE DETAIL SHEETS FOR UNIT DET. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
- TELEPHONE TERMINAL: GARNET CABLE TO TAP BOX & WATER METER CABINET. ONE 8-2-01 BLDG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL NOTIFICATION PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
- RELOCABLE STAIR FIVE: SEE SHEET A141 FOR STAIR PLANS AND STAIR SECTIONS.
- ALSO ACCESS - SEE DETAIL A171/14.
- SEE SHEET FIVE FOR FIVE AND FIVE SEED DETAILS.
- CO-DESIGN UNIT.
- OPTIONAL FIRE ALARM LOCATION: SEE FLOOR AND DET. PLANS FOR LOCATION AND OTHER INFORMATION.
- PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCATED INSTALLED AT A RAINFALL HEIGHT OF 1'7".

BUILDING PLAN NOTES

- FOR TYPICAL UNIT PLANS SEE SHEETS A23, A23, A24, A24, A25, A25, A26, A26.
- SEE TO FACE OF STUD ORG.

billform architecture

billform architecture group
of Nevada, Inc.
1228 W. 4TH ST. 4TH FL.
LAS VEGAS, NV 89101
PHONE: 702.333.1231 FAX: 702.333.1232

VINCE SCARANO
REGISTERED
No 4817
FEB 01 2007
ARCHITECT
STATE OF NEVADA

Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 786-7181

REVISION	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	

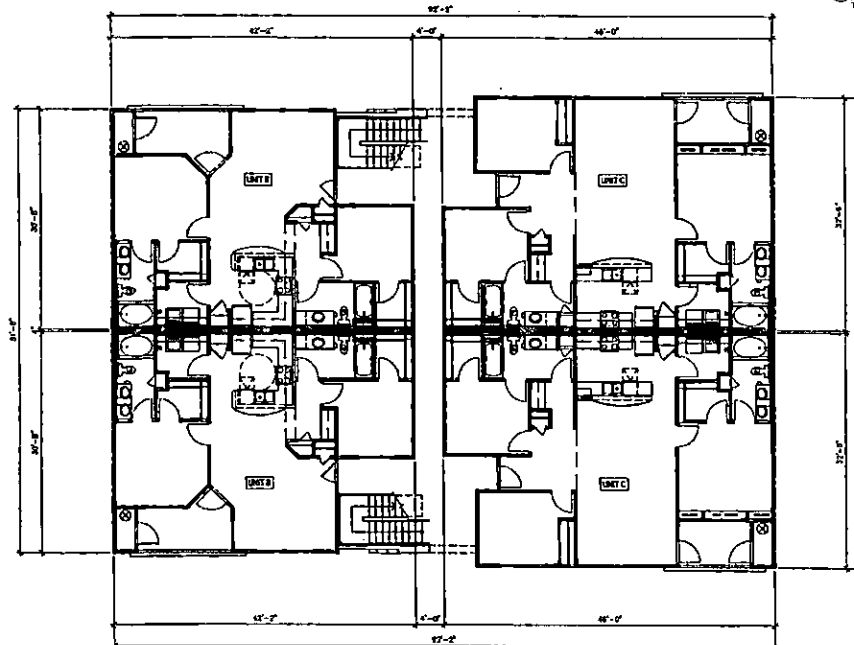
A5.1

SDR-19670
03/22/07 PC

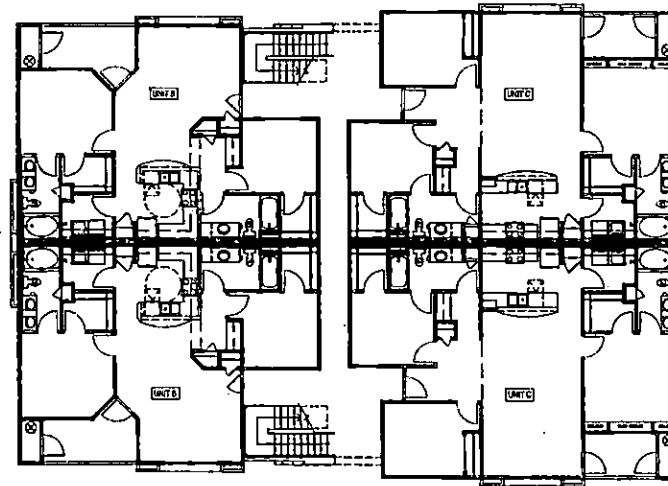
BUILDING TYPE 2
FIRST & SECOND FLOOR PLANS

© 2007 BILLFORM ARCHITECTURE GROUP, INC.

RECEIVED
FEB 06 2007

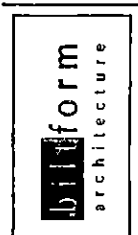


FIRST FLOOR PLAN
1st of 2



SECOND FLOOR PLAN
2nd of 2

SYMBOL SCHEDULE	
Ⓜ	METER PANE LOCATION SEE ELECTRICAL PLAN FOR PANE LOCATION. VERIFY SEE IF ELECTRICAL CONTRACTOR WIRE TO STAIRS, METER PANE SHOULD NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR METER DET. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
Ⓣ	TELEPHONE TERMINAL CABINET CABLE TV TAP BOX & WATER METER CABINET ONE IN EACH UNIT SEE ELECTRICAL PLAN FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
Ⓢ	INDICATES STAIR TYPE, SEE DETAIL SHEETS FOR STAIR PLANS AND STAIR SECTIONS
Ⓢ	STAIR ACCESS - SEE DETAIL SHEETS
Ⓢ	SEE SHEET FOR PANE BOARD AND FIRE RATER DETAILS
Ⓢ	CONDENSING UNIT
Ⓢ	OPTIONAL FIRE RATER LOCATION, SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION
Ⓢ	PORTABLE FIRE EXTINGUISHER INFO CABINET NOT TO BE LOCATED NOT-ALLED AT A MINIMUM HEIGHT OF 4'-0"
BUILDING PLAN NOTES	
1. FOR TYPICAL UNIT PLANS SEE SHEETS A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7	
2. DIMS TO FACE OF WED WALL	



biform architecture
group
of nevada, inc.
1220 main street, suite 101
phone: 702.555.1111
fax: 702.555.1112



Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 796-7151

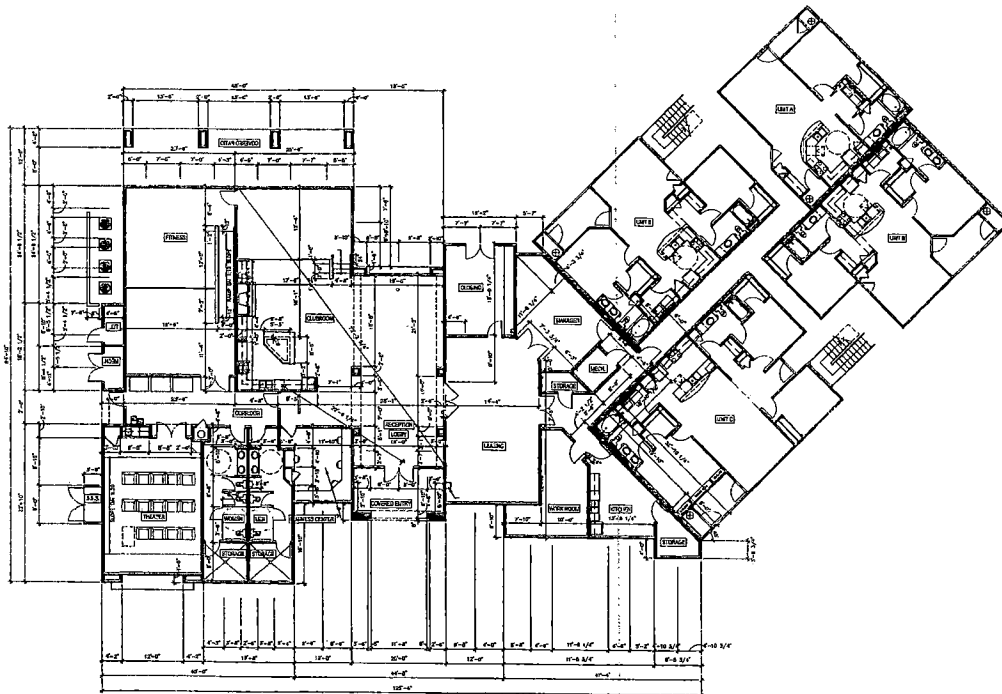
REVISIONS	
1	REVISED
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED
11	REVISED
12	REVISED
13	REVISED
14	REVISED
15	REVISED
16	REVISED
17	REVISED
18	REVISED
19	REVISED
20	REVISED
21	REVISED
22	REVISED
23	REVISED
24	REVISED
25	REVISED
26	REVISED
27	REVISED
28	REVISED
29	REVISED
30	REVISED
31	REVISED
32	REVISED
33	REVISED
34	REVISED
35	REVISED
36	REVISED
37	REVISED
38	REVISED
39	REVISED
40	REVISED
41	REVISED
42	REVISED
43	REVISED
44	REVISED
45	REVISED
46	REVISED
47	REVISED
48	REVISED
49	REVISED
50	REVISED
51	REVISED
52	REVISED
53	REVISED
54	REVISED
55	REVISED
56	REVISED
57	REVISED
58	REVISED
59	REVISED
60	REVISED
61	REVISED
62	REVISED
63	REVISED
64	REVISED
65	REVISED
66	REVISED
67	REVISED
68	REVISED
69	REVISED
70	REVISED
71	REVISED
72	REVISED
73	REVISED
74	REVISED
75	REVISED
76	REVISED
77	REVISED
78	REVISED
79	REVISED
80	REVISED
81	REVISED
82	REVISED
83	REVISED
84	REVISED
85	REVISED
86	REVISED
87	REVISED
88	REVISED
89	REVISED
90	REVISED
91	REVISED
92	REVISED
93	REVISED
94	REVISED
95	REVISED
96	REVISED
97	REVISED
98	REVISED
99	REVISED
100	REVISED

A7.1

BUILDING TYPE 4
FIRST & SECOND FLOOR PLANS

SDR-19670
03/22/07 PC

© CALIFORNIA ARCHITECTURE GROUP, INC.



FEB 06 2007

CLUBHOUSE FLOOR PLAN

SDR-19670
03/22/07 PC



blitform architecture group
of nevada, inc.
1110 West Main Ave. Ste. 101
Reno, NV 89502
Phone: 775-784-1111 Fax: 775-784-1112



Cheyenne & Jones
Registered Professional Engineers
State of Nevada

Trammell Crow Residential Southwest
3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019

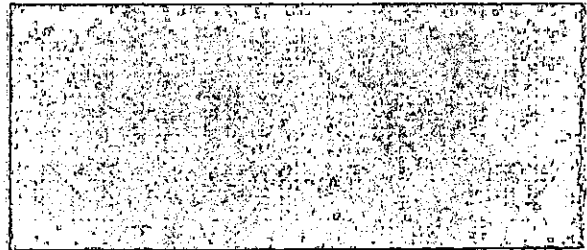
REVISIONS	
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION
11	REVISION
12	REVISION
13	REVISION
14	REVISION
15	REVISION
16	REVISION
17	REVISION
18	REVISION
19	REVISION
20	REVISION
21	REVISION
22	REVISION
23	REVISION
24	REVISION
25	REVISION
26	REVISION
27	REVISION
28	REVISION
29	REVISION
30	REVISION
31	REVISION
32	REVISION
33	REVISION
34	REVISION
35	REVISION
36	REVISION
37	REVISION
38	REVISION
39	REVISION
40	REVISION
41	REVISION
42	REVISION
43	REVISION
44	REVISION
45	REVISION
46	REVISION
47	REVISION
48	REVISION
49	REVISION
50	REVISION
51	REVISION
52	REVISION
53	REVISION
54	REVISION
55	REVISION
56	REVISION
57	REVISION
58	REVISION
59	REVISION
60	REVISION
61	REVISION
62	REVISION
63	REVISION
64	REVISION
65	REVISION
66	REVISION
67	REVISION
68	REVISION
69	REVISION
70	REVISION
71	REVISION
72	REVISION
73	REVISION
74	REVISION
75	REVISION
76	REVISION
77	REVISION
78	REVISION
79	REVISION
80	REVISION
81	REVISION
82	REVISION
83	REVISION
84	REVISION
85	REVISION
86	REVISION
87	REVISION
88	REVISION
89	REVISION
90	REVISION
91	REVISION
92	REVISION
93	REVISION
94	REVISION
95	REVISION
96	REVISION
97	REVISION
98	REVISION
99	REVISION
100	REVISION

A8.1

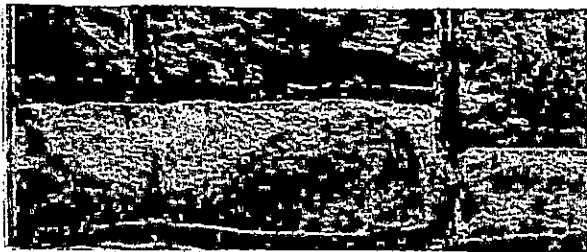
© 2007 TRAMMELL CROW GROUP, INC.



PRIMARY STUCCO
ICI 364
"MAPLE SEASON"



SECONDARY STUCCO
ICI 530
"CAMEL COAT"



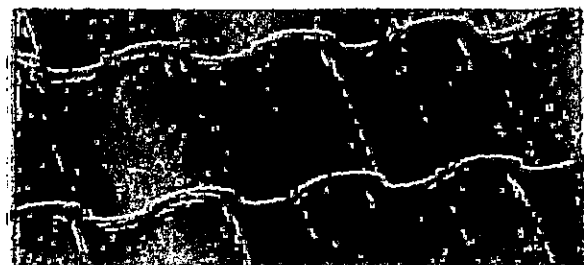
FIELDSTONE ACCENT
EL DORADO STONE
LIMESTONE
"SHILO"



FASCIA / TRIM
ICI 512
"HALE VILLAGE"



SHUTTERS, RAILINGS, DOORS
ICI 903
"SEA LANE"



ROOF TILES
EAGLE ROOFING
SHC 8711
"PUESTA DEL SOL BLEND"

DEC 17 2006
FEB 06 2007

WINDOWS FRAME COLOR - TAN.

COLOR PALETTE 1

Cheyenne & Jones

City of Las Vegas

Nevada

SDR-19670

03/22/07 PC

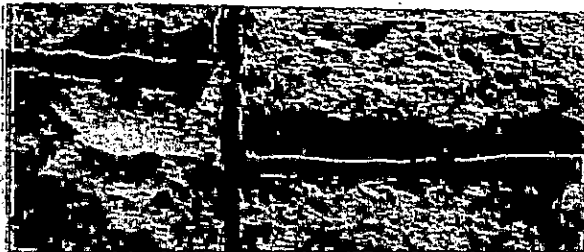
2-107



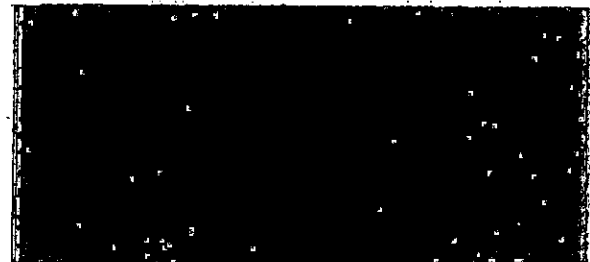
PRIMARY STUCCO
ICI 322
"CENTURY BROWN"



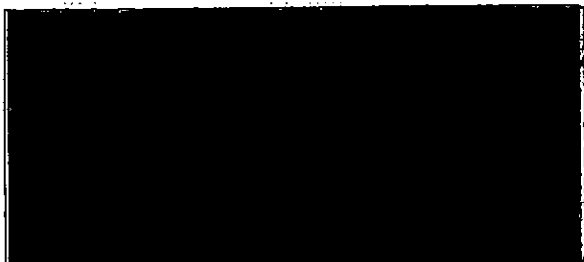
SECONDARY STUCCO
ICI 535
"TRADITIONAL TAN"



FIELDSTONE ACCENT
EL DORADO STONE
LIMESTONE
"SHILO"



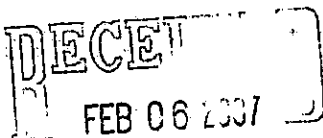
FASCIA / TRIM
ICI 512
"HALE VILLAGE"



SHUTTERS, RAILINGS, DOORS
ICI 196
"STEWART HOUSE"



ROOF TILES
EAGLE ROOFING
SMC 8402
"MISSION SANTA CRUZ"



WINDOWS FRAME COLOR - TAN

COLOR PALETTE 2

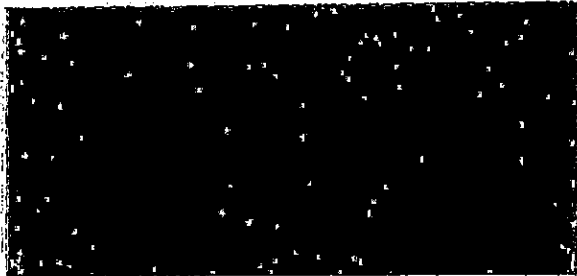
Cheyenne & Jones

City of Las Vegas

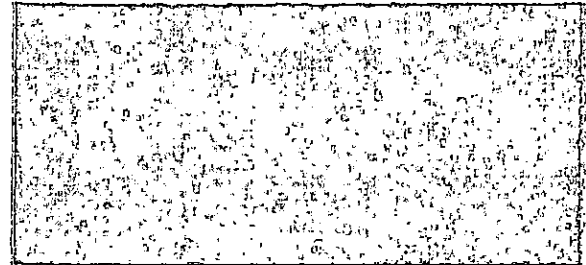
Nevada

SDR-19670

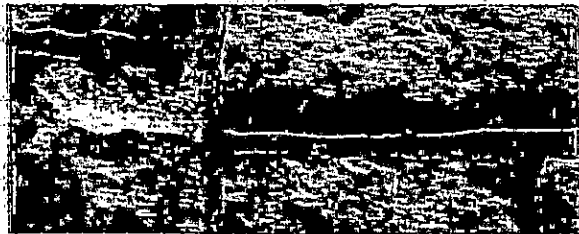
03/22/07 PC 2-107



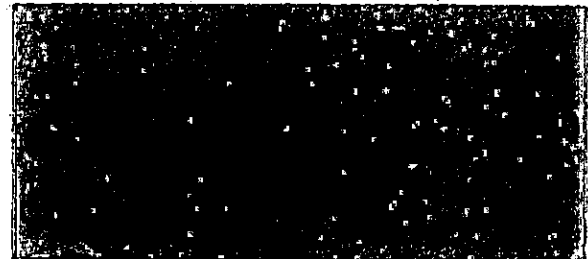
PRIMARY STUCCO
ICI 323
"AFTERNOON TEA"



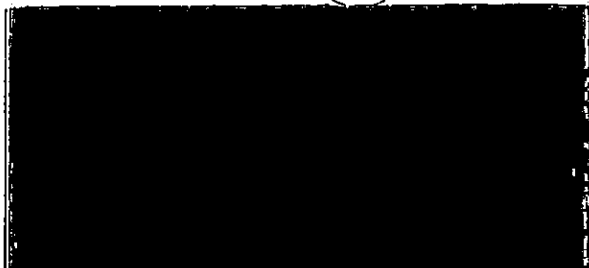
SECONDARY STUCCO
ICI 610
"SISAL"



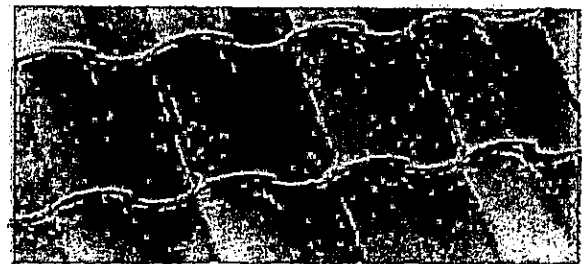
FIELDSTONE ACCENT
EL DORADO STONE
LIMESTONE
"SHILO"



FASCIA / TRIM
ICI 512
"HALE VILLAGE"



SHUTTERS, RAILINGS, DOORS
ICI 262
"WOOD HAVEN"

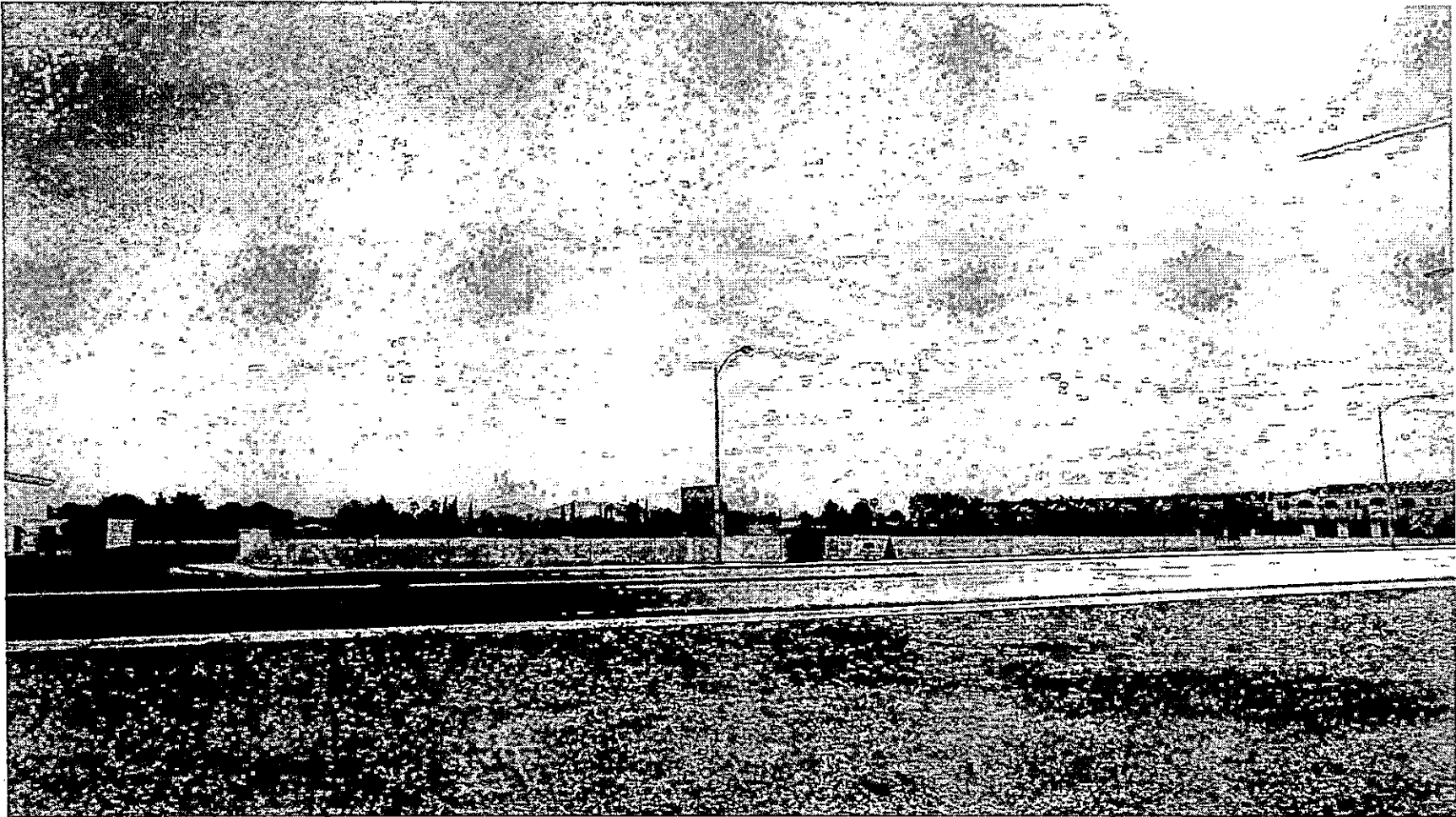


ROOF TILES
EAGLE ROOFING
SUNSET BLEND 3646
"CAPISTRANO BLEND"

WINDOWS FRAME COLOR - TAN.

COLOR PALETTE 3

Cheyenne & Jones



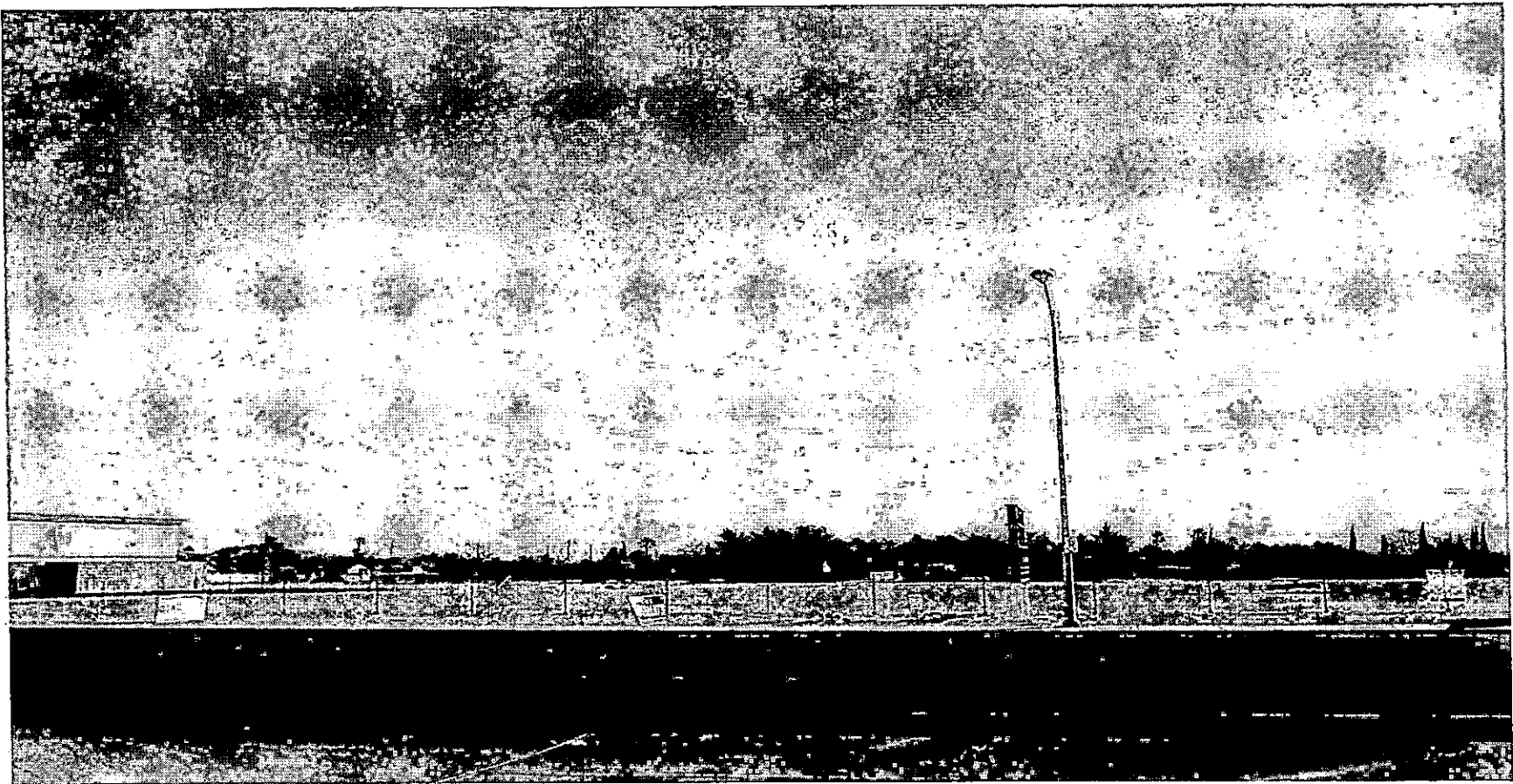
ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

02/16/07



ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

02/16/07



ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

02/16/07



ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

02/16/07



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: **Justification Letter for Site Design Review, Re-Zoning and Variance
Jones and Cheyenne / APN #138-13-101-006**

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

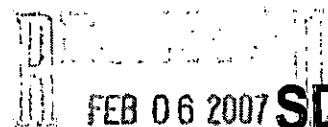
The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq.ft of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.



SDR-19670

03/22/07 PC

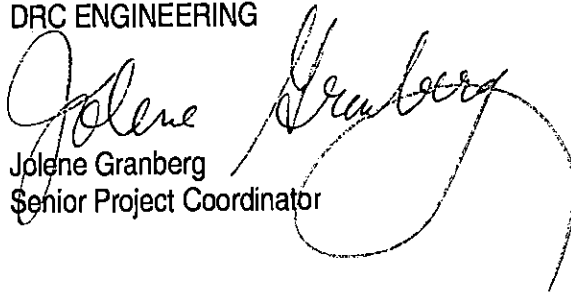
Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING


Jolene Granberg
Senior Project Coordinator

RECEIVED
FEB 06 2007

SDR-19670

03/22/07 PC

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 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-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

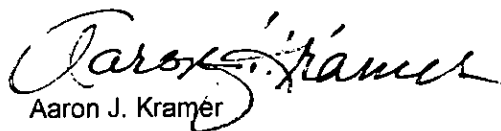
I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely


Aaron J. Kramer

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**GPA-19426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Historic
Preservation Element and revise the 2020 Master Plan.**

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Conditions For This Application – Not Applicable
2. Staff Report
3. Justification Letter
4. Historic Preservation Recommendation Letter
5. Submitted at meeting – Comments by Tom McGowan and revised backup by staff

MOTION:

TROWBRIDGE – APPROVED – UNANIMOUS

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Planning Manager, reported that the current document would amend and update the original document adopted in 1992. Some changes include a description of how the policy supports goals, policies and objectives of other Mater Plan elements, historic signage worthy of preservation, the definition of conservation districts as an alternative to adopting historic districts and admonishes the use of incentives for preservation purposes. MR. FAGG referenced his submittal of corrections that are relative to Building Codes and their relation to historic structures. The Historic Preservation Commission has reviewed all revisions and recommended approval. MR. FAGG requested approval.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 22 – GPA-19426

MINUTES – Continued:

TOM McGOWAN, Las Vegas resident, was present and submitted comments relative to the matter. He queried the amount of historic properties located in Wards 2, 4 and 6 and requested that information be referenced. MARGO WHEELER, Director of Planning and Development, confirmed there are historic properties located in various wards and agreed to include that information with the item. MR. McGOWAN expressed gratitude for the consideration of his suggestion and commented that the City has many potential historic properties.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:21 – 7:26)

1-3069



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-19426** APN: N/A

Name of Property Owner: N/A

Name of Applicant: City of Las Vegas Planning & Development Department

Name of Representative: Courtney Mooney, Urban Design Coordinator, P&D

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. Mooney*

Print Name: Courtney Mooney

Subscribed and sworn before me

This 12TH day of MARCH, 2007

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-19426 - GENERAL PLAN AMENDMENT - PUBLIC

HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

GPA-19426 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request to adopt an updated Historic Properties Preservation Plan Element and revise the 2020 Master Plan.

This proposed element of the Las Vegas 2020 Master Plan ("Master Plan") establishes standards, goals, objectives, and policies for the protection of historic properties located within the City of Las Vegas legal boundaries. The original Historic Preservation Element was adopted as part of the City of Las Vegas General Plan on April 1, 1992. Since that time, no amendments have been made to the Historic Preservation Element, but many new concepts have arisen regarding the broadened role of historic preservation. The proposed element will discuss these new concepts and expand on the existing components of the 1992 element.

The proposed element complies with NRS 278.160, "Subject matter of master plan," which requires that the City of Las Vegas include an Historical Properties Preservation Plan in the Master Plan 2020.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/1/1992	City Council adopted the city of Las Vegas General Plan
8/6/2000	City Council adopted the city of Las Vegas Master Plan 2020 through ordinance #2000-62
3/28/07	Historic Preservation Commission approved Historic Properties Preservation Plan Element draft
4/25/07	Historic Preservation Commission to review minor modifications to the proposed element
<i>Neighborhood Meeting</i>	
10/18/06	Open House meeting at Downtown Senior Services Center
3/27/07	Public meeting held at Development Services Center, no attendees

ANALYSIS

The Zoning Code of the City of Las Vegas

On February 22, 1991, the City Council of Las Vegas adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission. Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.

GPA-19426 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Establishing an ordinance is a requirement to obtain and maintain the city's status as a Certified Local Government (CLG). The Nevada State Historic Preservation Office, as governed by the National Park Service, established the CLG program to promote the goals of the National Historic Preservation Act of 1966. CLG requirements also include the adoption of an historic preservation plan.

The original Historic Preservation Element was adopted as part of the City of Las Vegas General Plan on April 1, 1992. Since that time, no amendments have been made to the Historic Preservation Element, but many new concepts have arisen regarding the broadened role of historic preservation. The updated Historic Properties Preservation Plan Element will address these issues, and expand upon existing components of the adopted Historic Preservation Element, such as a brief history of Las Vegas, an overview of our significant historic resources, an explanation of the historic preservation process, an outline of our city's goals, objectives and policies for historic preservation, and a plan for implementation. The Plan will be updated every five years in order to reflect the current issues affecting historic preservation.

The most significant changes resulting in new items introduced in the proposed revised element focus on more in-depth explanation of the relationship to the Master Plan 2020, enabling legislation including federal historic preservation law, Nevada Revised Statutes, and the city of Las Vegas Zoning Codes, as well as the planning process and existing conditions. In addition, the revised plan element introduces several new historic preservation issues.

The following chart lists new items contained in the proposed plan element which do not appear in the existing historic preservation element.

	Included in Existing Historic Preservation Plan	Where Found in Proposed Historic Properties Preservation Plan Chapter: Section: Subsection
Executive Summary Tasks	N	Defines the mission statement of the proposed element with a summary of significant action items.
Relationship to CLV Master Plan 2020	N	Describes how the proposed element supports the policies and goals, and other elements of the Master Plan 2020.
Enabling Legislation	Y	Updated from 1992 Historic Preservation Element: Provides significantly more detail regarding the path of enabling legislation beginning with federal historic preservation law and ending with the city of Las Vegas Zoning Code.
Planning Process	N	Describes the public and task force meetings process used in preparation for adoption of the proposed element.

GPA-19426 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

Existing Conditions	N	Defines the types of historic resources, i.e., site, district, building, etc., and gives examples of existing types in Las Vegas. Also notes which designated buildings are owned by the city of Las Vegas.
Brief History of Las Vegas	Y	Updated from 1992 Historic Preservation Element: Expands on the existing history portion to include updated findings.
Designation of Historic Resources	N	Describes the different types of historic designation, and the methods, criteria and requirements specific for each.
Historic Signs	N	Describes the significance of historic signage, in particular neon signage, to the historic identity of Las Vegas, and as such, emphasizes the importance of preserving this type of resource.
Issue: Historic Building Codes	N	Reviews findings that highlight the problems that can occur when applying a model code such as the IBC to projects in existing buildings, such as adaptive reuse, or residential to office conversion projects.
Issue: Smart Growth and Sustainability	N	Reviews the importance of historic preservation as a component of Smart Growth initiatives.
Issue: Conservation Districts	N	Defines conservation districts as distinct from historic districts, and reviews their importance to preservation of historic neighborhoods that may not qualify for historic district status.
Issue: City Preservation Incentives	N	Reviews how city incentives, such as a streamlined planning review process, can support historic preservation and adaptive reuse projects.
Issue: Cultural Heritage Tourism	N	Reviews findings of the contribution of historic preservation to tourism in historic areas, marketing goals, and economic redevelopment.
Issue: Cultural Diversity	N	Reviews the importance of preserving the historic resources of the diverse cultural groups that have contributed to the early growth and development of Las Vegas.
Issue: Environmental Review	N	Reviews the Section 106 review process that occurs with certain federally funded projects, and stresses the importance of early interagency and interdepartmental cooperation and communication.
Issue: Capital Improvement Projects	N	Reviews the CIP process and the importance of early interdepartmental communication regarding proposed projects.
Status Analysis	N	Chart showing what action items have been completed from the 1992 Historic Preservation Plan.
Glossary of Terms	N	Provides definitions of historic preservation terms.

GPA-19426 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

FINDINGS

Nevada Revised Statutes

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session.

The proposed Historic Properties Preservation Plan conforms to the following Nevada Revised Statute:

NRS 278.160, "Subject matter of master plan," requires that the City of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the City of Las Vegas Master Plan 2020, must also include a Historical Properties Preservation Plan, which shall include "an inventory of significant historical, archaeological and architectural properties as defined by the city, county or region, and a statement of methods to encourage the preservation of those properties."

- An inventory of significant historical, archaeological and architectural properties as defined by the city, county or region, are found in the proposed element at, Appendix B: Designated Historic Resources, and Appendix C: Potentially Eligible Historic Resources.
- Statements of methods for continuing the process of inventory of significant buildings are found in the Implementations section, Goals, Objectives and Policies:

Policy 1.1: That the city pursue all available state and federal grant funding pertaining to Historic Preservation.

Policy 3.1: That an inventory of buildings, structures, sites, objects and districts that are over fifty (50) years old will be consistently updated and maintained.

- A statement of methods and support for the preservation of significant historical, archaeological and architectural properties is found in the Implementations section, Goals, Objectives and Policies:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.

Policy 1.1: That the city pursue all available state and federal grant funding pertaining to Historic Preservation.

GPA-19426 - Staff Report Page Five
April 26, 2007 - Planning Commission Meeting

Policy 1.2: That the city promotes the identification and preservation of significant cultural resources within communities of diverse ethnic backgrounds which illustrate the historic role and contributing character of population identities within Las Vegas.

Policy 1.3: That the city promotes a stewardship program to oversee historic resources.

Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.

Policy 3.1: That an inventory of buildings, structures, sites, objects and districts that are over fifty (50) years old will be consistently updated and maintained.

Policy 3.2: That the city develop guidelines for reuse of historic structures, including the scope of modifications and the use and extent of exterior business signage. (From Reurbanization Policy 1.4.2)

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

Policy 4.1: That the city promote design guidelines for historic preservation as developed by federal agencies such as the National Park Service.

Policy 4.2: That the city meets the requirements for an Historical Properties Preservation Plan as set forth in NRS 278.160 1.d.

Nevada State Historic Preservation Office: The proposed Historic Properties Preservation Plan Element conforms to Nevada State Historic Preservation Office requirements for a Certified Local Government (CLG), which requires the municipality to maintain an historic preservation plan, historic preservation commission, and historic preservation ordinance in order to maintain CLG status. CLG status affords the city priority status for certain grant funding.

The Relationship to Master Plan 2020:

The proposed Historic Properties Preservation Plan Element conforms to other applicable adopted neighborhood plans and the following Master Plan 2020 Policy Sections:

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

GPA-19426 - Staff Report Page Six
April 26, 2007 - Planning Commission Meeting

POLICY 2.3.4: That historic districts provide such direction to preserve the architectural heritage of Las Vegas.

Cultural Enhancement

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

2006 City of Las Vegas Strategic Planning Guide:

The proposed element is supported by the *2006 City of Las Vegas Strategic Planning Guide* with the following priorities:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

March 12, 2007

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

To Whom It May Concern:

Please accept this request for a General Plan Amendment to adopt an updated Historical Properties Preservation Plan element.

In order to meet the requirements set forth in NRS 278 Planning and Zoning, Section 160 Subject Matter of Master Plan, the city is required to adopt an Historical Properties Preservation Plan element. This plan will replace the existing, "Historic Preservation Plan," adopted by City Council in 1992 as part of the "General Plan" document.

The City of Las Vegas supports this preservation element with the following priorities:

- Support and encourage sustainability, livability, and pride in our neighborhoods
- Revitalize and invigorate our mature areas and the urban core

If you have any questions, please feel free to contact me at 702-229-5260.

Respectfully,

A handwritten signature in black ink, appearing to read "C. Mooney".

Courtney Mooney
Urban Design Coordinator
City of Las Vegas

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

GPA-19426
04/26/07 PC

March 29, 2007

City of Las Vegas Planning Commission
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: GPA – 19426

Dear Commissioners:

On March 28, 2007, the City of Las Vegas Historic Preservation Commission voted to approve the Historic Properties Preservation Plan Element. The HPC is pleased to support this document for inclusion in the Master Plan 2020 document. This plan element is scheduled to be heard at the April 26, 2007 Planning Commission meeting.

Sincerely,



Robert Stoldal, Chairman
Historic Preservation Commission



RECEIVED
APR 11 2007

GPA-19426
04/26/07 PC

(FOLLOWING CONSENT ITEMS):-

• (MR. CHAIRMAN):- • TOM MCGOWAN; LAS VEGAS RESIDENT. ~ I REQUEST ITEMS #5, #6, #7, #8, #10, AND #11. BE REMOVED, PURSUANT TO AN OPEN PUBLIC HEARING. ~
THANK YOU.

(PUBLIC COMMENT):-

[ITEM #5] • TOM MCGOWAN; LAS VEGAS RESIDENT. ~ WHAT'S THE SQUARE FOOT AREA AND THE PURCHASE PRICE OF THE CONDOMINIUMS? ~ ADD: ~ IT'S REASONABLE TO ASSUME: ANY FUTURE REDEVELOPMENT OF THE SUBJECT PROPERTY WILL REQUIRE UP TO 535 RESPECTIVELY SEPARATE AND DISCRETE PURCHASE AND SALE AGREEMENTS, ~ IN WHICH CASE, CONDOMINIUMS ARE MORE AN ENDING TO, RATHER THAN A BEGINNING OF COMMUNITY DEVELOPMENT. ~ THANK YOU.

[ITEMS #6, 7 AND 8 TAKEN TOGETHER] • TOM MCGOWAN; LAS VEGAS RESIDENT. ~ WHAT'S THE COMPELLING IMMEDIATE AND CONTINUOUS REASON FOR THE APPLICANT'S REQUEST FOR A VARIANCE AND A WAIVER? ~
ABSENT A CREDIBLE REASON, DENY ALL THREE REQUESTS. ~ THANK YOU.

[ITEM #10] • TOM MCGOWAN; LAS VEGAS RESIDENT. ~ ABSENT A CREDIBLE REASON FOR THE REQUESTED WAIVER, DENY THE ITEM. ~ THANK YOU.

[ITEM #11] • TOM MCGOWAN; LAS VEGAS RESIDENT. ~ WHAT'S THE SPECIFICALLY INTENDED USE OF THE PROPOSED ADDITION? ~ IF BENEFICIAL TO THE SPIRITUAL COMMUNITY, APPROVE THE ITEM. ~ THANK YOU.

(PUBLIC HEARING):-

[ITEM #22] • TOM MCGOWAN; LAS VEGAS RESIDENT. ~ HOW MANY HISTORIC PROPERTIES ARE CURRENTLY LOCATED IN WARDS 2, 4 AND 6? ~ IF THE SUBJECT ELEMENT APPLIES TO ALL WARDS INCLUSIVELY, ~ EXPLAIN HOW, WHY AND ON WHAT FACTUAL AND REASONING BASIS? ~
ABSENT RESPONSES TO THE QUESTIONS ON THE PUBLIC RECORD OF TODAY'S MEETING, ~ DENY THE ITEM. ~
~ THANK YOU.

Memorandum

City of Las Vegas Planning & Development

To: Planning Commission Members
From: Flinn Fagg, Planning Manager
CC: Margo Wheeler, Planning & Development Director
Date: 26 April 2007
Re: Agenda Item #22 – Historical Properties Preservation Element (GPA-19426)

Attached are revised pages for the Historical Properties Preservation Element, which are intended to replace the pages that are in the backup materials for this item. The revisions on pages 18-20 are to correct information relative to building codes for historic properties, and to expand upon the City's efforts in utilizing building codes for preservation efforts. In addition, the recommendation relative to Historic Building Codes (page 31) has been changed to reflect that the Building and Safety Department will review future code amendments as appropriate, with input from the Historic Preservation Commission.

Submitted *at Planning Commission*
~~after final agenda~~

Date *4/26/07* Item *#22*

conservation. In addition, preservation of historic downtowns and neighborhoods promotes cultural heritage tourism, economic revitalization and community pride. However, the concern for considering the rights of private property owners in the historic designation process emerges, and the Historic Preservation Commission works diligently to educate and assist property owners in making the best decision for them. The following are the most current and pressing issues facing historic preservation today:

Adaptive reuse

Adaptive reuse is a process that adapts buildings for new uses while retaining the historic features that make the building unique. When the original use of a structure changes is no longer required or viable, the opportunity arises to change the primary function of the structure. In Las Vegas, the Westside School is home to a radio station, and the Fifth Street School and U.S. Post Office and Courthouse are both under construction to be reused as cultural centers. Many historic homes in the Las Vegas High School neighborhood, like the Henderson House, have been adapted for professional use.

Adaptive reuse is seen by many as a key factor in land conservation and reducing the amount of sprawl. For those who prescribe to the smart growth concept, it is more efficient and environmentally responsible to redevelop older buildings closer to urban cores than it is to build new construction on faraway greenfield sites. Another positive result is the economic value of rehabilitating and reusing older buildings, since the existing investment in the structure and servicing of a building reduces material and labor costs. In addition, state and/or federal tax incentives and grant funding may also be available.

Historic Building Codes

The City of Las Vegas has approximately 15,500 buildings that will turn 50 in the next ten years, an additional 8,500 that will turn 50 in the next twenty years, and 18,400 in the next 30 years. Many of these buildings were built to comply with an earlier building code or with no code, yet are often still safe and sound. With some exceptions, these buildings continue to be occupied, used and maintained. Conversions and rehabilitation projects play an integral role in the creation of decent, affordable housing.

Many of the historic buildings in Las Vegas will be eligible for listing on the local, state or national registers, making the property owners eligible for certain financial benefits for the rehabilitation of their business. However, it can be difficult for property owners when rehabilitation projects are required to bring buildings into compliance with current building codes for new construction. For new buildings, complying with the construction code is a straightforward process. Materials to be used, processes to be followed, and safety standards to be met are clearly stated, and the cost of compliance is predictable. It is much less so in the case of existing buildings.

~~[The City of Las Vegas relies on the method outlined in Chapter 34 of the International Building Code (IBC), which uses new building construction as the benchmark against which existing buildings are measured. Chapter 34 is based on the premise that altered portions of the building must meet requirements for new structures. Until recently in some states, construction standards written for new buildings have been applied to rehabilitation work on existing buildings without~~

demonstrated improvements in safety and despite the associated, often prohibitive costs. Basing requirements for existing buildings on the standards for new construction can cause several problems:

- 1) In many cases, the requirements for new structures cannot be met in existing buildings such as ceiling height requirements, egress window requirements, and corridor and doorway width requirements.
- 2) There is a level of uncertainty because it is difficult to predict what obstacles will be encountered when trying to place a new building system into an existing structure, and there is little consistency among code officials about which requirements are necessary to improve safety. This uncertainty makes building owners hesitant to undertake building improvements because they cannot predict the cost of the project.
- 3) Rules that aim to impose new construction standards on existing buildings penalize building owners who want to improve their buildings. Such rules can expand the applicant's scope of work by requiring a building to renovate portions or features of the building that are neither unsafe nor in disrepair. For example, because the IBC's Chapter 34 counts life safety improvements only when they are made to an entire structure, a building owner who plans to renovate a single floor of his building and is willing to install a fire suppression system on that floor would not be able to use that installation to meet the requirements.

The U.S. Post Office and Courthouse is serving as somewhat of a test project for the use of existing building codes for city buildings. The City of Las Vegas Building & Safety Department is working with the architects of the rehabilitation project by reviewing the architect's proposed solutions to any items that will not meet the current IBC standards. This is a positive step; however, it can create a degree of uncertainty, making it difficult to establish a project budget.}]

Until recently, there were three model codes generally used in the U.S.: 1) The *BOCA National Building Code* and related codes, developed and published by the Building Officials and Code Administrators International (BOCA); 2) The *Standard Building Code* and related codes, developed and published by the Southern building Code Congress International (SBCCI); and, 3) The *Uniform Building Code* and related codes, developed and published by the International Conference of Building Officials (ICBO). These three model code organizations got together to develop a single set of model codes, first published in the year 2000, and referred to as the *International Codes: International Building Code, International Plumbing Code, International Mechanical Code*, and others. Still more recently, the National Fire Protection Association (NFPA) has begun to develop its own model building code, designated NFPA5000. The city of Las Vegas, along with Clark County and all jurisdictions therein, formally adopted the *International Building Code* (IBC) in 2003.

All building codes refer to standards that control the quality of materials and the designs of systems used in buildings, the loads that building elements must resist, and other aspects of building design and construction. These standards are developed by a wide variety of organizations that have technical expertise in each subject.

The model codes, as well as the standards they reference, are modified and updated from time to time, depending on new materials, new technology, and improved information on building failures due to various causes such as natural disasters, environmental effects, and normal wear and tear. In addition to technical updates these modifications sometimes reflect shifts in priorities for public spending.

While traditionally the requirements in the codes were intended to meet goals of health, safety, welfare and property protection, they have been expanded in recent years to include other societal goals. Some of these goals are energy conservation, accessibility, disaster mitigation, historic preservation, and affordability.

One result of the periodic updating and expansion of the codes is that buildings built before the current building codes were enacted are probably not in full compliance. In many cases, the requirements for new structures cannot be met in existing buildings such as ceiling height requirements, egress window requirements, and corridor and doorway width requirements.

Communities have had to develop special codes to deal with existing buildings for general safety. The city of Las Vegas Department of Building and Safety relies on the method outlined in Chapter 34 of the International Building Code (IBC); however, code officials have worked with property owners in the past to develop ordinances based on individual groups' needs.

For instance, on January 17, 2007, the Las Vegas City Council adopted amendments to the 2006 IBC that included ordinances for Live/Work Units. These ordinances were adopted specifically for property owners within the Arts District neighborhood in order to accommodate the adaptive reuse of older industrial buildings into live/work loft-style units.

Another example is an amendment to the 1997 Uniform Administrative Code, also adopted on January 17, 2007. This amendment for professional office conversions was adopted specifically for property owners in and around the Las Vegas High School neighborhood, and allows for conversion of residential buildings less than 1500 square feet to professional office without having to meet the requirements of the IBC for commercial buildings (if only minor exterior remodeling is proposed.)

The U.S. Post Office and Courthouse is serving as an example for the use of existing building codes for city buildings. The City of Las Vegas Building & Safety Department is working with the architects of the rehabilitation project by reviewing the architect's proposed solutions to any items that will not meet the current IBC standards.

Smart Growth and Sustainability

Historic Preservation is an invaluable component of sustainability and the relatively recent planning concept of Smart Growth. The governing ideas of Smart Growth identify a set of

Historic Building Codes	~~[Complete a comparative analysis of model codes and existing and historic building codes in use by other states and local governments.]~~ The Building and Safety Department, with input from the HPC, shall review future code revisions or amendments for appropriate adoption by this jurisdiction.	Ongoing
Smart Growth and Sustainability	Adopt a policy for adaptive reuse of existing and historic buildings.	Medium
Conservation Districts	Investigate the possibility of creating a conservation district for residential neighborhoods that may not qualify as historic districts.	Medium
City Preservation Incentives	Investigate the development of a streamlined pre-application review process	Medium
	Investigate Parking requirement adjustments	Medium
	Investigate subsidies in certain permit or application fees	Medium
	Investigate property tax reductions based on historic use of property (i.e. residential property tax vs. commercial)	Medium
Heritage Tourism	Develop a heritage tourism plan for Las Vegas that promotes the downtown historic areas as authentic historic experiences.	Medium
	Develop and preserve existing resources through promotion and financial incentives.	Ongoing
	Develop heritage partnerships and networks with local, state, and national historic preservation organizations.	Short
	Develop business and history partnerships by encouraging local business to incorporate heritage tourism in their business activities.	Short