

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-21165 - REZONING RELATED TO GPA-20227 - PUBLIC HEARING -
APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC, ET AL -
Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) AND M
(INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) FOR A PROPOSED MIXED-USE
DEVELOPMENT on 71.65 acres at the southwest corner of Charleston Boulevard and Main
Street (APN Multiple), Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	222
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	56
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TROWBRIDGE
excused and TRUESDELL abstaining since there are outstanding conflicts based upon
ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion and backup.

(6:38 – 8:27)

1-1223

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 17 – ZON-21165

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20227) to a MXU (Mixed Use) 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-21175) 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.



CASE: ZON-21165

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)



0 500 Feet



CASE: ZON-21165

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-21165 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-20227) to a MXU (Mixed Use) 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-21175) 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.

ZON-21165 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) to C-2 (General Commercial) on 73.5 acres at the southwest corner of Charleston Boulevard and Main Street. The project proposes to develop a multi-phase mixed use development which includes 3,000 condominium units, 6,000 hotel rooms, a 22,000 seat private sports arena, street level retail, office and exhibition space, and a casino.

The proposed rezoning to the C-2 (General Commercial) zoning district is consistent with the proposed MXU (Mixed Use) designation being requested under a companion General Plan Amendment (GPA-20227). The proposed C-2 (General Commercial) zoning district is appropriate for the proposed project and compatible with the area; therefore, staff recommends approval of this rezoning request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	A companion item for a General Plan Amendment (GPA-20227), Rezoning (ZON-21166), Special Use Permits (SUP-21168, SUP-21169, and SUP-21171), and Vacation (VAC-21173) will be heard concurrently with this item.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

JM

ZON-21165 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting was held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Blvd. Thirty-eight members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

ZON-21165 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.
2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

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May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

ANALYSIS

This Rezoning proposes to change the site's zoning from M (Industrial), C-M (Commercial/Industrial), and C-2 (General Commercial) to C-2 (General Commercial). An associated General Plan Amendment application (GPA-20227) would change the land use designation for the entire site to MXU (Mixed-Use), which would allow a spectrum of commercial and residential uses. The proposed C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. The C-2 District is consistent with the General Commercial category of the General Plan. The proposed hotel, trade show, retail and office uses are consistent with the proposed land use and zoning designations. The arena and residential uses require approval of Special Use Permit applications (SUP-21168 and SUP-21169).

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the C (Commercial) designation.

As non-restricted gaming facilities are proposed for the site, the applicant has filed a request (ZON-21166) to designate a portion of the development area as part of the Gaming Enterprise Overlay District. The application must be approved in order to permit the casino uses as shown on the site plan.

FINDINGS

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

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

With the approval of the General Plan Amendment (GPA-20227), the proposed application will be consistent with the General Plan.

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

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May 24, 2007 - Planning Commission Meeting

The proposed uses are consistent with C-2 (General Commercial) District and are generally compatible with surrounding uses and districts.

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

The proposed development will enhance the existing neighborhood and provide a positive economic impact to the surrounding area.

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

The development will be subject to traffic mitigation improvements, which may result in the dedication of additional right-of-way to accommodate the proposed intensity of use. A Traffic Impact Analysis is required as a condition of approval of the associated Site Development Plan (SDR-21175) application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172, VAR-21173 & SDR-21175]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-21165** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: *Jill Ferrari*

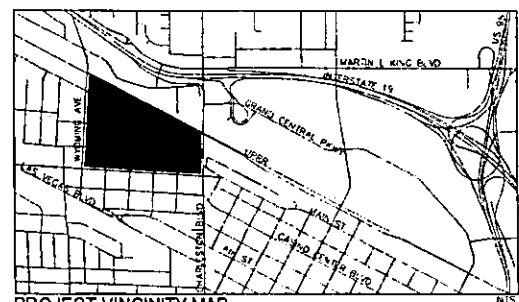
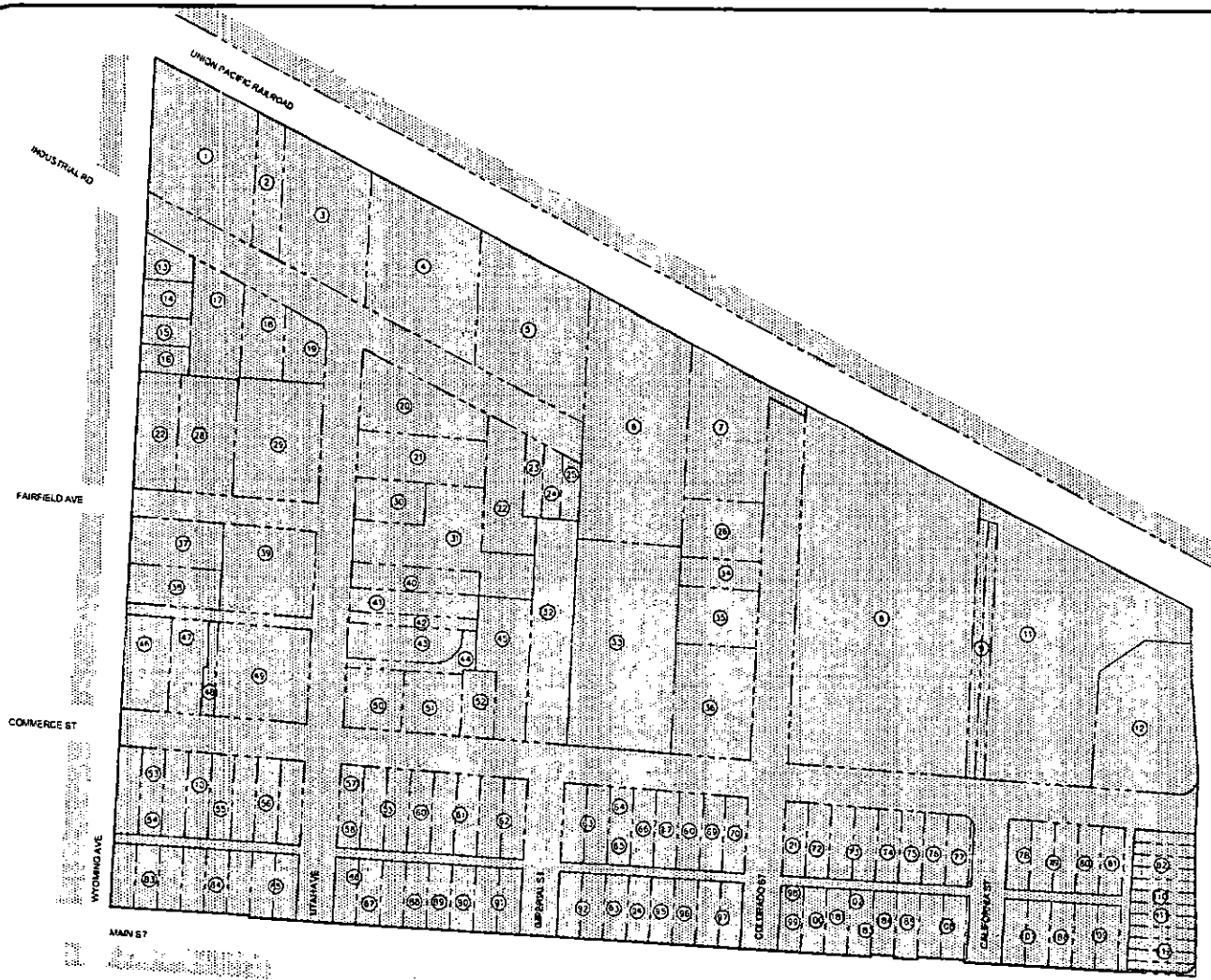
Print Name: Jill Ferrari

Subscribed and sworn before me

This 9th day of April, 2007

Lynette M. Hornstein
Notary Public in and for said County and State





APN TABLE

162-04-106-803	162-04-607-011	162-83-110-112
162-04-606-884	162-04-607-812	162-83-105-021
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162-04-606-801	162-04-607-005	162-83-218-015
162-04-607-810	162-04-608-017	162-83-210-016
162-04-607-008	162-04-608-816	162-83-210-817
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162-04-606-012	162-03-218-811	162-83-110-061
162-04-608-013	162-63-210-090	162-83-110-062
162-04-606-014	162-03-210-087	162-83-110-093
162-04-606-806	162-03-218-805	162-83-110-094
162-04-608-005	162-03-210-096	162-83-110-095
162-04-608-001	162-03-210-004	162-83-110-096
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162-04-608-003	162-03-110-114	
162-04-608-010	162-03-110-113	



LEGEND:

- PROJECT BOUNDARY
- C2 - GENERAL COMMERCIAL DISTRICT
- CM - COMMERCIAL INDUSTRIAL DISTRICT
- M - INDUSTRIAL DISTRICT

RECEIVED
APR 10 2007

PROPOSED PROPERTY
ZONING CLASSIFICATION EXHIBIT
April 7, 2007

Kimley-Horn and Associates, Inc.

ZON-21165
05/24/07 PC

JJR North America's leading manufacturer of high performance, low cost, and reliable products for the construction industry.

ANN ARBOR, MI C-00494810
FBI 862-4431
FBI 862-7520

In collaboration with:

SMITHGROUP
architecture engineering interiors planning



Kirby-Horn, Inc.
and Associates, Inc.
Clay J. Vogel, Inc.

[illegible]

NOT FOR CONSTRUCTION

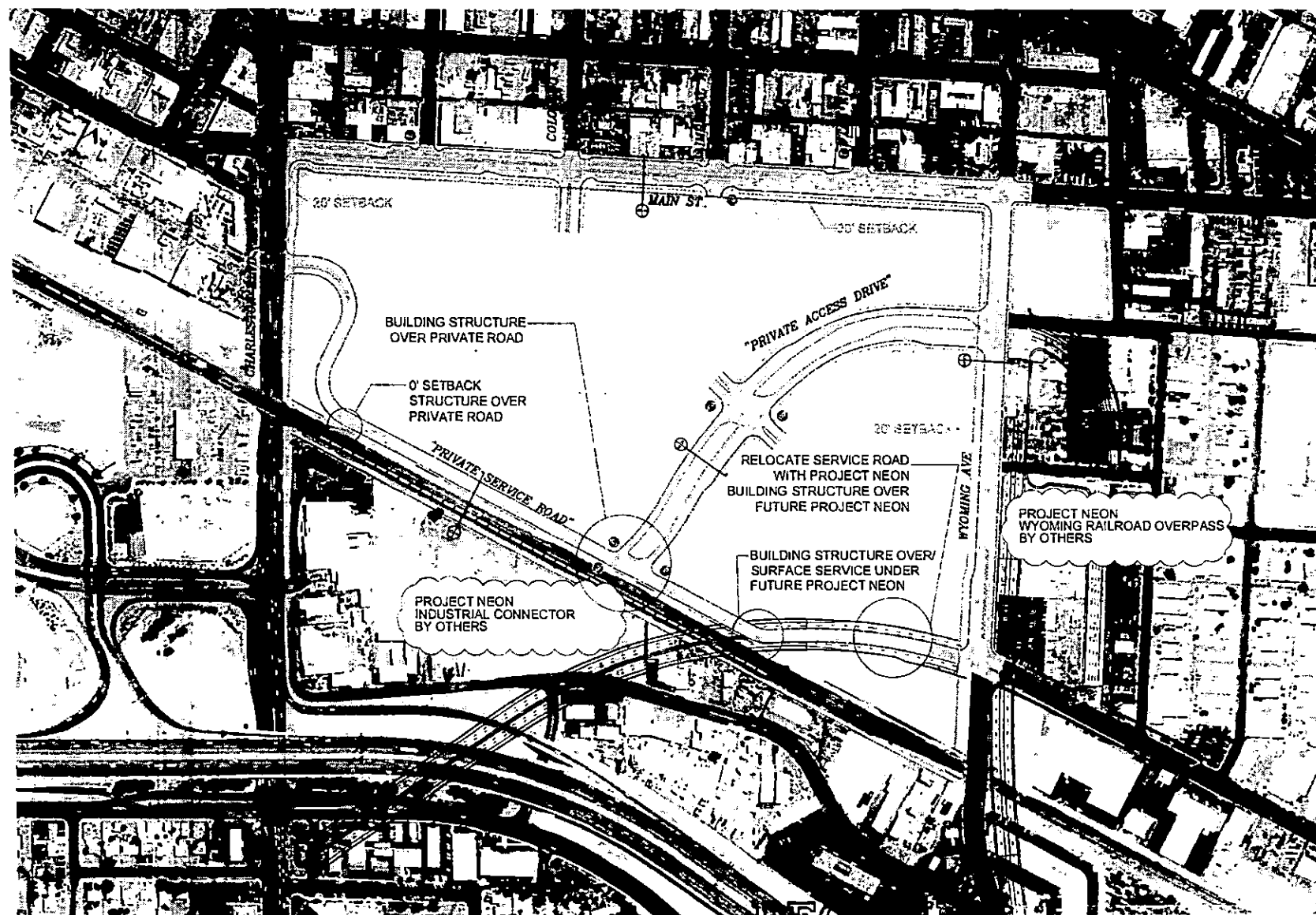
Setbacks & Circulation Plan

 $1^{\circ} = 150'$

Sheet 2

74916.000

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ZON-21165

05/24/07 PC

In collaboration with:
SMITHGROUP
architecture and interior design planning



Kimley-Horn and Associates, Inc.
Clay J. Vogel, Inc.

Time for	Ex	On
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Soils and Vegetation

NOT FOR CONSTRUCTION

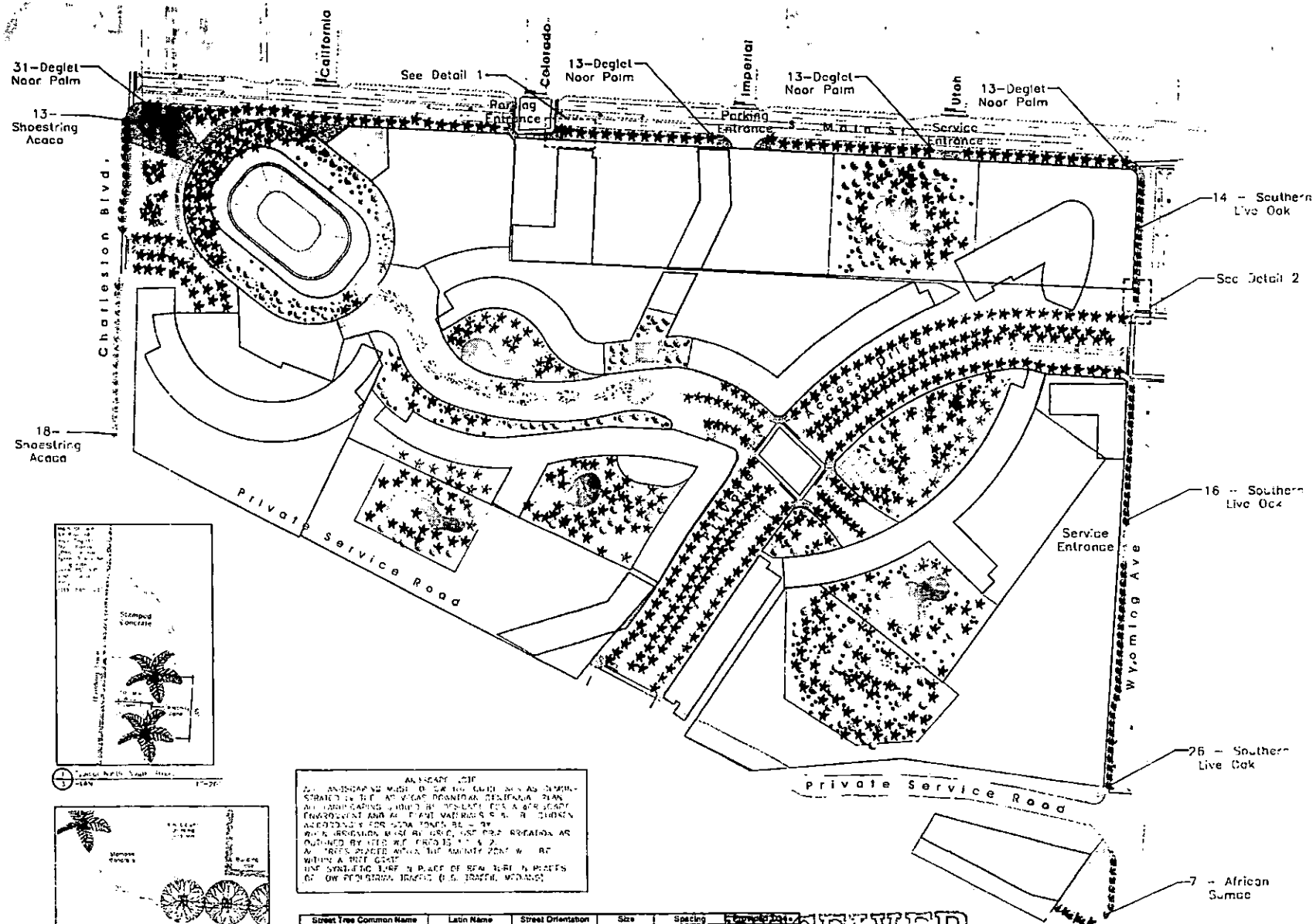
Fig. 2

Abstract Title

Scale
Drawing in inches

Landscape Plan
1"=100'

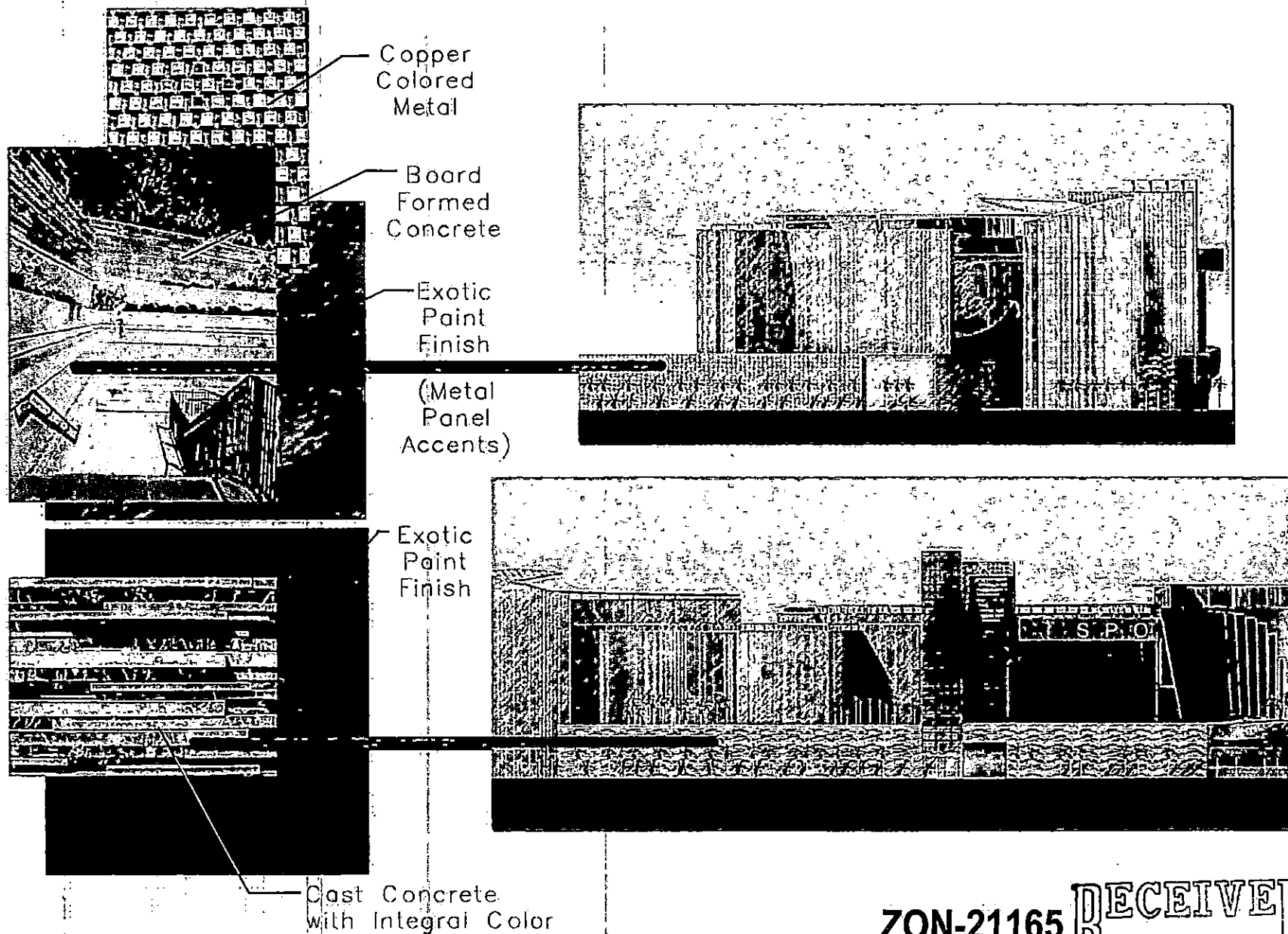
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ZON-21165
05/24/07 PC



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05/24/07 PC

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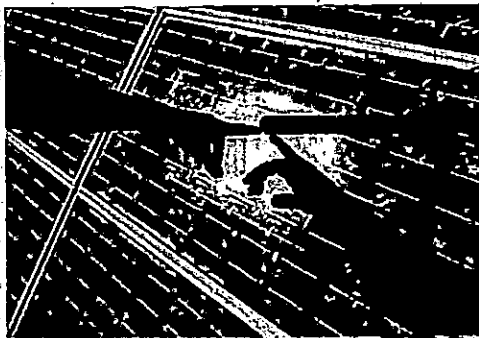
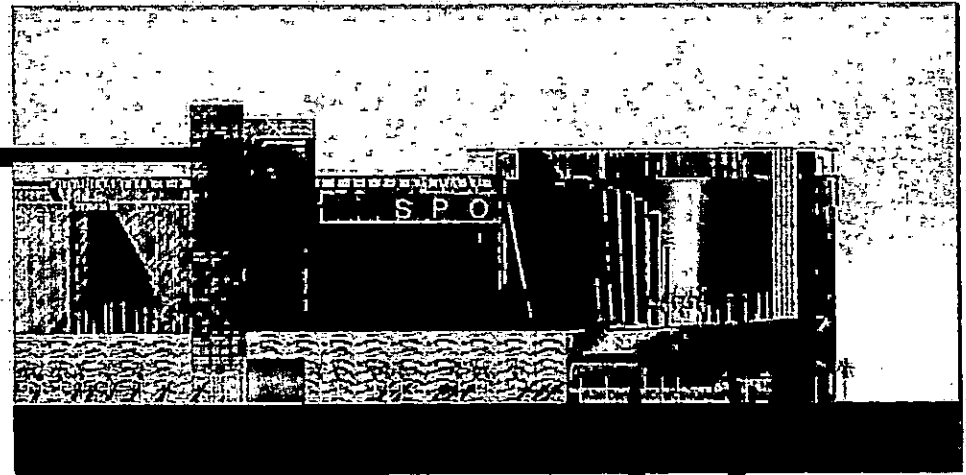
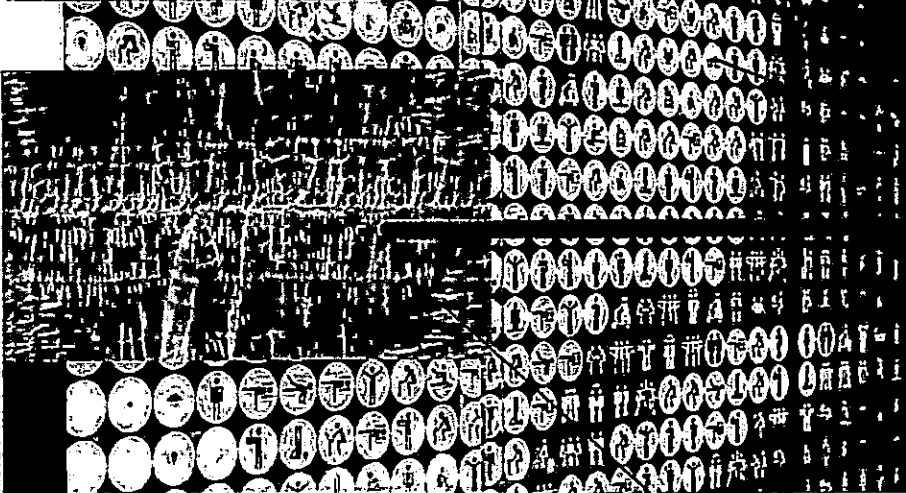


Photo-Voltaic (P.V.)
Panel



Silk-Screen Printed Glazing



Oxidated Copper
Metal Panel



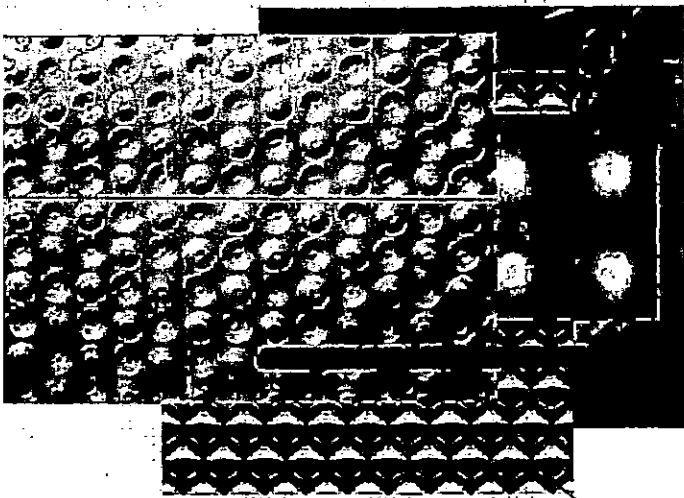
Painted, Illuminated
Metal Panel

ZON-21165

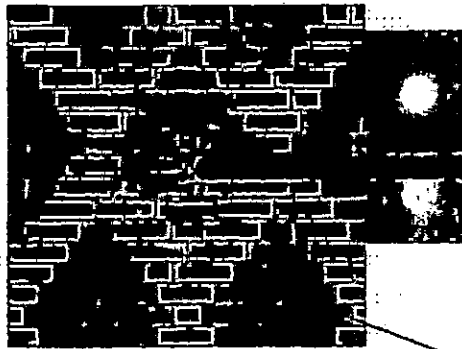
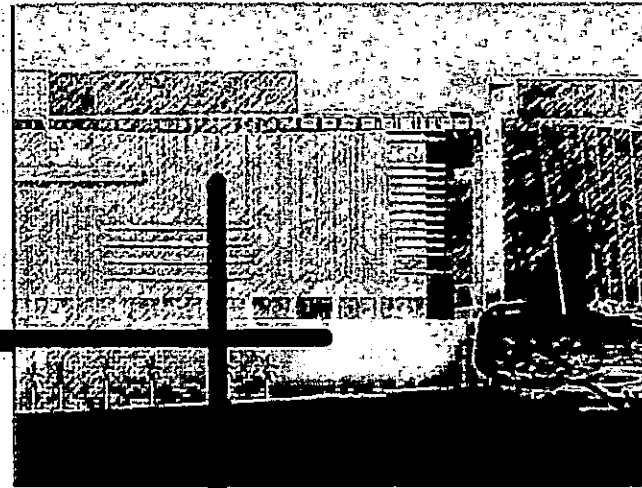
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05/24/07 PC

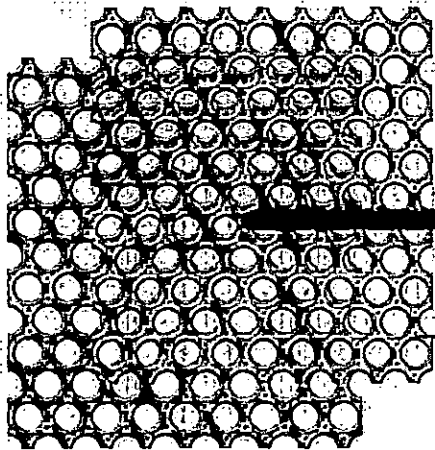
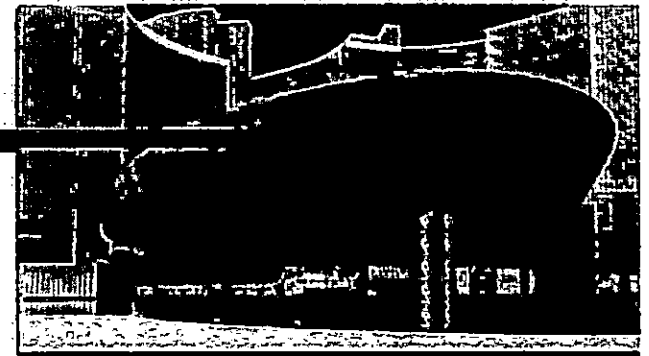
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MAY 03 2007



Dimpled Copper



Copper Colored
Metal Panel in
Diamond Pattern



Perforated Copper

ZON-21165
REVISED
05/24/07 PC

RECEIVED
MAY 03 2007

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

**RE: Justification Letter
Rezoning
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for Rezoning. The proposed Rezoning involves approximately 70 acres of property south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks in the City of Las Vegas. The property is easily accessible from the Charleston Boulevard I-15 interchange.

The proposed project is a mixed use, master planned development consisting of a 22,000 seat professional sports arena, 300,000 square feet of casino space, 350,000 square feet of conference room space, 3,500,000 million square feet of permanent sporting goods exhibition space, 550,000 square feet of commercial-retail space, 6,000 hotel rooms, 1,500 condo-hotel rooms, 1,600 condominium units, and associated parking and amenities. The project incorporates public open spaces with entertainment venues next to cafes, restaurants and retail. The project will result in a walkable, synergistic development that feeds into its adjacent neighborhoods. The project will include multiple housing options as well as office space to accommodate corporate headquarters as well as local small businesses.

The property currently has multiple zoning designations, as outlined by the attached map, including M, C-M and C-2. The proposed Rezoning to C-2 would support the variety of uses proposed for the site. According to the Las Vegas Zoning Map, there are a variety of zoning designations surrounding the property, including M Industrial, C-M Commercial/Industrial, C-2 Commercial, R-4 Professional Offices and Parking, R-4 High Density Residential, and PD Planned Development. The land uses vary from industrial manufacturing to high-rise residential.

The Downtown Centennial Plan encourages highly connective development, with compatible uses. The land uses surrounding the property are not currently compatible. The R-4 High Density Residential uses are adjacent to the M Industrial uses. This does not coincide with the objectives described in the Las Vegas Zoning Code, or with the Downtown Centennial Plan.

APR 10 2007

ZON-21165
05/24/07 PC

By replacing the industrial land uses, rezoning to C-2 will promote a downtown, mixed use environment with retail, office and condominium residential components. This is more compatible with other surrounding land uses than the current zoning designations, and will catalyze economic development and the redevelopment of adjacent areas in a manner consistent with the City's Downtown Centennial Plan.

Sincerely,
REI NEON LLC

By:


Jill Ferrari, Authorized Representative

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ZON-21165
05/24/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-21166 - REZONING RELATED TO GPA-20227 AND ZON-21165 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC -
Request for a Rezoning TO EXPAND THE GAMING ENTERPRISE DISTRICT FOR A PROPOSED MIXED-USE DEVELOPMENT AND ESTABLISH A G-O (GAMING OVERLAY) DISTRICT for a portion of 44.49 acres at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

222

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

56

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TROWBRIDGE excused and TRUESDELL abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion and backup.

(6:38 – 8:27)

1-1223

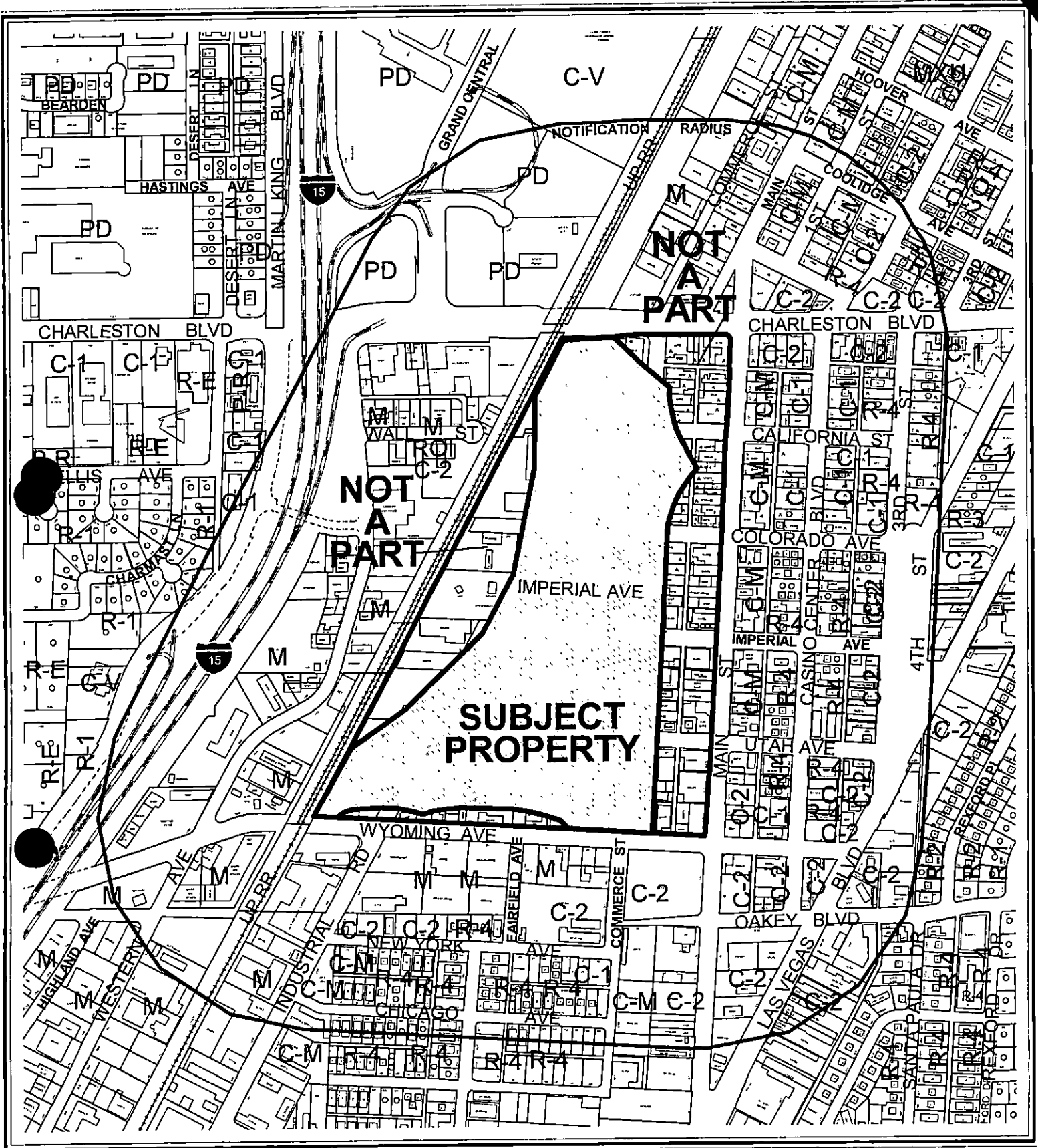
PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 18 – ZON-21166

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20227) to an MXU (Mixed-Use) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-21175) 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.
3. The expansion of the Gaming Enterprise Overlay District shall be limited to the following parcels that are wholly outside the required buffer radii for Non-Restricted Gaming uses:

162-04-507-005	162-04-608-006
162-04-608-002	162-04-607-008
162-04-507-011	162-04-607-016
162-04-607-015	162-04-608-017
162-04-608-001	162-04-607-004
162-04-607-002	162-04-607-013
162-04-607-012	162-04-607-018
162-04-607-017	162-04-608-003
162-04-607-021	162-04-608-005
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CASE: **ZON-21166**

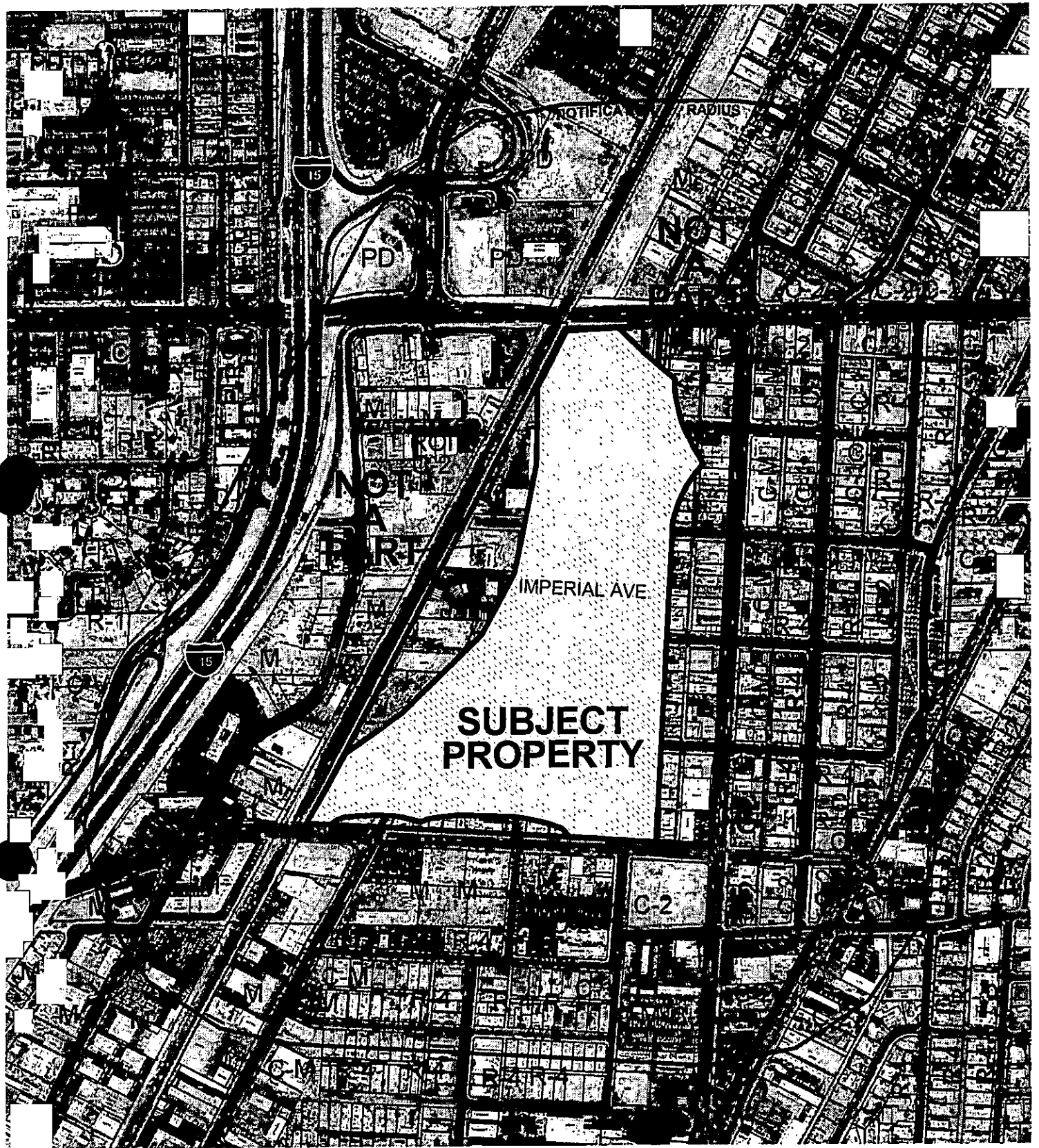
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)



CASE: ZON-21166

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

0 500 Feet

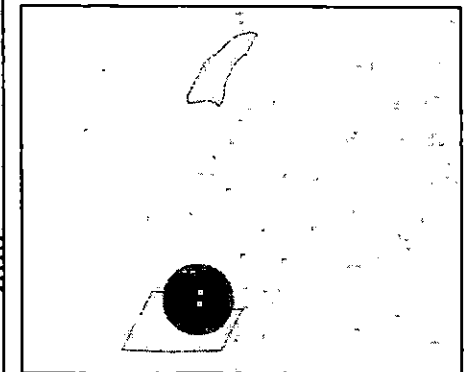


II. Study Area 2

-  Developed Residential
-  Schools
-  Religious
-  500 Foot Buffer of Residential Parcels
-  1500 Foot Buffer of School Parcels
-  1500 Foot Buffer of Religious Parcels
-  Eligible Parcels for Gaming Enterprise District
-  Gaming Locations (Non-Restricted)
-  Downtown Centennial Plan Boundary

 Gaming Enterprise District

 Area Location



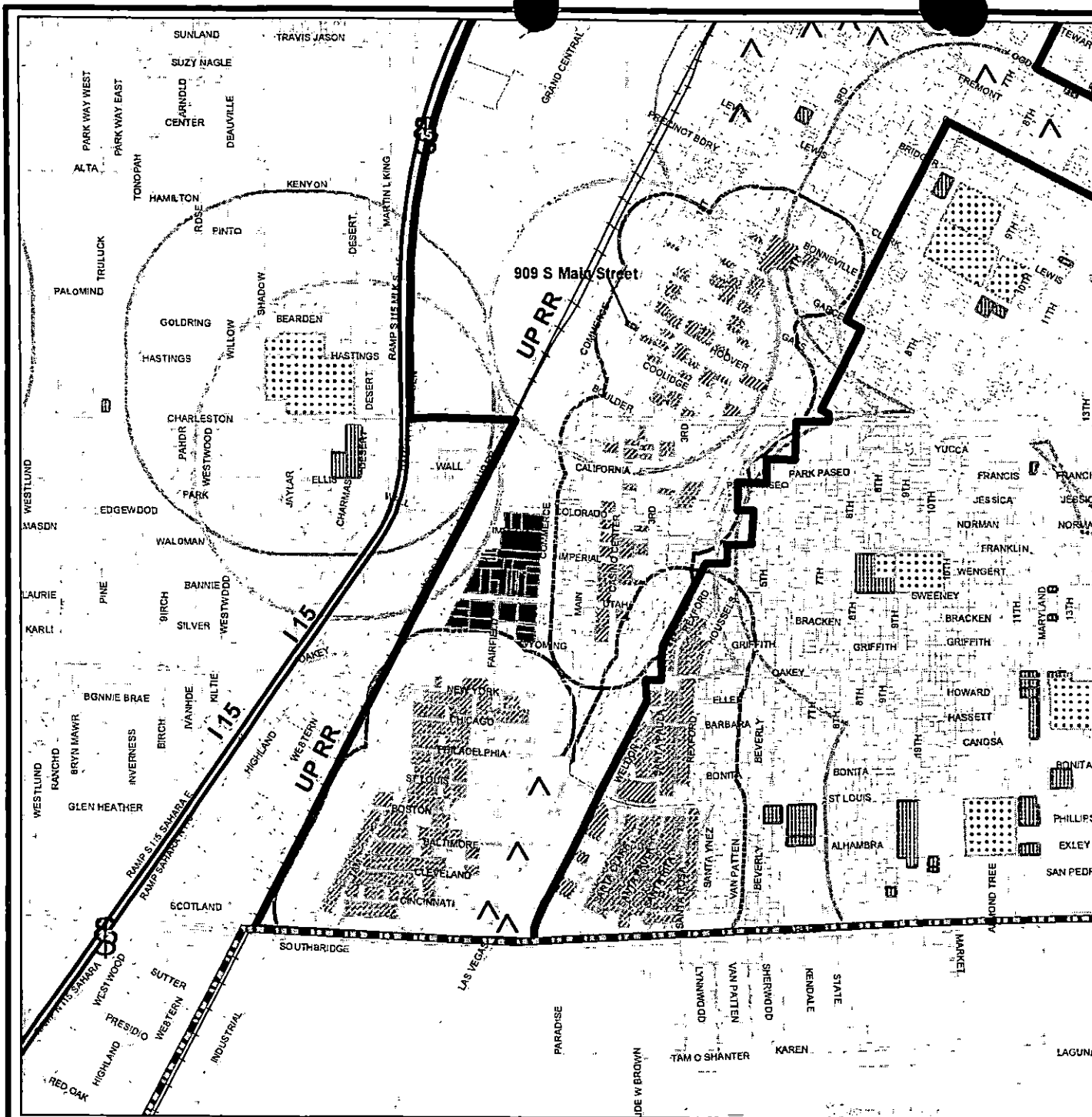
DRAFT



0 550 1,100 2,200 Feet

Printed on May 14, 2007

GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
the data in the map is an
estimate not verified.



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-21166 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-20227) to an MXU (Mixed-Use) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-21175) 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.
3. The expansion of the Gaming Enterprise Overlay District shall be limited to the following parcels that are wholly outside the required buffer radii for Non-Restricted Gaming uses:

162-04-507-005	162-04-608-006
162-04-608-002	162-04-607-008
162-04-507-011	162-04-607-016
162-04-607-015	162-04-608-017
162-04-608-001	162-04-607-004
162-04-607-002	162-04-607-013
162-04-607-012	162-04-607-018
162-04-607-017	162-04-608-003
162-04-607-021	162-04-608-005
162-04-607-007	162-04-608-007
162-04-608-004	162-04-607-019
162-04-608-010	162-04-607-010
162-04-607-003	162-04-507-004
162-04-607-006	
162-04-607-011	
162-04-607-014	
162-04-608-016	
162-04-607-001	
162-04-507-003	

ZON-21166 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning to expand the Gaming Enterprise Overlay District for a mixed-use development and to establish a G-O (Gaming Overlay) District for a portion of 44.49 acres at the southwest corner of Charleston Boulevard and Main Street. Staff finds that the proposal is generally consistent with Nevada Revised Statutes (NRS) and the General Plan; however, the expansion of the Gaming Enterprise Overlay District will be limited to those existing parcels of record wholly outside the required separation areas.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Blg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20227), Rezoning (ZON-21165), Special Use Permits (SUP-21168, SUP-21169, SUP-21171, and SUP-21172), a Site Development Plan Review (SDR-21175) and Vacation (VAC-21173) will be heard concurrently with this item.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

JM

ZON-21166 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting will be held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Blvd. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

JM

ZON-21166 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

ZON-21166 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

ANALYSIS

The applicant has submitted a request to expand the Gaming Enterprise Overlay District to permit the establishment of three non-restricted gaming facilities on the subject development site. The non-restricted gaming facilities will total 300,000 square feet, and will be part of a mixed-use development to include hotels, residential units, retail space, office space, a trade-show facility, and an arena.

Nevada Revised Statutes (NRS) 463.3086 establishes the requirements to allow non-restricted gaming outside of the Las Vegas Boulevard Gaming Corridor or an existing Gaming Enterprise District. The applicant must prove the following upon requesting to extend or establish a Gaming Enterprise District:

1. The roads, water, sanitation, utilities and related services to the location are adequate;
2. The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods;
3. The proposed establishment will enhance, expand and stabilize employment and the local economy;
4. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive;
5. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

Please note the following relative to the requirements listed above:

1. Water, sanitation, utilities and related services are generally adequate to support the proposed development. Expansion of the existing services may be required of the applicant as the development is constructed. The existing street network will be impacted by the proposed development; the applicant will be expected to mitigate these impacts as determined in the review of the Traffic Impact Analysis.

ZON-21166 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

2. The proposed development will not impact public services or the quality of life enjoyed residents of the surrounding neighborhoods, but will enhance the appearance and economic well-being of the area.
3. The proposed development will bring additional jobs, commercial facilities and residential units to the city of Las Vegas, and expand the local economy.
4. Applications have been filed to allow the proposed uses (GPA-20227 and ZON-21165) on the subject development site. The applications have been filed in accordance with NRS 278 and City of Las Vegas requirements.
5. The proposed development will not be a detriment to the health, safety or general welfare of the community.

In addition to the above requirements, NRS 263.3086 states that the boundary of the site, defined as the "property line," must meet the following separation requirements on the date that the petition is filed:

1. 500 feet from the property line of a developed residential district; and
2. 1,500 feet from the property line of a public school, private school or structure used primarily for religious services or worship; and
3. The proposed establishment will not impact a residential district, school or religious facility.

The applicant has submitted an exhibit prepared by their engineer, showing the appropriate separation distance from all protected uses listed in NRS 463.3086. Based on the separation requirements, a substantial portion of the interior of the site would be eligible for non-restricted gaming. The applicant proposes to do a merger and re-subdivision of the development site so that new property lines will be created coterminous with the separation boundaries.

In reviewing the NRS requirements, the City Attorney has opined that the property line must be an existing property line upon the filing date of the petition, rather than a proposed property line. Based on that direction, the expansion of the Gaming Enterprise District must be limited to existing parcels that are wholly outside of the separation distance from protected uses. An exhibit prepared by Planning and Development staff has been attached to this report showing the estimated parcels that are outside of the separation radii, and the parcel numbers have been listed in the conditions of approval.

FINDINGS

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

JM

ZON-21166 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

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

With the approval of the General Plan Amendment (GPA-20227), the proposed application will be consistent with the General Plan.

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

The proposed uses are consistent with Gaming Enterprise District expansion and are generally compatible with surrounding uses and districts.

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

The proposed development will enhance the existing neighborhood and provide a positive economic impact to the surrounding area.

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

The development will be subject to traffic mitigation improvements, which may result in the dedication of additional right-of-way to accommodate the proposed intensity of use. A Traffic Impact Analysis is required as a condition of approval of the associated Site Development Plan (SDR-21175) application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21165, SUP-21168, SUP-21169, SUP-21171, SUP-21172, VAR-21173 & SDR-21175]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-21166** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: *Jill Ferrari*

Print Name: Jill Ferrari

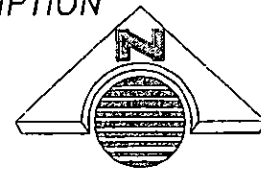
Subscribed and sworn before me

This 6th day of April, 2007

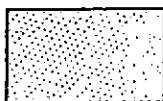
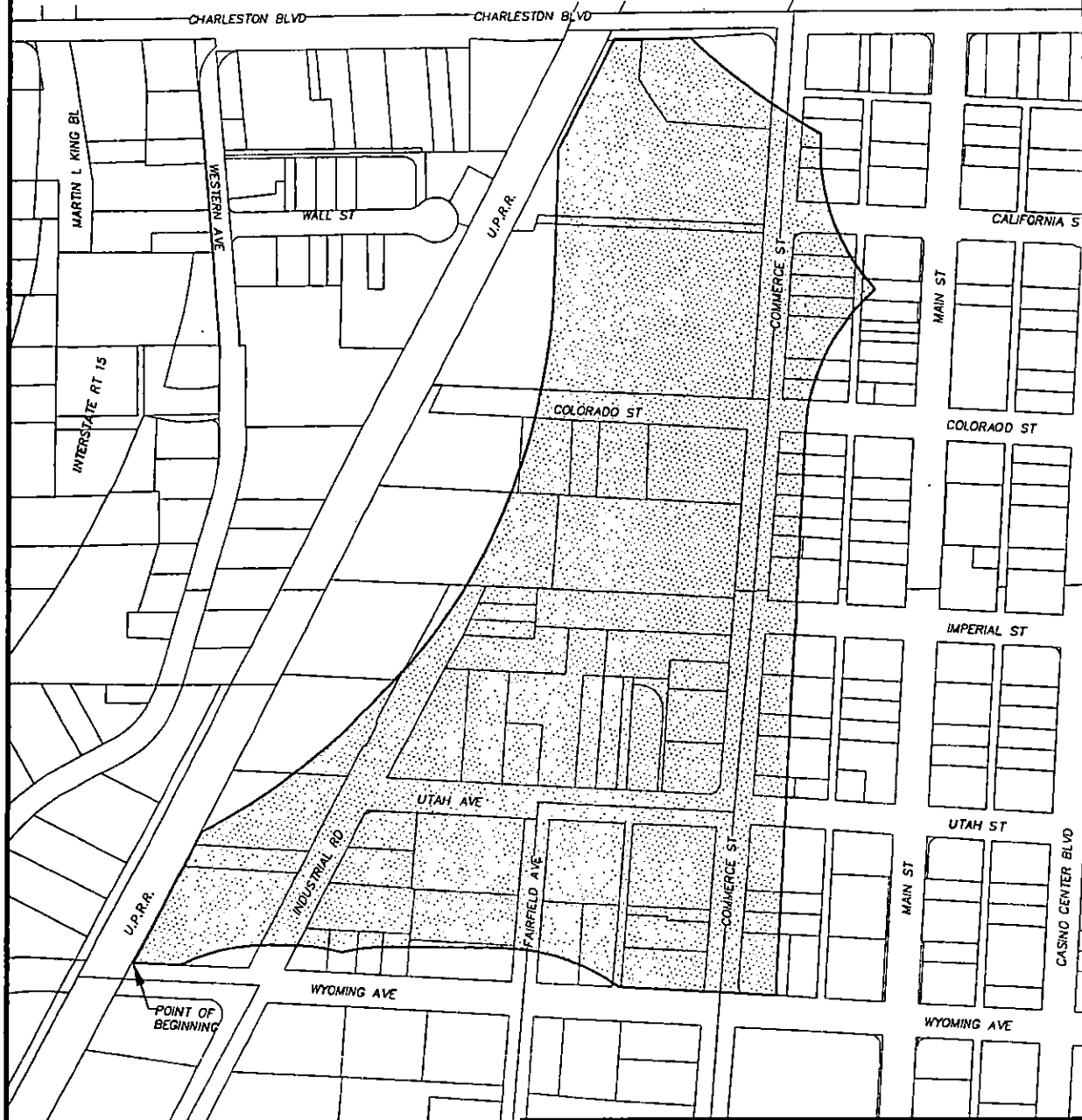
Lynette M. Hornstein
Notary Public in and for said County and State



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



N.T.S.



= SUBJECT AREA,
44.49 ACRES

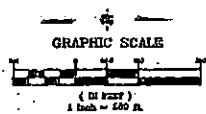
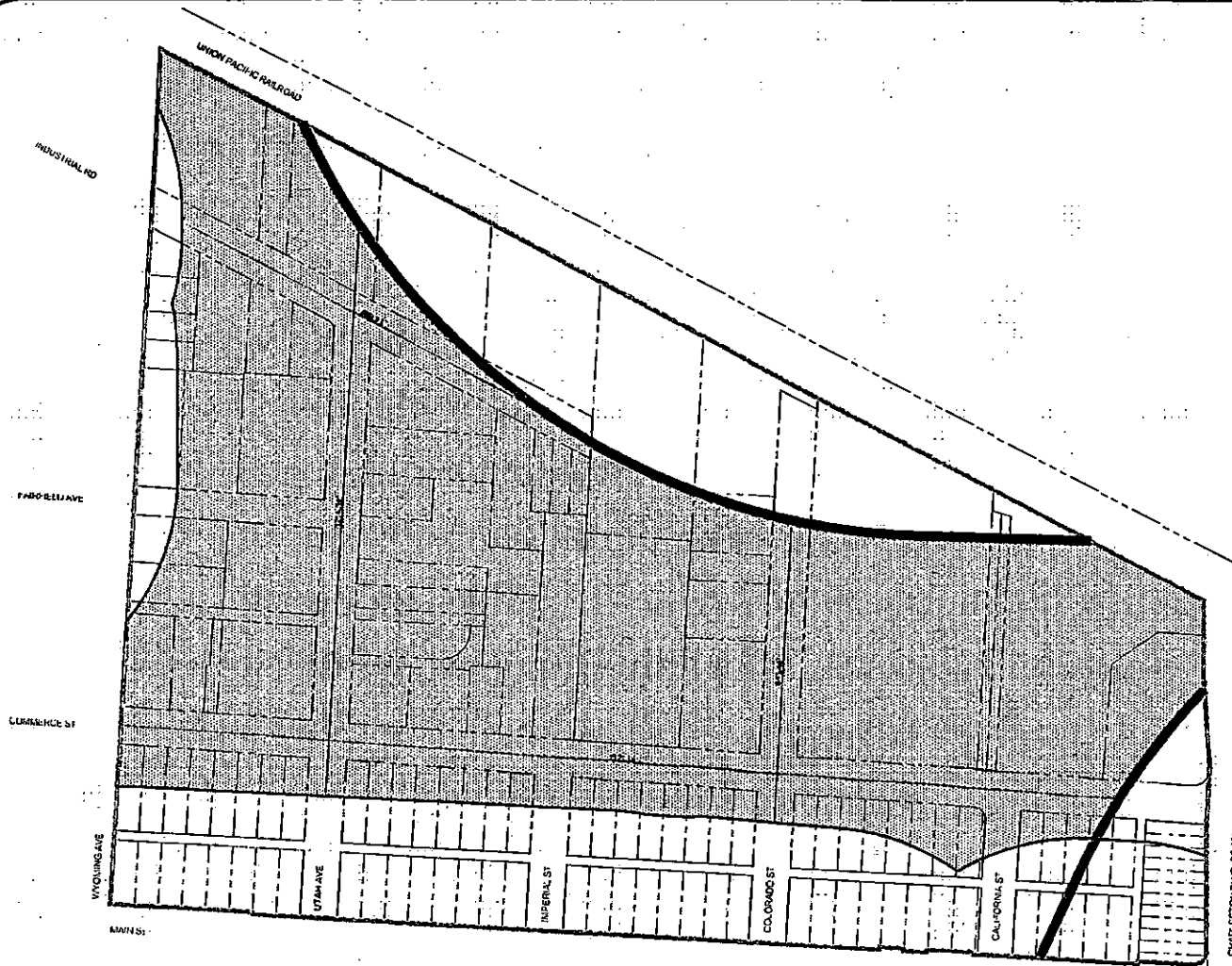
SHEET 3 OF 3

HORIZON SURVEYS



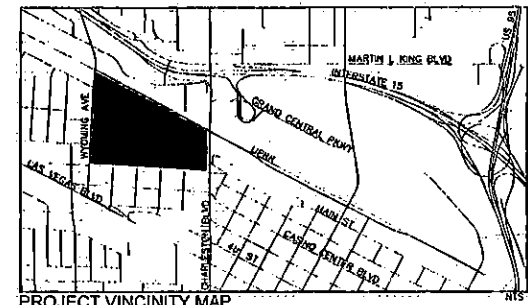
9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

ZON-21166
05/24/07 PC



LEGEND

- PROJECT BOUNDARY
- 500' BUFFER OF RESIDENTIAL PARCELS
- 1500' BUFFER OF RELIGIOUS PARCELS
- ELIGIBLE GAMING ENTERPRISE DISTRICT



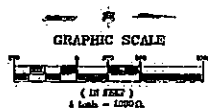
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APR 26 2007

DAVID D
WILSON
Exp. 6:30:08
20 April 07

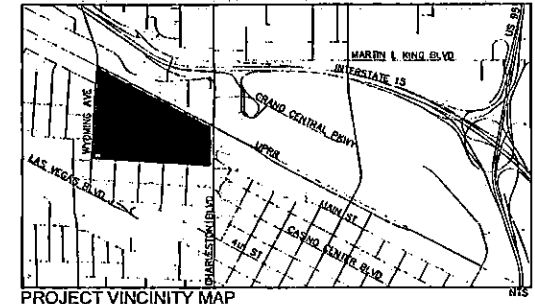
GAMING ENTERPRISE DISTRICT
RADI MAP EXHIBIT
April 7, 2007

Kimley-Horn
and Associates, Inc.

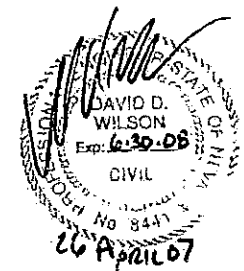
ZON-21166
REVISED
05/24/07 PC



LEGEND:
 ——— PROJECT BOUNDARY
 ——— 500' BUFFER OF RESIDENTIAL PARCELS
 ——— 1500' BUFFER OF RELIGIOUS PARCELS
 ——— 2500' ZONE
 ■ RESIDENTIAL PARCELS
 ■ RELIGIOUS PARCELS



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APR 26 2007



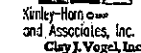
ZON-21166
REVISED
05/24/07 PC

2,500' GED ZONE
RADIUS MAP EXHIBIT
April 7, 2007



JIR, L.
110 MILLER AVENUE
ANN ARBOR, MICHIGAN 4810
734 662 4457
734 662 7520

SMITHGROUP
architecture engineering interiors planning

[illegible]

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APR 26 2007

Key Plan

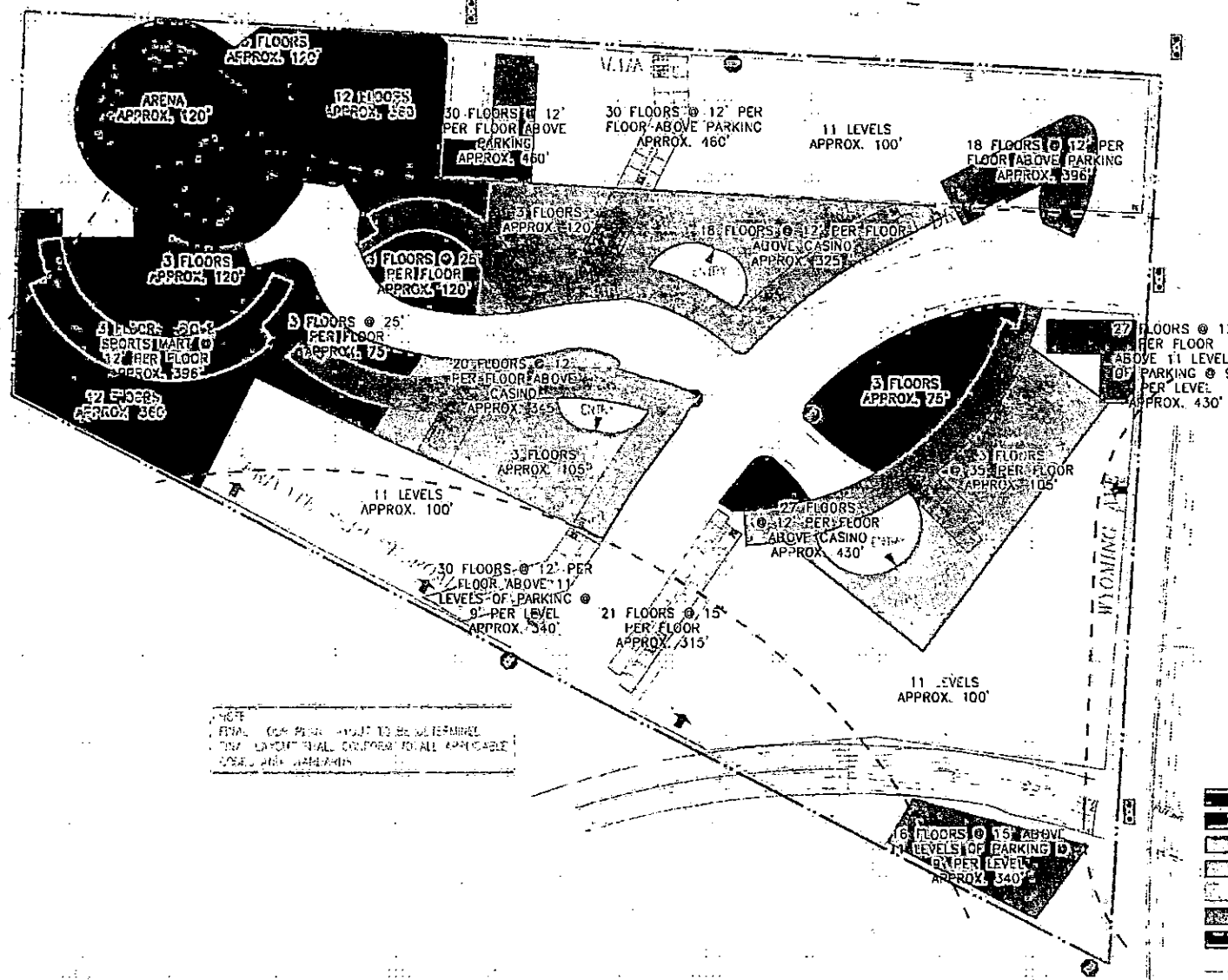
Drawing Title

Overall
Floor
Plan

Scale _____ 1"=100'
Drawing Number _____

Sheet 6

Project Number	24916.000
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FINAL COPY MUST GO OUT TO BE UNCLASSIFIED
THE LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS

05/24/07 PC



GREGORY E. BORDEL
Vice President
Planning and Development Services

April 5, 2007

Planning Department
City of Las Vegas

Dear Ladies/Gentlemen:

Please accept this as a summary justification letter, supported by detailed studies separately submitted, for the creation of a Gaming Enterprise District within an overall approximate 70 acre mixed-use project in the area generally bounded by Charleston, Main, Wyoming and the UPRR. Only a portion of the described property is eligible for Gaming Enterprise District status; the applicant will provide appropriate legal descriptions and/or make such boundary line adjustments as are necessary to comply with all relevant separation standards.

The Nevada Revised Statutes set forth the standards by which local governments may create/expand Gaming Enterprise Districts. The applicant believes the subject application complies with those standards, as follows:

1. "The roads, water, sanitation, utilities and related services to the location are adequate". Separate reports are being prepared in the DINA format to demonstrate full compliance with these issues. The applicant understands that he will nonetheless be responsible for improvements to the infrastructure in the area as a result of the project's overall impacts. Pursuant to the NRS, if additional evidence is required it can and will be presented at the hearing on the project.
2. "The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods". The character of the neighborhood is already one of mixed commercial and residential uses. The subject project will simply replace older mixed uses with a coherent master-planned mixed-use project including a gaming component. A resort hotel with its typical amenities will enhance the neighborhood and quality of life for the pockets of residential uses within the area.
3. "The proposed establishment will enhance, expand and stabilize employment and the local economy". The separately-submitted economic analysis will show that the proposed project, including the gaming component, will be the major employment and economic force in this part of the City of Las Vegas for many years.
4. "The proposed establishment will be located in area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive". A General Plan Amendment will be processed to satisfy this requirement.

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APR 10 2007

ZON-21166
05/24/07 PC

GED justification

4/5/07

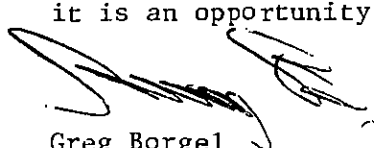
page two

5. "The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area". The gaming component will be fully integrated into the proposed mixed-use community and constructed to comply with all of the City's regulations as to health and safety. As an integrated element of an overall project, the gaming component will be designed to be fully compatible with its surroundings.

6. "On the date that the petition was filed, the property line of the proposed establishment was not less than: (1) Five hundred feet from the property line of a developed residential district; and (2) Fifteen hundred feet from the property line of a public school, private school or structure used primarily for religious services or worship". An appropriate survey is being provided demonstrating that the required separations will be met.

7. "The proposed establishment will not adversely affect: (1) a developed residential district; or (2) A public school, private school or structure use primarily for religious services, whose property line is within 2,500 feet from the property line of the proposed establishment." All such facilities are either already located in a mixed-use environment as described above, or are on the other side of UPRR/I-15 or across an arterial and therefore isolated from any negative impacts of the project. More generally, the overall project and its gaming component will bring additional residential, recreational, and commercial opportunities to the area and will therefore be a benefit rather than a detriment to the surroundings.

Finally, and independent of any showing required by statute, it should be noted that the Gaming Enterprise District is consistent with recent practice in the development of large mixed-use projects. Presently in nearby unincorporated Clark County two large similar projects (MGM City Center and Echelon) are underway with more than \$11 billion in investment contemplated. This type of integrated project relies on the gaming component and its amenities as attractions for the residents and visitors to the overall project. The subject site is one of a limited number of locations where the City of Las Vegas can benefit from such development; it is an opportunity that should be welcomed by the community.


Greg Borgel

RECEIVED
APR 10 2007

ZON-21166
05/24/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-21168 - SPECIAL USE PERMIT RELATED TO GPA-20227, ZON-21165 AND ZON-21166 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED PRIVATE SPORTS ARENA at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	222
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	56
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with **TROWBRIDGE** excused and **TRUESDELL** abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion and backup.

(6:38 – 8:27)

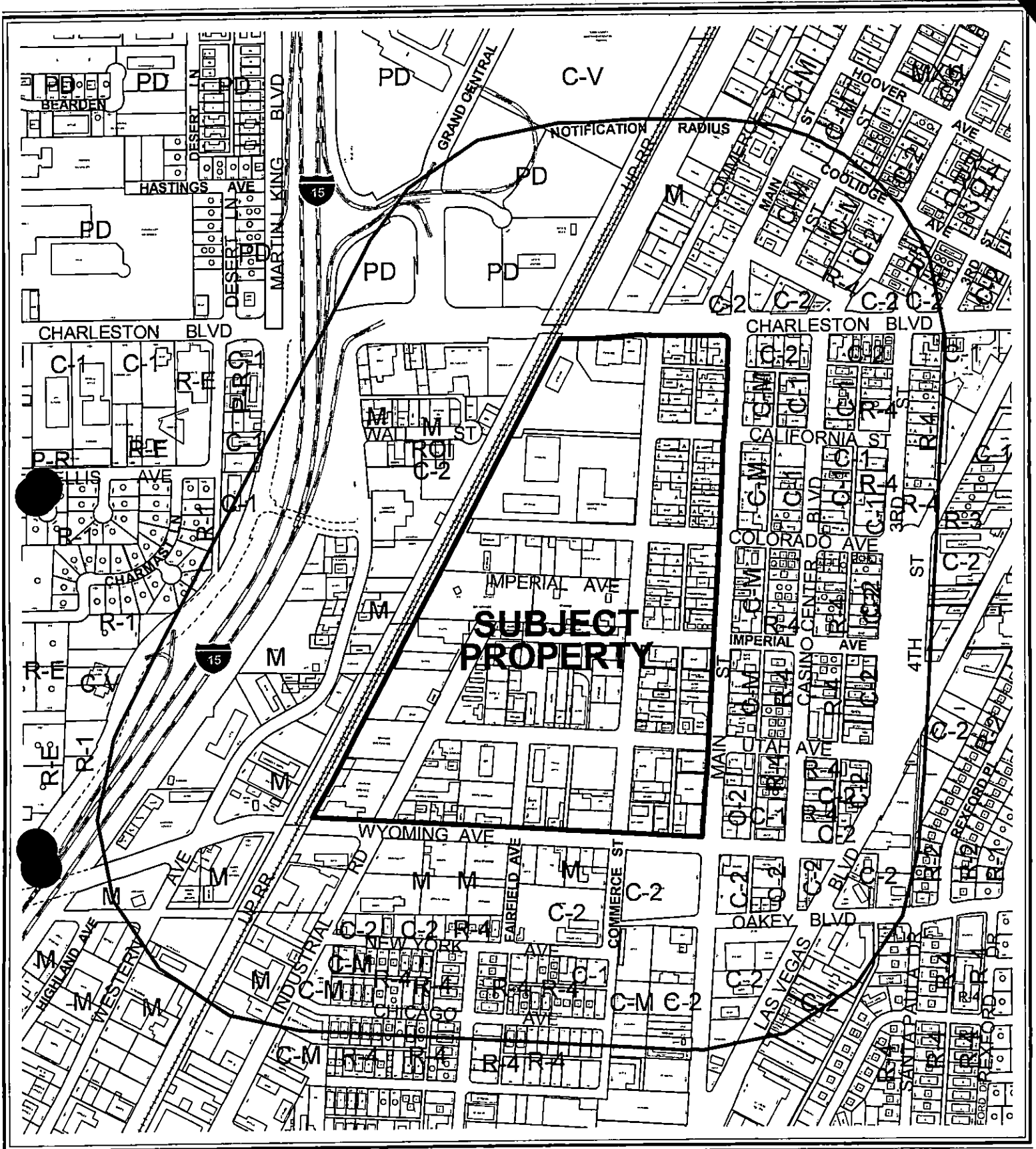
1-1223

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 19 – SUP-21168

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning ZON-21165, ZON-21166, SUP-21169, SUP-21171, SUP-21172, SDR-21175 and VAC-21173 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. The applicant shall submit an on-site parking and queuing plan for taxis and buses to the Planning and Development Department for review and approval prior to the issuance of a building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



0 500 Feet

CASE: SUP-21168

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)
[PROPOSED: C-2 (GENERAL COMMERCIAL)]



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-21168 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning ZON-21165, ZON-21166, SUP-21169, SUP-21171, SUP-21172, SDR-21175 and VAC-21173 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. The applicant shall submit an on-site parking and queuing plan for taxis and buses to the Planning and Development Department for review and approval prior to the issuance of a building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-21168 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Private Sports Area at the southwest corner of Charleston Boulevard and Main Street.

Staff finds that the proposed use is generally appropriate for the subject development site and is consistent with the goals and objectives of the Downtown Centennial Plan. As there are concerns about the number of parking spaces provided in Phase I of the development for the arena use, a condition of approval has been included relative to the submittal of a plan for parking and queuing of taxis and buses on the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20227), Rezoning (ZON-21165 and ZON-21166), Special Use Permits (SUP-21169, SUP-21171, and SUP-21172), a Site Development Plan Review (SDR-21175) and Vacation (VAC-21173) will be heard concurrently with this item.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

JM

SUP-21168 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting was held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Boulevard. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

SUP-21168 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails ³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.
2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

SUP-21168 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South District.

Standard	Required/Allowed	Provided	Compliance
Setbacks	70% of the first story façade shall align along the front property line.	N	N
Corner Side	70% of the first story façade shall align along the front property line.	N	N
Service Areas	Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened	Not provided	N/A
Utilities	All power lines shall be located underground from the nearest street access to the project site.	Y	Y
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	Y	Y
Fences/Walls	Fences/walls may be up to eight feet. Walls must be decorative in nature with a minimum of 20 percent contrasting materials.	N/A	N/A
Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated	N/A	N/A
Parking Structures	Parking structures shall have ground level retail, office or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback. A 10 foot setback shall be required where no retail occurs.	Y	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).	N	N*

SUP-21168 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.	N	N*
	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).	Y	Y
	Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.	N	N*

*A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk.	Y	Y
North-South Streets	Major north-south streets (Main Street) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element; 25 feet tall and spaced 30 feet apart. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15 feet	Y	Y
Bus Turnouts	Charter bus drop areas shall be provided in close proximity to the entrances of newly constructed hotels.	N/A	N/A

JM

SUP-21168 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided Parking		Compliance	
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Hotel	6,000 Rooms	1:Guest room	6,000				
Condo (assuming all are two bedroom units)	1,500 Units	1:1.75 unit	2,625				
Resort/Condo Timeshare	1,600 Units	1:unit, plus 10 spaces for each 1,000 feet of accessory uses	1,600				
Gaming Establishment, Non restricted	300,000 SF of GFA	1:90 SF of GFA	3,334				
Private Sports Arena	22,000 Seats	1:4 fixed seats	5,500				
Retail Establishment	785,000 SF	1:250 SF of GFA	3,140				
Office	450,000	1:300 SF	1,500				
SubTotal			23,472	227			
TOTAL			23,699*		14,500	Not provided	

*Per the ULI Shared Parking Study, 13,814 shared parking spaces should be provided.

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

SUP-21168 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

ANALYSIS

The applicant proposes to construct a Private Sports Arena with a total of 22,000 seats on the subject property. The arena will be part of mixed-use development that will also include hotels, casinos, retail facilities, a trade-show facility, residential units, and office space. Title 19.04 does not list any specific minimum standards that must be met; however, the intensity of the use requires the project to be assessed for impacts to the area.

The proposed arena structure will be located at the northeast corner of the development site, and will include a total of 22,000 seats. The structure will be located approximately 100 feet from the Charleston Boulevard property line, in order to allow the development of a plaza space in front of the building. The plaza space will allow adequate area for the queuing of patrons prior to or after events, and also provides a civic amenity for the area. The south entrance to the arena building will have direct access to the interior pedestrian street that will be developed as part of the project, and will provide a secondary means of access to the building. Parking for the Phase I of the project will be located in an underground garage, which will contain approximately 2,300 parking spaces. A total of 14,500 parking spaces will be available when Phases I and II are complete. The arena structure will be approximately 150 feet tall at its highest point, and will be flanked by trade-show facility structures, which will be approximately 360 feet high. The height and massing of these structures are greater than the existing development in the vicinity of the project, but are appropriate for an urban center.

The arena is an appropriate use in the C-2 zoning district, and will likely benefit supporting businesses in the area. While the use is more intense than existing commercial businesses in the vicinity, its principal impacts will be limited to specific periods surrounding scheduled events, which will most likely occur in the evenings and on weekends. Residential uses are planned for Phases I and II of this development, but as the arena will be fully-enclosed, it is unlikely that noise or circulation will impact other on-site uses. The nearest single-family neighborhoods are over 2,500 feet away from the project, and will suffer little impact from the propose arena use.

One of the principle issues of the proposed arena will be its impact to existing traffic patterns. A Traffic Impact Analysis is required as a condition of approval of the site plan for the entire project (SDR-21175); traffic mitigation measures will be applied to the project as part of the approval of the analysis. The applicant is required to provide an additional five feet of right-of-way along Main Street as a preliminary condition of approval of the site plan, and additional right-of-way will most likely be required along the other frontages of the property as mitigation measures.

As part of Phase I of the development, a driveway will be provided on Charleston Boulevard, a driveway will be provided on Main Street, and a service road will be developed along the western boundary of the property and will have access to Wyoming Avenue. These three points of access will be the only means of ingress and egress for the property, but should have adequate on-site queuing space for vehicles. The greatest impact will most likely be to the intersection at Charleston Boulevard and Main Street as patrons are leaving the facility, as Charleston

SUP-21168 - Staff Report Page Eight
May 24, 2007 - Planning Commission Meeting

Boulevard is the most likely route for access to the I-15 freeway or Las Vegas Boulevard. It is likely that a significant number of patrons will be tourists, and will rely on taxis or public transport to arrive at the facility; in addition, the limited number of parking spaces provided in Phase I of the development will necessitate that a majority of the patrons will arrive by some form of public transportation. Adequate area for buses and taxis will need to be provided on site to address this demand, and a condition of approval has been added to require this issue to be addressed by the applicant.

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 arena site is surrounded by commercial and industrial uses. While the use is more intense than other uses in the immediate vicinity, it can be conducted in a compatible manner.

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

The arena will be part of a mixed-use development on a 73.5 acre site in an urban area, and the site is physically suitable for the proposed use.

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

Based on the initial studies submitted with the application, additional rights-of-way will be necessary to allow the proposed use. A Traffic Impact Analysis will be required as a condition of approval of the site plan, and the applicant will be required to adhere to the mitigation strategies the result from traffic review.

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 arena facility is consistent with the General Plan, and will not compromise public health, safety or welfare.

SUP-21168 - Staff Report Page Nine
May 24, 2007 - Planning Commission Meeting

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

There are no minimum standards that must be met for the arena use. The development will be subject to all applicable code requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21165, ZON-21166, SUP-21169, SUP-21171, SUP-21172, VAC-21173 & SDR-21175]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-21168** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: _____

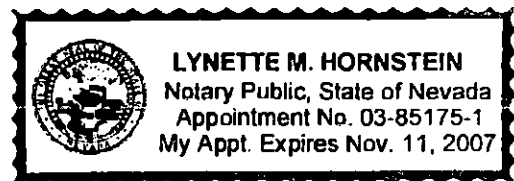
Signature of Property Owner: *Jill Ferrari*

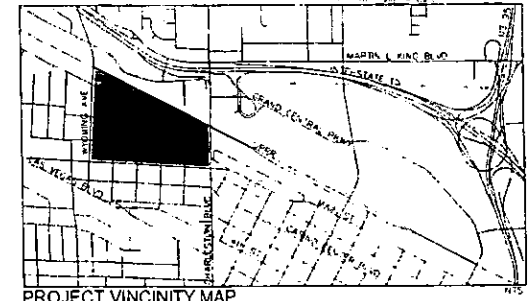
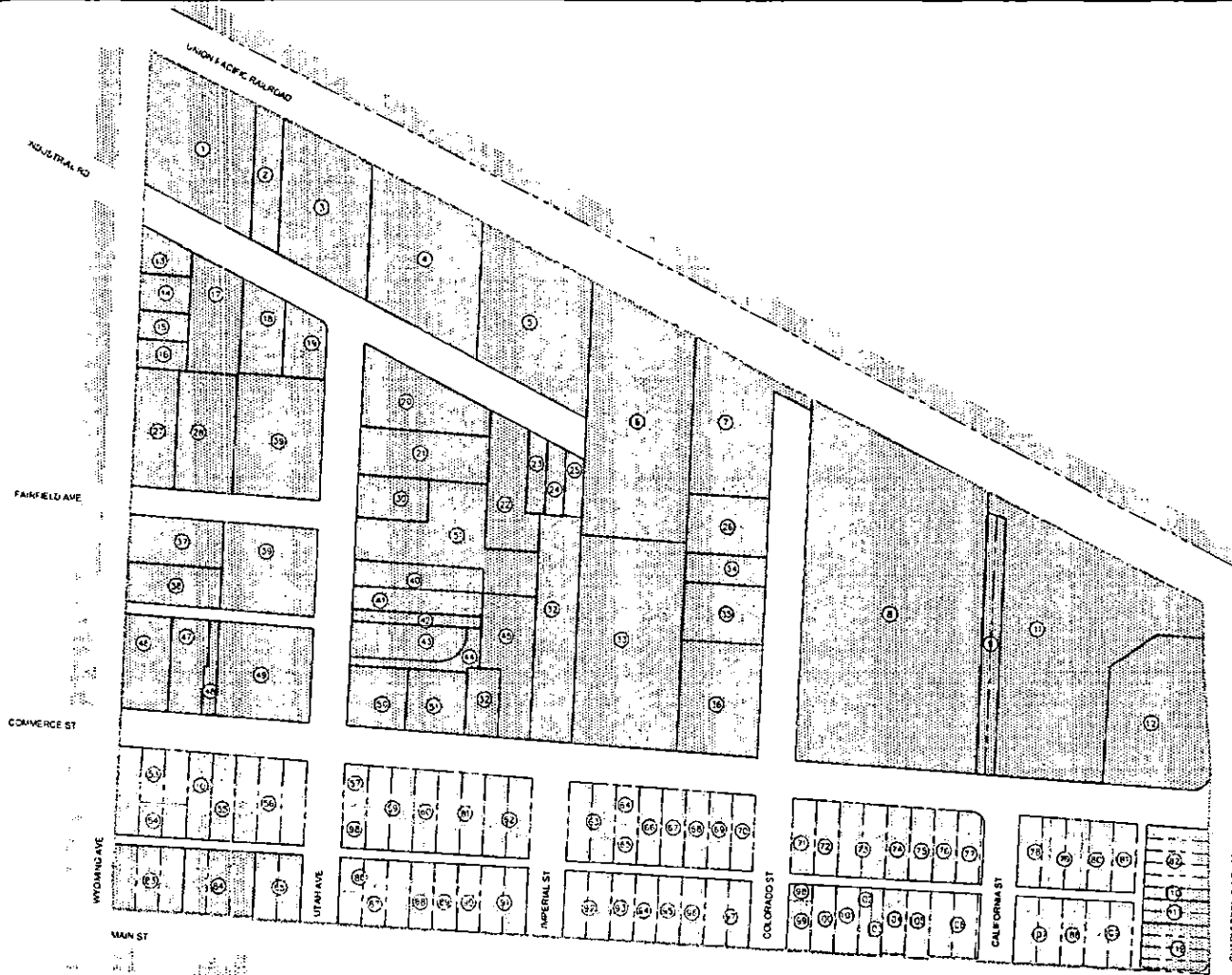
Print Name: Jill Ferrari

Subscribed and sworn before me

This 9th day of April, 2007

Lynette M. Hornstein
Notary Public in and for said County and State





APN TABLE

(1) 162-04-606-015	(41) 162-04-607-011	(81) 162-03-118-112
(2) 162-04-606-004	(42) 162-04-607-012	(82) 162-03-118-091
(3) 162-04-606-003	(43) 162-04-607-013	(83) 162-03-210-013
(4) 162-04-606-002	(44) 162-04-607-014	(84) 162-03-210-014
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(21) 162-04-607-016	(61) 162-03-210-001	(101) 162-03-118-099
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(40) 162-04-607-011	(80) 162-03-118-112	(120) 162-03-118-129



EXISTING PROPERTY ZONING CLASSIFICATION EXHIBIT

April 7, 2007

Kinley-Horn and Associates, Inc.

SUP-21168

05/24/07 PC

APR 10 2007

Pulse

Las Vegas Redevelopment



JJR
ARCHITECTS
110 MILLER AVENUE
ANN ARBOR MI 48106
734 663 4457 F
www.jjr.com

In collaboration with:
SMITHGROUP
architecture engineering planning

Kimley-Horn
and Associates, Inc.
Clay J. Vogel, Inc.

Issued For: Rev: Date:

Units and Signatures:

NOT FOR CONSTRUCTION

Key Plan

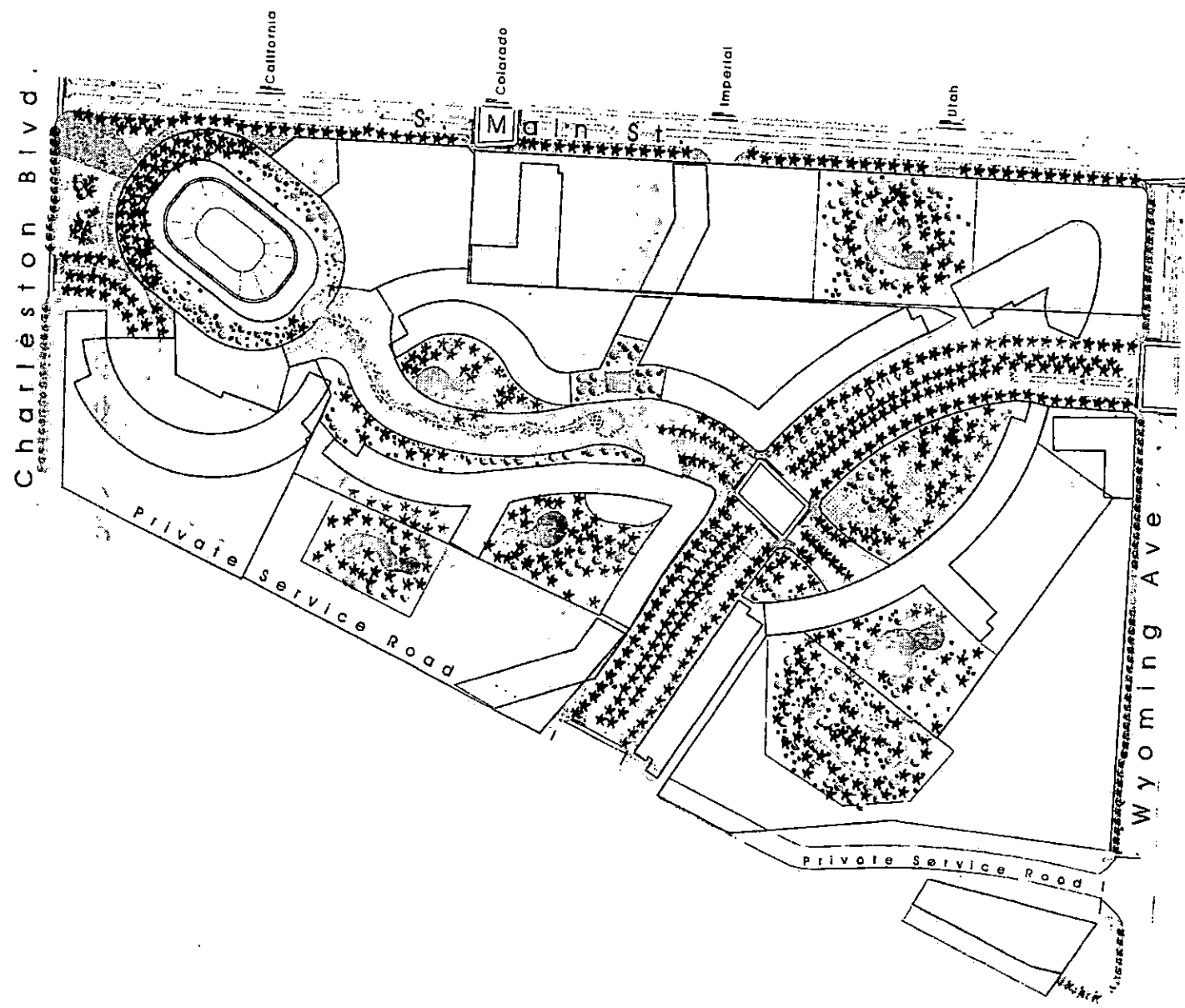
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Overall
Site Plan

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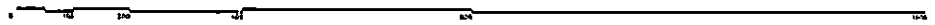
Sheet 1
24916.000

SUP-21168
05/24/07 PC



File C:\Documents and Settings\jv\My Documents\Projects\sup-21168\05-24-07\sup-21168.dwg User: jv Date: 05/24/07 Time: 10:24 am

North Arrow



rei

JJR

JJR Write us with letters
please by
phone or by
mail in person
enclosed as well

JJR, LLC
875 MILLER AVE. SUITE
ANN ARBOR, MI 48106
734 662 4457 F
734 662 7820 T
www.jjr-us.com

In collaboration with:

SMITHGROUP
architecture engineering interiors planning



Kirby-Horn Co.
and Associates, Inc.
Clay J. Vogel, Inc.

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Scale and Significance

NOT FOR CONSTRUCTION

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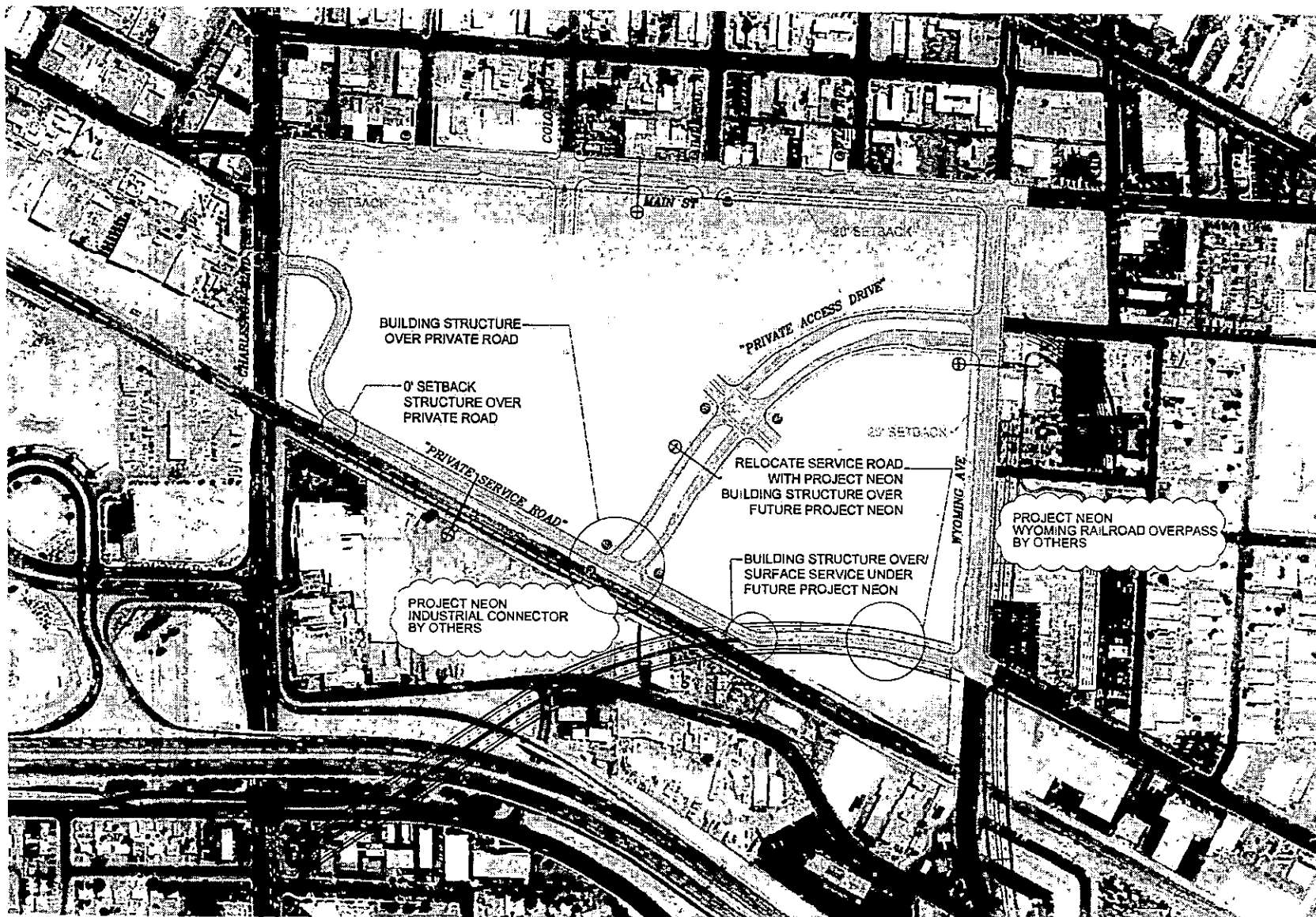
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Setbacks & Circulation Plan

 $T^* = 150'$

Sheet 2

24916.00K,



SUP-21168

05/24/07 PC

Pulse

Las Vegas Redevelopment

RE

J1R

JAN 11 2006
100 MILLER AVENUE
ANN ARBOR MICHIGAN 48106
734 562 4457 T
734 662 7520 F
www.604.com

in collaboration with:

SMITHGROUP

turning the interior into a stage



Kimley-Horn
and Associates, Inc.
Clay J. Vogel, Inc.

Issued for	#2	Q3
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Scale and Environment

NOT FOR CONSTRUCTION

 $\lambda_c = 0.5 \mu m$

Drawing Title

Landscape Plan

15100'

Using Math-It

doi:10.1017/S0022292412001909

Sheet 4
24916.000

Street Tree Common Name	Latin Name	Street Orientation	Size	Spacing	Provided Tree
Lowest Noise Palm	Phoenix dactyloides	North-South	25' or Larger	30' (35' Required)	6
Southern Live Oak	Quercus virginiana	East-West	36" Box Tree	30' (30' Required)	51
Shoestring Acacia	Acacia stenophylla	East-West	36" Ozr Tree	30' (30' Required)	20
African Sumac	Rhus lancea	East-West	36" Box Tree	20' (30' Required)	

SUP-21168
05/24/07 PC

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In collaboration with:

Kimley-Horn and Associates, Inc.
Clay J. Vogel, Inc.

Basis and Computation

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Equation

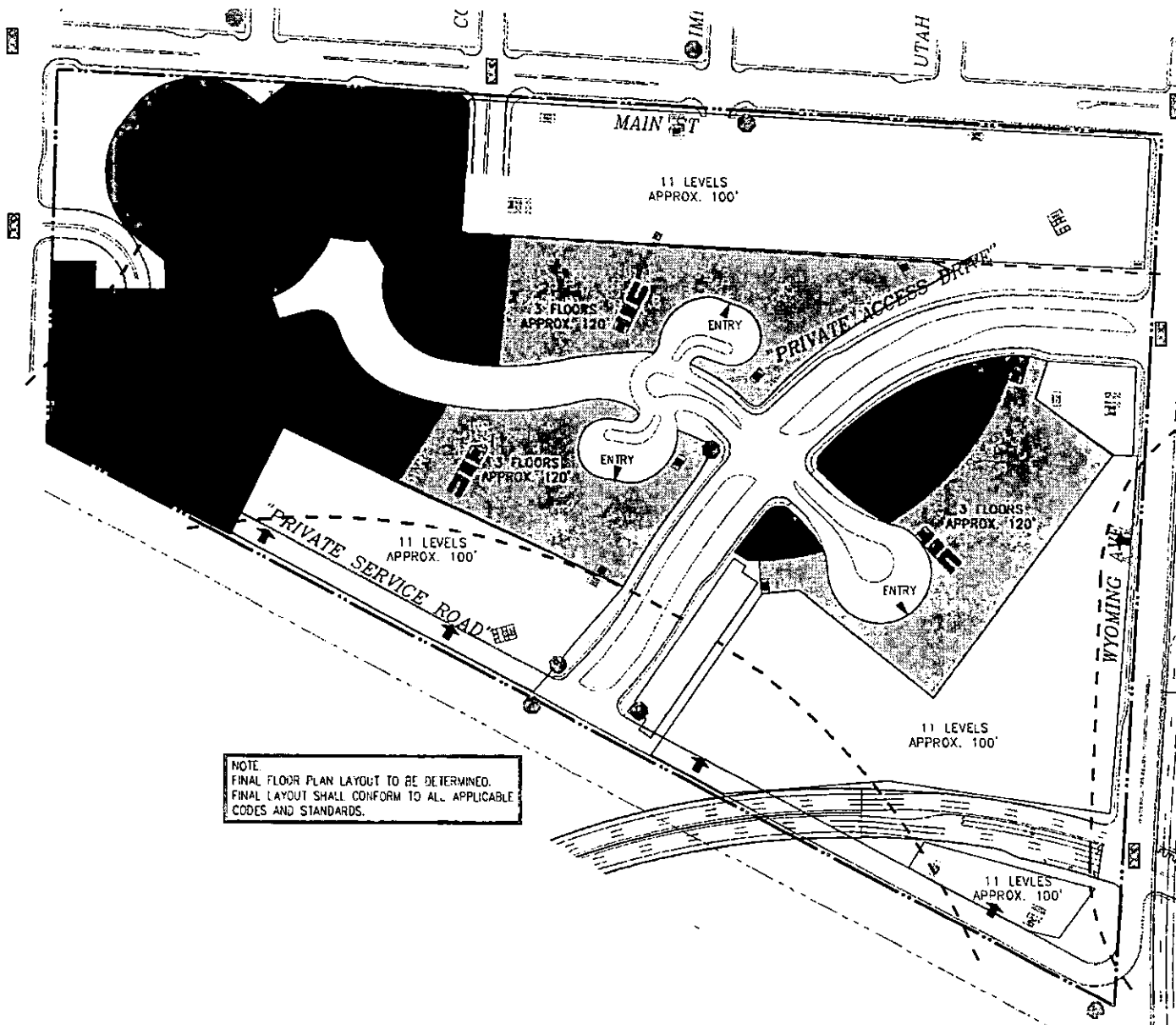
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Overall
Ground Level
Plan

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Drawing Number:

Sheet 5

Project Number 24916.000



NOTE.
FINAL FLOOR PLAN LAYOUT TO BE DETERMINED.
FINAL LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS.

SUP-21168

05/24/07 PC

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

**RE: Justification Letter
Special Use Permit for Arena Use
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for a Special Use Permit for Arena use. The proposed project involves the redevelopment of approximately 70 acres south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks ("Pulse"). The property is easily accessible from the Charleston Boulevard I-15 interchange.

Pulse is a mixed use, master planned project consisting of casinos, hotels, residential, office space, retail, entertainment venues and an arena with conference/exhibition space. The project incorporates public open spaces with entertainment venues next to cafes, restaurants and retail. The project will result in a walkable, synergistic development that feeds into its adjacent neighborhoods. The project will include multiple housing options as well as office space to accommodate corporate headquarters as well as local small businesses. Location of the arena adjacent to the Charleston Boulevard/I-15 Interchange will also catalyze economic development while providing excellent access for both local and tourist traffic.

The proposed redevelopment project includes a 22,000 seat professional sports arena, which requires a Special Use Permit under the proposed C-2 zoning designation.

A professional sports arena will act as a catalyst for the redevelopment of not only this property, but the entire Downtown area. The tourism industry continues to grow downtown as evidenced by the increase in visitors reported by the Las Vegas Convention and Visitors Authority. The project supports this growing trend and the arena will be an important destination that will attract both local and regional residents and tourists of all ages. Moreover, the development of an arena within project Pulse represents a truly unique opportunity for the City to allow its new arena to serve as an "anchor" for a multi-billion dollar mixed use project that can transform the City's economic and physical environment.

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APR 19 2007

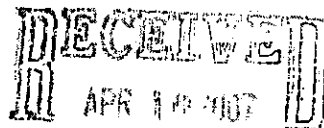
**SUP-21168
05/24/07 PC**

Therefore, a Special Use Permit for the construction of a professional sports Arena is justified.

Sincerely,
REI NEON LLC

By:


Jiff Ferrari, Authorized Representatives



SUP-21168
05/24/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-21169- SPECIAL USE PERMIT RELATED TO GPA-20227, ZON-21165, ZON-21166, AND SUP-21168 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	222
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	56
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TROWBRIDGE excused and TRUESDELL abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion and backup.

(6:38 – 8:27)

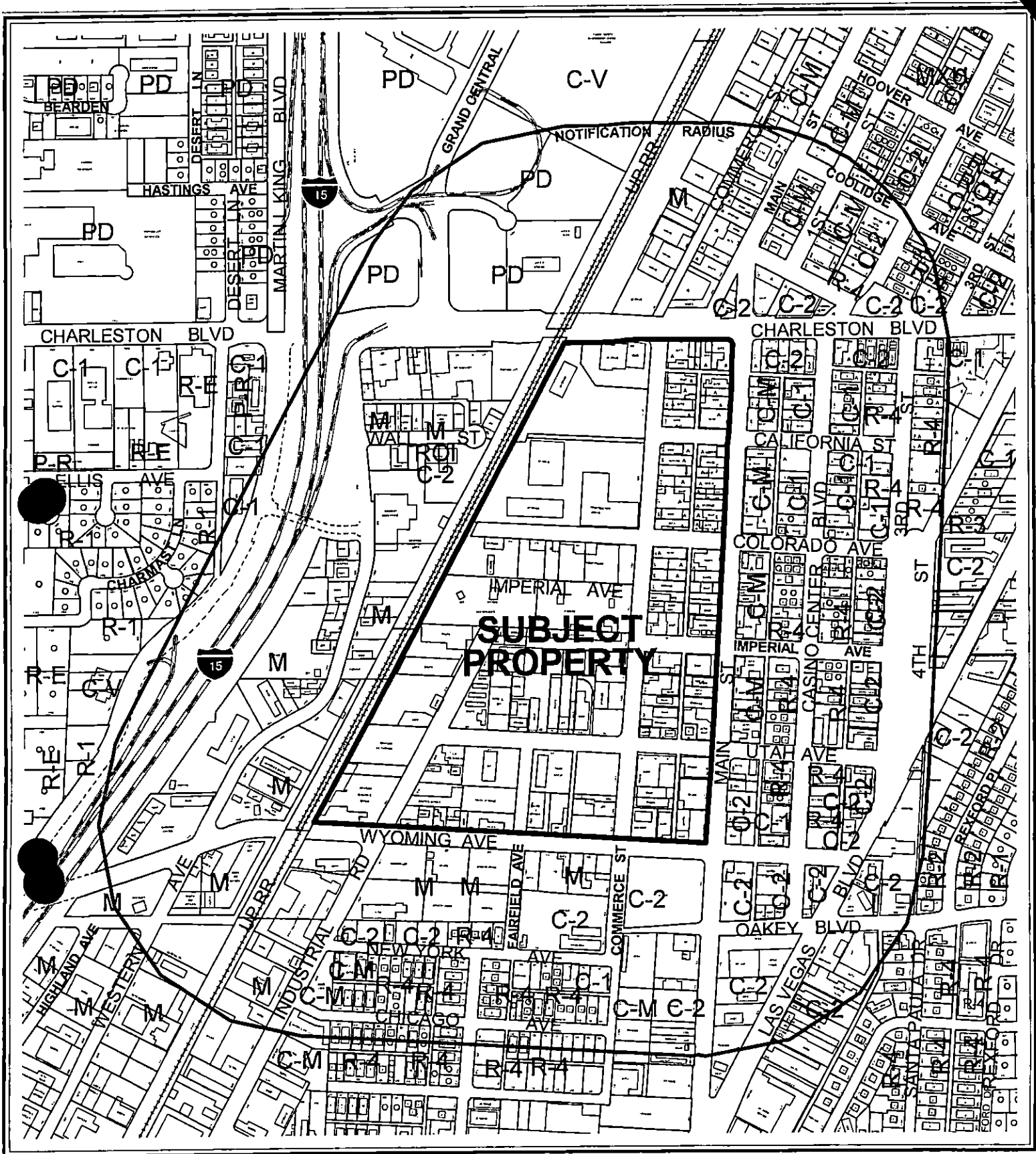
1-1223

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 20 – SUP-21169

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04 for Mixed-Use Development.
2. Conformance to the conditions for ZON-21165, ZON-21166, SUP-21168, SUP-21171, SUP-21172, SDR-21175 and VAC-21173 if approved.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

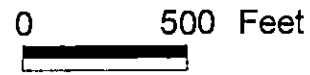


CASE: SUP-21169

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)
 [PROPOSED: C-2 (GENERAL COMMERCIAL)]



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-21169 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04 for Mixed-Use Development.
2. Conformance to the conditions for ZON-21165, ZON-21166, SUP-21168, SUP-21171, SUP-21172, SDR-21175 and VAC-21173 if approved.
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4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-21169 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed mixed-use development at the southwest corner of Charleston Boulevard and Main Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20227), Rezoning (ZON-21165 and ZON-21166), Special Use Permits (SUP-21168, SUP-21171, and SUP-21172), a Site Development Plan Review (SDR-21175) and Vacation (VAC-21173) will be heard concurrently with this item.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

SUP-21169 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting was held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Blvd. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

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May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.
2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

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May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South District.

Standard	Required/Allowed	Provided	Compliance
Setbacks	70% of the first story façade shall align along the front property line.	N	N
Corner Side	70% of the first story façade shall align along the front property line.	N	N
Service Areas	Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened	Not provided	N/A
Utilities	All power lines shall be located underground from the nearest street access to the project site.	Y	Y
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	Y	Y
Fences/Walls	Fences/walls may be up to eight feet. Walls must be decorative in nature with a minimum of 20 percent contrasting materials.	N/A	N/A
Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated	N/A	N/A
Parking Structures	Parking structures shall have ground level retail, office or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback. A 10 foot setback shall be required where no retail occurs.	Y	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).	N	N*
	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.	N	N*

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May 24, 2007 - Planning Commission Meeting

	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).	Y	Y
	Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.	N	N*

*A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk.	Y	Y
North-South Streets	Major north-south streets (Main Street) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element; 25 feet tall and spaced 30 feet apart. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15 feet	Y	Y
Bus Turnouts	Charter bus drop areas shall be provided in close proximity to the entrances of newly constructed hotels.	N/A	N/A

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May 24, 2007 - Planning Commission Meeting

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided Parking		Compliance	
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Hotel	6,000 Rooms	1:Guestroom	6,000				
Condo (assuming all are two bedroom units)	1,500 Units	1:1.75 unit	2,625				
Resort/Condo Timeshare	1,600 Units	1:unit, plus 10 spaces for each 1,000 feet of accessory uses	1,600				
Gaming Establishment, Non restricted	300,000 SF of GFA	1:90 SF of GFA	3,334				
Private Sports Arena	22,000 Seats	1:4 fixed seats	5,500				
Retail Establishment	785,000 SF	1:250 SF of GFA	3,140				
Office	450,000	1:300 SF	1,500				
SubTotal			23,472	227			
TOTAL			23,699*		14,500	Not provided	

*Per the ULI Shared Parking Study, 13,814 shared parking spaces should be provided.

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

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May 24, 2007 - Planning Commission Meeting

ANALYSIS

The development plan for the subject site will include a total of 1,500 residential units in addition to an arena, trade-show facility, retail space, casinos, and hotel uses. The residential units are proposed in various locations across the 73.5-acre parcel: Three floors of residential units will be located atop the trade-show facility building at the northwest corner of the site; two residential towers are proposed along the Main Street frontage; and two residential towers are proposed along the Wyoming Avenue frontage. Hotel towers are interspersed between the residential towers, but will have separate lobbies and amenities.

The minimum standards listed in Title 19.04 for the approval of a Mixed-Use Development are as follows:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within the P-R, N-S, O, C-1, C-2 or C-PB Zoning District.
2. Nonresidential uses permitted as of right in the P-R, N-S, O and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.
3. When residential and nonresidential uses are approved for a single parcel:
 - a. The nonresidential use shall be located at ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly from and oriented to a street;
 - b. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

The residential units proposed for the development would be allowed in a C-2 (General Commercial) zoning district in accordance with the minimum standards listed above. In accordance with the standards, the project is designed so that the commercial uses are on the ground level of the project, and the residential units are located in the tower structures above. Portions of the commercial uses front directly on the public rights-of-way, and have entrances oriented to the street. The massing and composition of the development highlight the different uses on the site, but are unified through the materials selection and theme.

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."**

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May 24, 2007 - Planning Commission Meeting

The proposed residential uses will have adequate vertical separation from some of the more intense commercial uses on the site, and will not be significantly impacted by adjacent land uses. The site plan generally indicates that the residential component will be separate from the hotel units, so as to differentiate between the two uses. The Centennial Plan admonishes a broad diversity of uses in the downtown area, and states that integrating a successful residential community into the urban core is vital to the success of the area.

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

The proposed development will result in a residential density of 20.4 units per acre, which is calculated over the entire 73.5-acre site. While this density is less than the majority of residential projects approved in the downtown area, the residential use in conjunction with the hotel uses will assist in bringing vitality to the area. The subject site is suitable for the proposed density.

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 location and intensity of this development will impact adjacent roadways; the applicant will be required to mitigate these impacts as a condition of approval of the project. A traffic study is required to determine the full extent of the mitigation improvements that will be necessary.

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

Approval of this Special Use Permit is consistent with the General Plan and the Downtown Centennial Plan, and will not compromise public health, safety, or welfare.

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

The proposed use conforms to all minimum conditions listed in Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

JM

SUP-21169 - Staff Report Page Nine
May 24, 2007 - Planning Commission Meeting

<u>NOTICES MAILED</u>	362	[Mailed with GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21171, SUP-21172, VAC-21173 & SDR-21175]
<u>APPROVALS</u>	0	
<u>PROTESTS</u>	0	



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-21169** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: _____

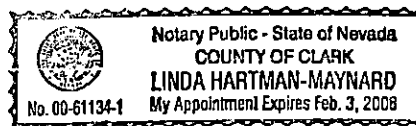
Signature of Property Owner: *Jill Ferrari*

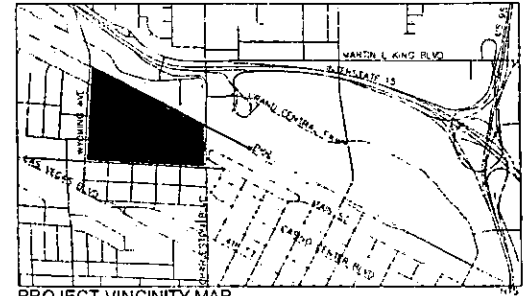
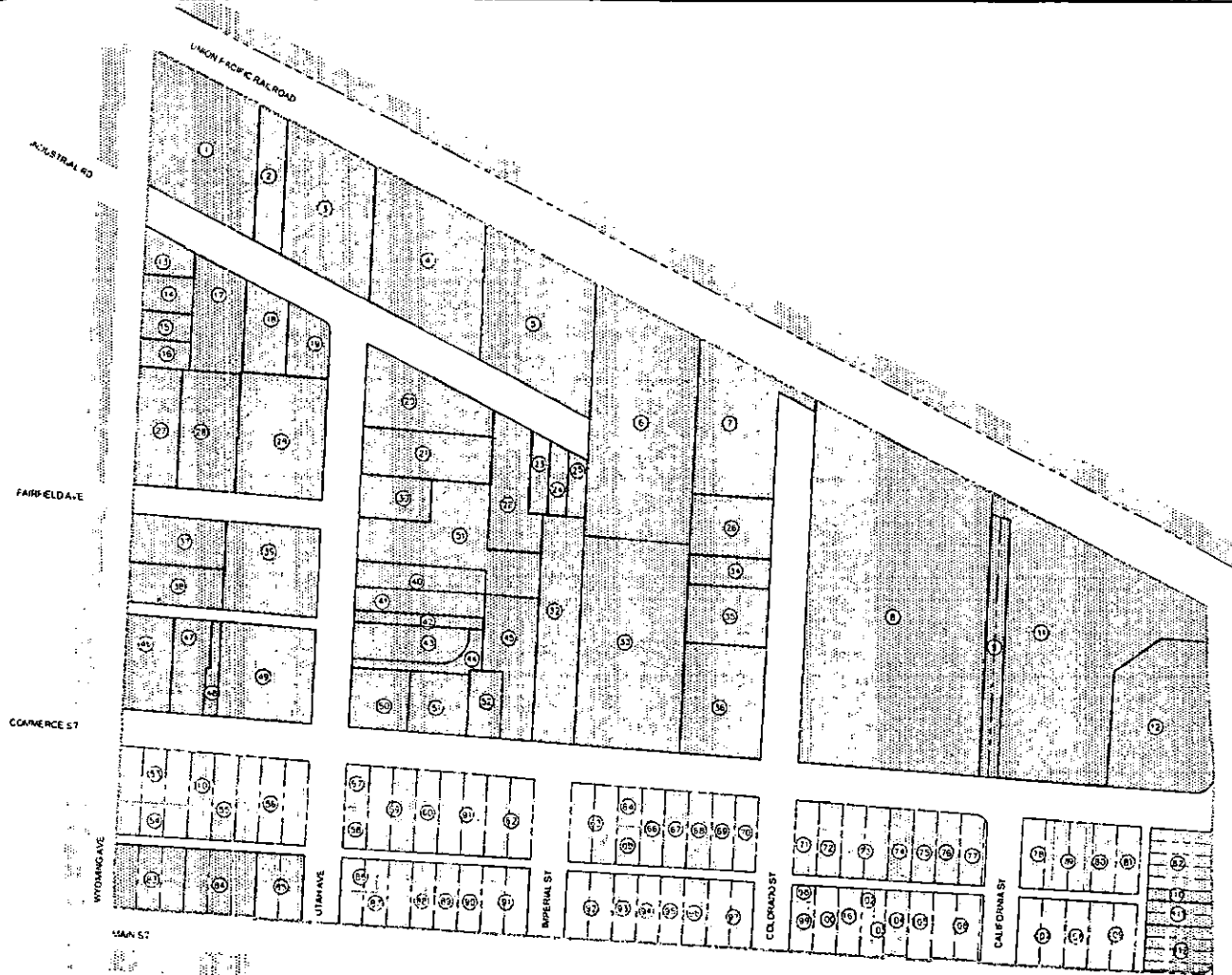
Print Name: Jill Ferrari

Subscribed and sworn before me

This 10th day of April, 2007

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





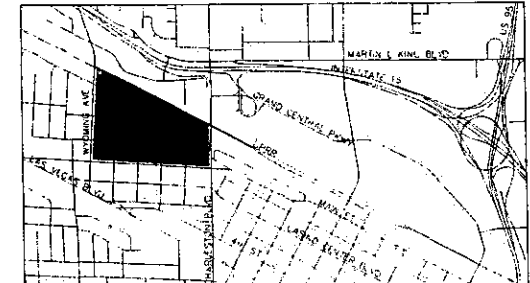
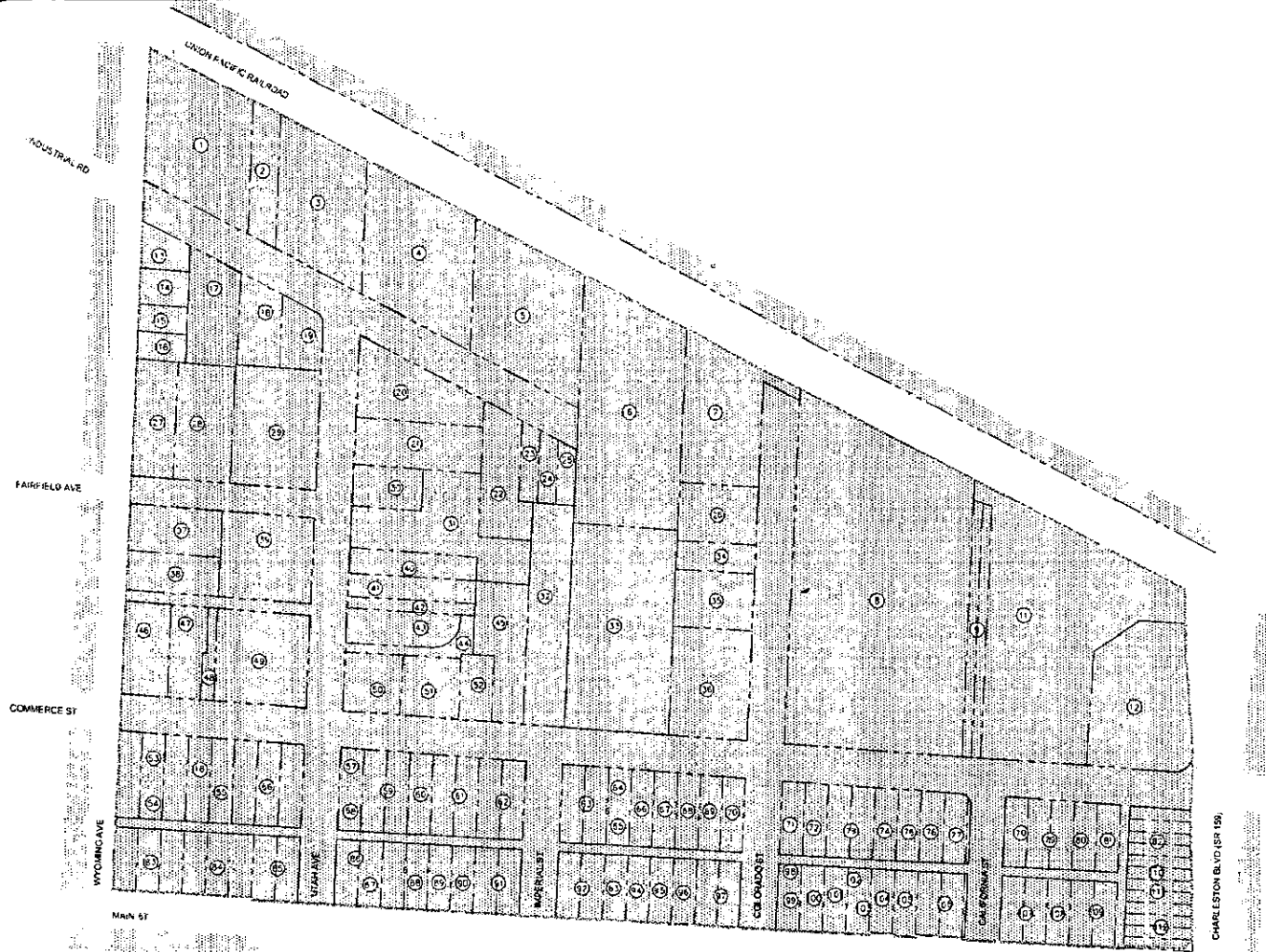
PROJECT VICINITY MAP

APN TABLE			
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(3) 162-04-606-008	(43) 162-04-607-013	(83) 162-03-210-011	
(4) 162-04-606-002	(44) 162-04-607-014	(84) 162-03-210-014	
(5) 162-04-606-003	(45) 162-04-607-006	(85) 162-03-210-015	
(6) 162-04-607-010	(46) 162-04-607-017	(86) 162-03-210-016	
(7) 162-04-607-008	(47) 162-04-607-018	(87) 162-03-210-017	
(8) 162-04-606-007	(48) 162-04-607-019	(88) 162-03-210-018	
(9) 162-04-606-005	(49) 162-04-607-020	(89) 162-03-210-019	
(10) 162-03-210-009	(50) 162-04-607-021	(90) 162-03-210-020	
(11) 162-04-606-007	(51) 162-04-607-022	(91) 162-03-210-021	
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(13) 162-04-606-009	(53) 162-04-607-024	(93) 162-03-210-023	
(14) 162-04-606-010	(54) 162-04-607-025	(94) 162-03-210-024	
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(40) 162-04-606-036	(80) 162-04-607-051	(120) 162-03-210-050	

EXISTING PROPERTY ZONING CLASSIFICATION EXHIBIT
April 7, 2007

Kinley-Horn and Associates, Inc.

SUP-21169
05/24/07 PC



PROJECT VICINITY MAP

APN TABLE			
(1) 162-04-606-805	(41) 162-04-607-013	(81) 162-03-110-112	
(2) 162-04-606-804	(42) 162-04-607-012	(82) 162-03-109-600	
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(4) 162-04-606-802	(44) 162-04-607-014	(84) 162-03-210-014	
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(6) 162-04-606-800	(46) 162-04-608-017	(86) 162-03-210-018	
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(24) 162-04-607-002	(64) 162-03-110-129	(104) 162-03-110-101	
(25) 162-04-607-001	(65) 162-03-110-128	(105) 162-03-110-102	
(26) 162-04-607-002	(66) 162-03-110-127	(106) 162-03-110-103	
(27) 162-04-608-005	(67) 162-03-110-125	(107) 162-03-110-105	
(28) 162-04-608-007	(68) 162-03-110-125	(108) 162-03-110-105	
(29) 162-04-608-002	(69) 162-03-110-124	(109) 162-03-110-107	
(30) 162-04-607-002	(70) 162-03-110-123	(110) 162-03-110-110	
(31) 162-04-607-002	(71) 162-03-110-122	(111) 162-03-110-108	
(32) 162-04-607-003	(72) 162-03-110-121	(112) 162-03-110-108	
(33) 162-04-607-011	(73) 162-03-110-120		
(34) 162-04-607-001	(74) 162-03-110-119		
(35) 162-04-607-004	(75) 162-03-110-118		
(36) 162-04-607-008	(76) 162-03-110-117		
(37) 162-04-606-008	(77) 162-03-110-110		
(38) 162-04-606-800	(78) 162-03-110-115		
(39) 162-04-608-003	(79) 162-03-110-114		
(40) 162-04-607-010	(80) 162-03-110-113		



LEGEND:

PROJECT BOUNDARY

G2 - GENERAL COMMERCIAL DISTRICT

CM - COMMERCIAL INDUSTRIAL DISTRICT

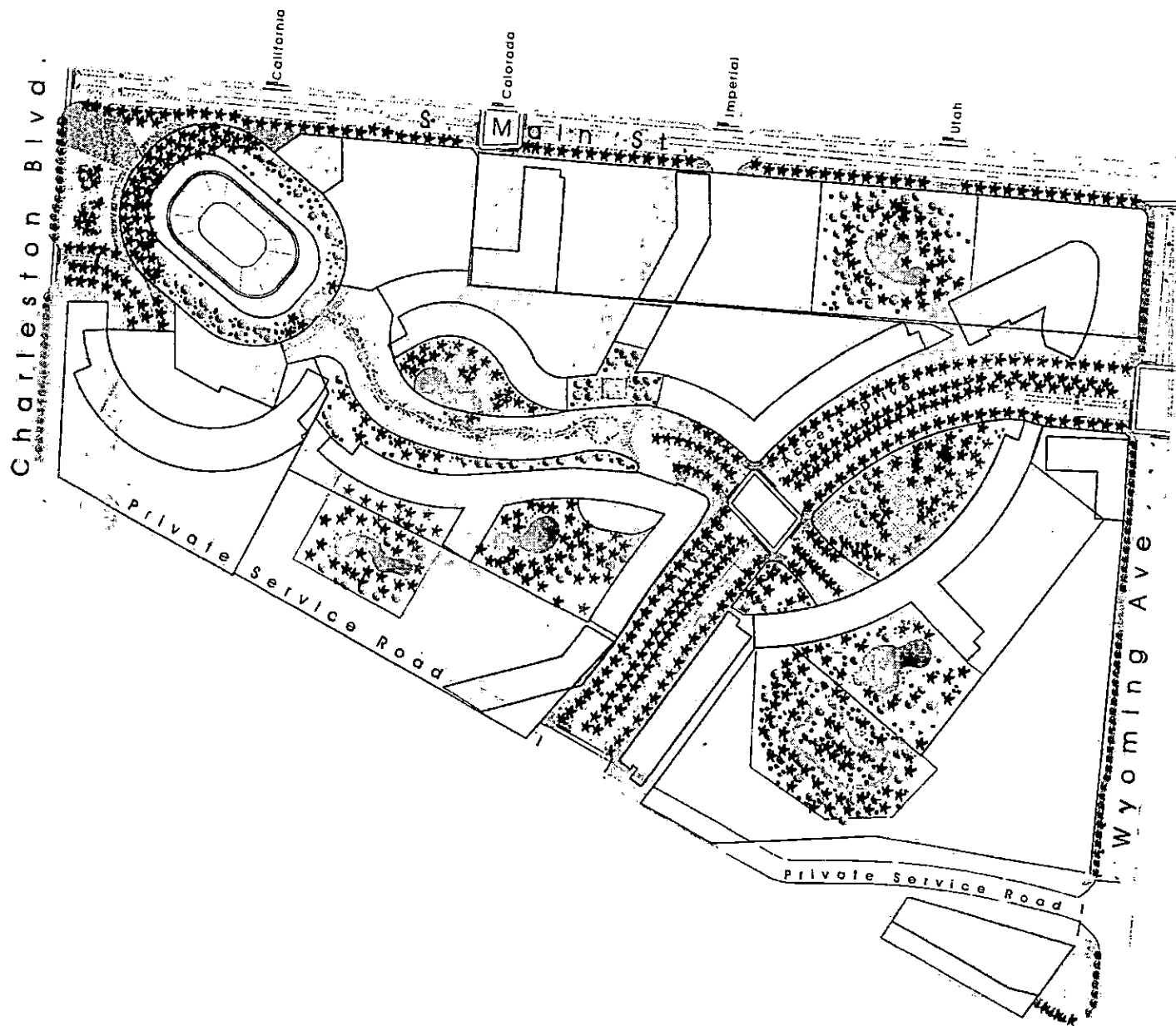
M - INDUSTRIAL DISTRICT

PROPOSED PROPERTY ZONING CLASSIFICATION EXHIBIT

April 1, 2007

Kinley-Horn and Associates, Inc.

SUP-21169
05/24/07 PC



Pulse
Las Vegas Redevelopment

REI

JJR

JJR, LLC
1110 TULLER AVENUE
ARIZONA, 85004-0001
734 962 4457
734 962 7320
www.jjr.com

In collaboration with:

SMITHGROUP
architecture engineering interior planning

CEA

Kimley-Horn
and Associates, Inc.
Clay J. Vogel, Inc.

Revised for: Rev: Date:

RECEIVED
APR 10 2007

Notes and Signatures

NOT FOR CONSTRUCTION

See Plan

Drawing Code

**Overall
Site Plan**

Scale
1"=100'

Project Number

Sheet 1
24916.000

SUP-21169
05/24/07 PC

REI

JJR
ARCHITECTS
1400 N. LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NV 89101
702.462.1234
www.jjr.com

In collaboration with:

SMITHGROUP
architecture engineering interior planning

Kimley-Horn
and Associates, Inc.
Clay J. Vogel, Inc.

Issued for: Rev: Date:

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MAY 10 2007

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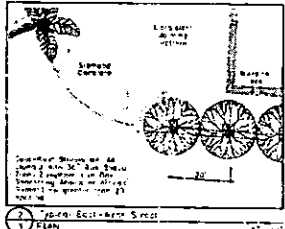
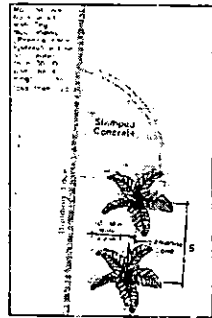
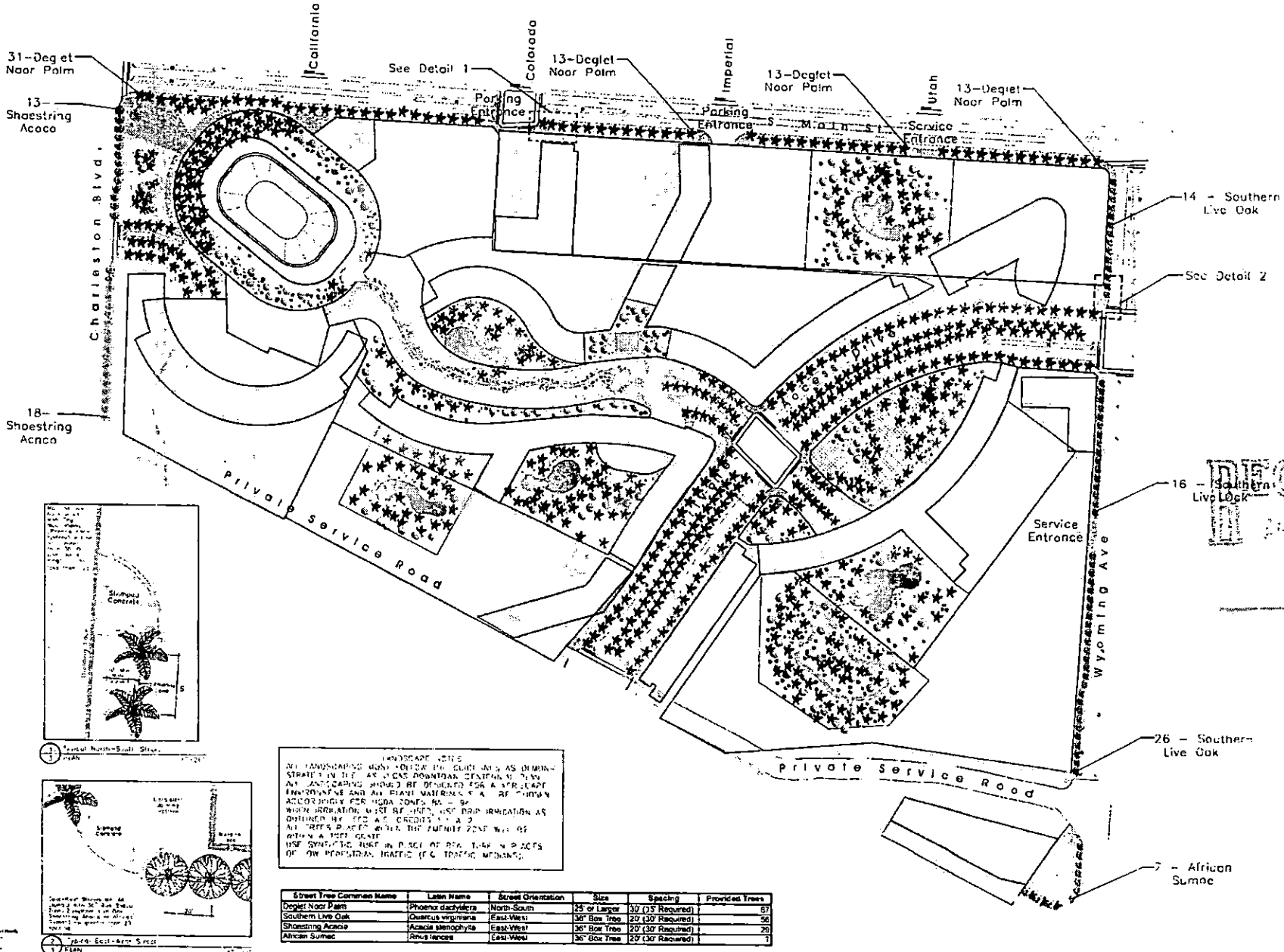
Key Plan

Drawing Title

Scale
Drawing number

Landscape Plan

Sheet 4
24916.000



LANDSCAPE NOTES
ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPING MANUAL. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPING MANUAL. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPING MANUAL.

Plant Tree Common Name	Latin Name	Street Orientation	Size	Spacing	Provided Trees
Deglet Noor Palm	Phoenix dactylifera	North-South	25' or Larger	30' (15' Required)	87
Southern Live Oak	Quercus virginiana	East-West	36" Box Tree	20' (30' Required)	56
Shoestring Acacia	Acacia senaria	East-West	36" Box Tree	20' (30' Required)	29
African Sumac	Rhus lancea	East-West	36" Box Tree	20' (30' Required)	1

118

JJR 401-858-8800 24/7 Fax 401-858-8801
 118 MILLER AVENUE
 ANNA AMBON, MICHIGAN 48106
 734.662.4457
 734.662.7500
 www.jjr.com

In collaboration with:

SMITHGROUP
architecture engineering interiors planning



Kirley-Horn and Associates, Inc.
Clay I. Vogel, Inc.

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12/14/2009 9:45 PM

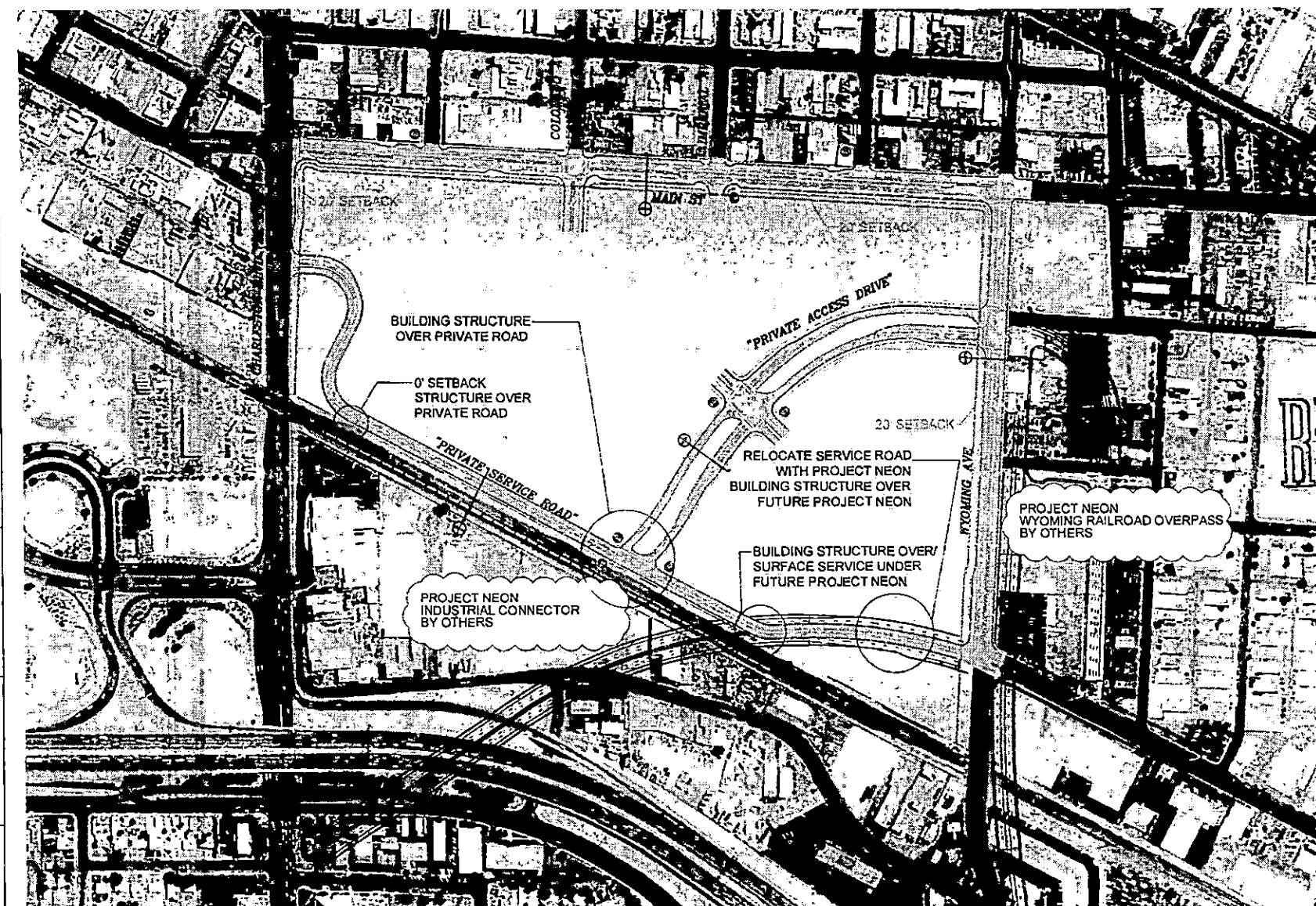
Setbacks & Circulation Plan

$$T^* = 150$$

Sheet 2

24916.000

FILE C:\Documents and Settings\jroose\My Desktop\Mapofrinal\4316-Set Calculations Key USJB Project DATE Apr. 30 2007 TIME 11:12 am



SUP-21169
05/24/07 PC

JJR Specialized design and construction
of printing
to 300+ sheets
and 1000+ pages
and 1000+ pages
of 1000+ pages

110 MILLER AVENUE
ANN ARBOR MICHIGAN 4810
734 662 4457
734 662 7525
JAN 19 1978

In collaboration with:
SMITHGROUP
architecture engineering interior planning



Clayton-Hornum
and Associates, Inc.
Clay J. Vogel, Inc.

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Book and Manuscript

VOI FOR CONSTRUCTION

Key Fan

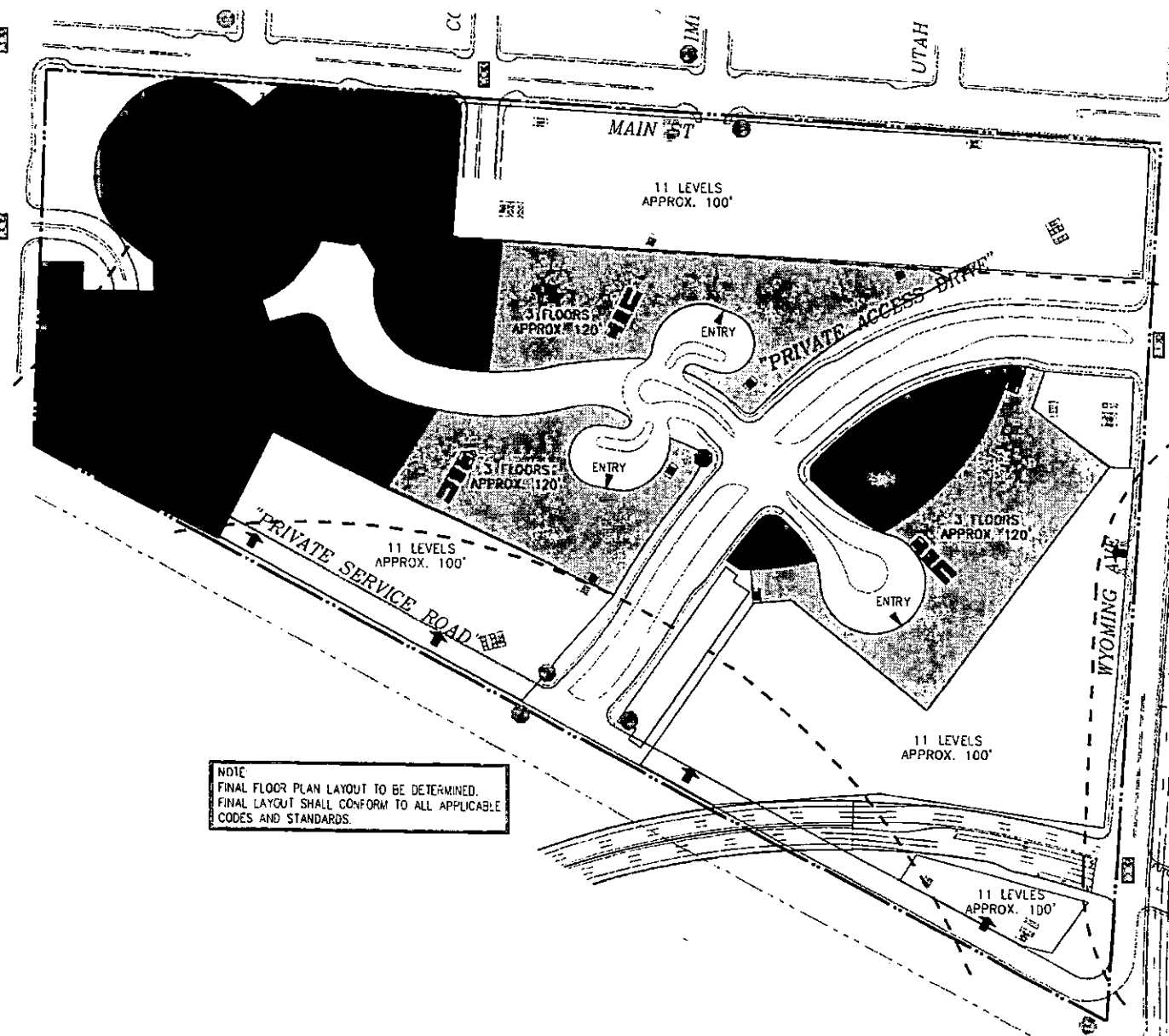
On-going Title

Overall
Ground Level
Plan

Scale _____ 1"=10'

Sheet 5

Project Number **24916.000**



NOTE
FINAL FLOOR PLAN LAYOUT TO BE DETERMINED.
FINAL LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS.

1999

-  Forest
 Shrubland
 Grassland
 Tundra
 Water
 Urban
 Barren
 Snow/ice
 Cloud
 Sun
 Moon
 Lightning bolt
 Fire
 Rain
 Snowflake
 Wind
 Thunder
 Fog
 Hail
 Ice cube
 Fireball
 Lightning bolt
 Fire
 Rain
 Snowflake
 Wind
 Thunder
 Fog
 Hail
 Ice cube

SUP-21169

05/24/07 PC

JJR

AIR, LLC
 110 MILLER AVENUE
 ANN ARBOR MICHIGAN 48106
 734 582 4437 F
 734 582 7520 F
 800 441-8387

In collaboration with:

SMITHGROUP
PAPER • PAPER • PAPER



Robert H. Vogel, President
and Managing Director
Clay J. Vogel, Jr., Vice President

Number of Age	Age	Class
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Date and Signature

NOT FOR CONSTRUCTION

en 1998

Drawing Title :

Phase 1 Plan
Arena +
Sports Mart

1961

Sheet 7

24976 (MKT)

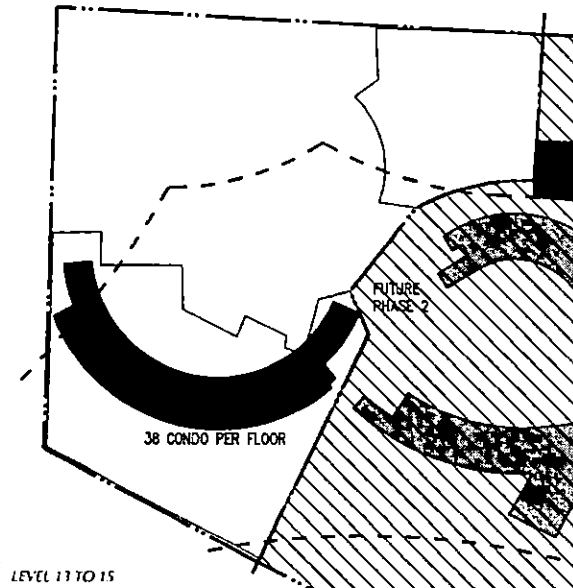
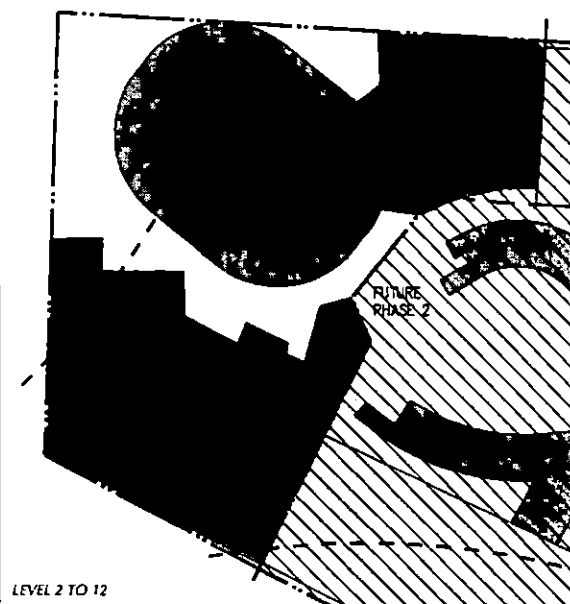
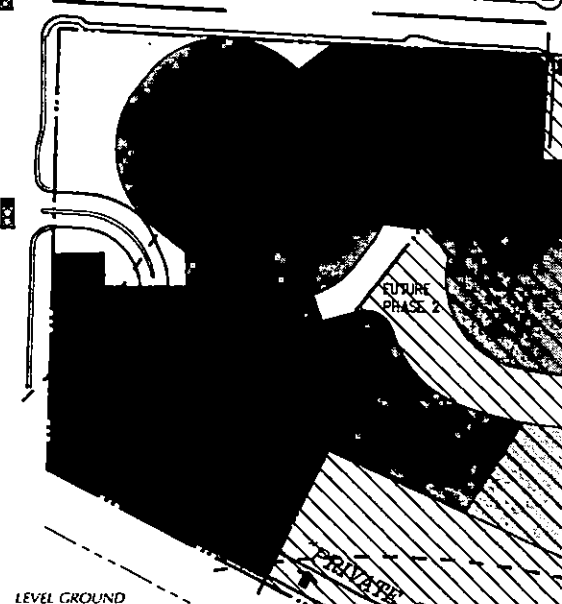
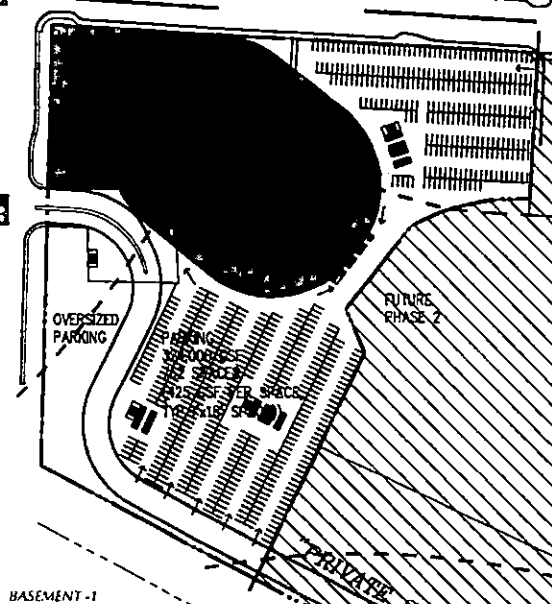
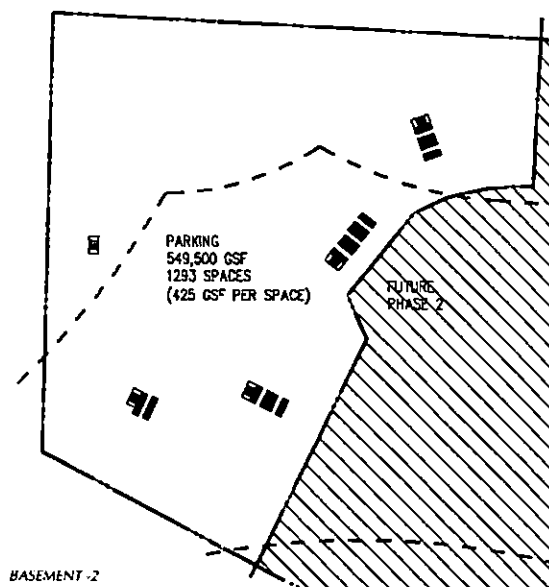


Table 2 - City of Las Vegas Required Parking; per Centennial Recommendations

Development	Size/Quantity	City of Las Vegas Required Parking per Centennial Recommendations	Parking Required
Hotel	4,000 Rooms	1.5 guestrooms	2,300
Condo (assume all 2 bedroom units)	1,500 Units	1 unit	1,500
Resort/Condo + Timeshare	1,600 Units	1 unit	1,600
Gaming	300,000 SF GFA	1.90 sf/st	3,330
Academy	22,000 Sqft	1.4 sq/st	3,080
Retail	785,000 SF	1.100 sf/st of g	2,355
Office/GOH	450,000 SF	1.100 sf	1,500
Convention**	3,350,000	1.100 SF **	3,650
NON-SHARED TOTAL			21,890
SHARED TOTAL			17,814
PARKING PROVIDED			14,830

LEGEND

-  Arena
 Sports Mart
 Casino
 Hotel
 Hotel Condo
 Condo
 Retail
 Parking
 Limit of Work
 Coming Set Back

SUP-21169

05/24/07 PC



REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

**RE: Justification Letter
Special Use Permit for Mixed Use
Project "Pulse Las Vegas"**

Dear Sirs/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for a Special Use Permit for Mixed Use. The proposed project involves the redevelopment of approximately 70 acres south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks ("Pulse").

The proposed zoning designation for the entire project, C-2, will require a Special Use Permit for Mixed Use development. Pulse is a mixed use, master planned project consisting of casinos, hotels, residential, office space, retail, entertainment venues and potential conference/exhibition space. The project incorporates public open spaces with entertainment venues next to cafes, restaurants and retail. The project will result in a walkable, synergistic development that feeds into its adjacent neighborhoods. The project will include multiple housing options as well as office space to accommodate corporate headquarters as well as local small businesses.

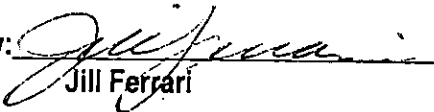
The Site Development Plan for Pulse incorporates the following mixed uses in Phase I: a 22,000 seat professional sports arena; 50,000 square feet of street level retail; 3,500,000 square feet of permanent sporting goods exhibition space; and, 100 condominium units. Remaining phases include: 300,000 square feet of casino floor space with 950,000 square feet of casino related retail, back of house and conference room space; 500,000 square feet of commercial-retail space; 6,000 hotel rooms; 1,500 condo-hotel rooms; and 1,500 condominium units.

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**SUP-21169
05/24/07 PC**

The Downtown Centennial Plan encourages a mixture of uses that will invite tourists and residents alike. Pulse is specifically designed to meet the goals and objectives of the Downtown Centennial Plan. The mixture of uses and amenities will draw tremendous interest on a continual basis, by providing entertainment and amenities for tourists and residents, office and exhibition space and a variety of retail options. The economic impact of the proposed development will be unprecedented in the City of Las Vegas. The significant tax increment revenue generated by the project can be used throughout the Redevelopment Area for public improvements. A Special Use Permit for Mixed Use is justified based on the anticipated economic impact.

Sincerely,
REI NEON LLC

By: 
Jill Ferrari

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APR 10 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-21171 - SPECIAL USE PERMIT RELATED TO GPA-20227, ZON-21165, ZON-21166, SUP-21168, AND SUP-21169 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED HIGH RISE MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

222

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

56

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TROWBRIDGE excused and TRUESDELL abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion and backup.

(6:38 – 8:27)

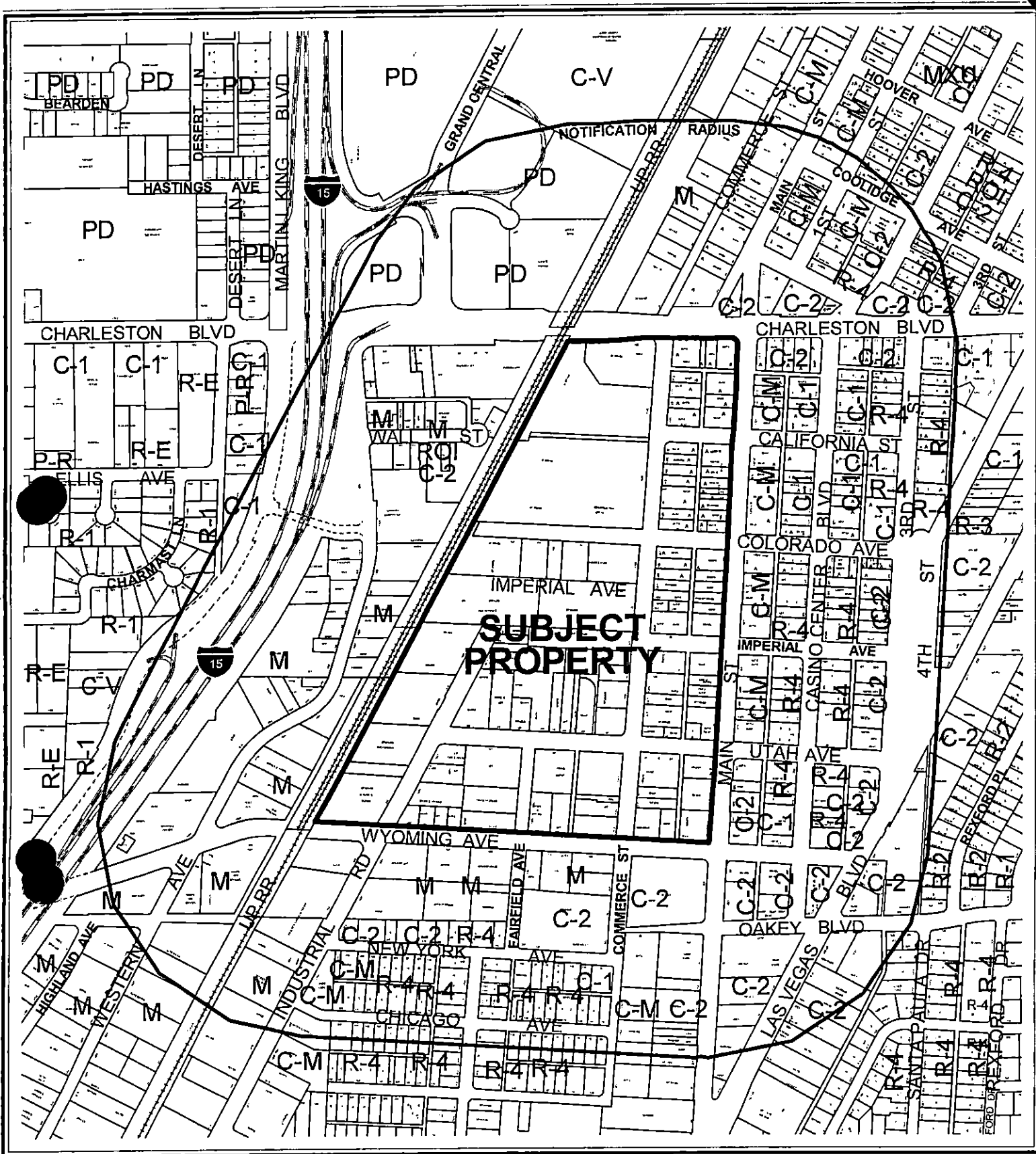
1-1223

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 21 – SUP-21171

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.06.080 for a project in the Airport Overlay District.
2. Conformance to the conditions for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21172, SDR-21175 and VAC-21173 if approved.
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. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-21171

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)
[PROPOSED: C-2 (GENERAL COMMERCIAL)]



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-21171 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC**

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

1. Conformance to all minimum requirements under Title 19.06.080 for a project in the Airport Overlay District.
2. Conformance to the conditions for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21172, SDR-21175 and VAC-21173 if approved.
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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-21171 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed high-rise mixed-use development in the Airport Overlay District at the southwest corner of Charleston Boulevard and Main Street. The Overlay District would permit a maximum height of 200 feet; the applicant is requesting approval of a 470-foot tall structure.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20227), Rezoning (ZON-21165 and ZON-21166), Special Use Permits (SUP-21168, SUP-21169, and SUP-21172), a Site Development Plan Review (SDR-21175) and Vacation (VAC-21173) will be heard concurrently with this item.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

SUP-21171 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting will be held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Blvd. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

JM

SUP-21171 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails ³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.
2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

SUP-21171 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South District.

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Setbacks	70% of the first story façade shall align along the front property line.	N	N
Corner Side	70% of the first story façade shall align along the front property line.	N	N
Service Areas	Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened	Not provided	N/A
Utilities	All power lines shall be located underground from the nearest street access to the project site.	Y	Y
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	Y	Y
Fences/Walls	Fences/walls may be up to eight feet. Walls must be decorative in nature with a minimum of 20 percent contrasting materials.	N/A	N/A
Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated	N/A	N/A
Parking Structures	Parking structures shall have ground level retail, office or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback. A 10 foot setback shall be required where no retail occurs.	Y	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).	N	N*

SUP-21171 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.	N	N*
	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).	Y	Y
	Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.	N	N*

*A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk.	Y	Y
North-South Streets	Major north-south streets (Main Street) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element; 25 feet tall and spaced 30 feet apart. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15 feet	Y	Y

SUP-21171 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

Bus Turnouts	Charter bus drop areas shall be provided in close proximity to the entrances of newly constructed hotels.	N/A	N/A
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Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided Parking		Compliance
		Parking Ratio	Parking		Regular	Handi-capped	
Hotel	6,000 Rooms	1:Guest room	6,000				
Condo (assuming all are two bedroom units)	1,500 Units	1:1.75 unit	2,625				
Resort/Condo Timeshare	1,600 Units	1:unit, plus 10 spaces for each 1,000 feet of accessory uses	1,600				
Gaming Establishment, Non restricted	300,000 SF of GFA	1:90 SF of GFA	3,334				
Private Sports Arena	22,000 Seats	1:4 fixed seats	5,500				
Retail Establishment	785,000 SF	1:250 SF of GFA	3,140				
Office	450,000	1:300 SF	1,500				
SubTotal			23,472	227			
TOTAL			23,699*		14,500	Not provided	

*Per the ULI Shared Parking Study, 13,814 shared parking spaces should be provided.

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May 24, 2007 - Planning Commission Meeting

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The proposed mixed-use development will include multiple tower elements, ranging in height from 360 feet to 470 feet. As the proposed height exceeds the 200-foot height limit imposed by the Airport Overlay maps, approval of a Special Use Permit is required. The applicant must provide proof of project approval from the Federal Aviation Administration (FAA) and the Clark County Department of Aviation prior to submittal of a building permit application. Approval from these agencies is necessary so as to prevent changes to existing flight patterns and routes, as any changes might result in impacts to the residential neighborhoods the lie to the east and west of the subject site.

The uses proposed for the site are generally consistent with the C-2 (General Commercial) zoning that is intended for the site; the arena, non-restricted gaming, and residential uses require the approval of Special Use Permits (SUP-21168 and SUP-21169). The proposed structures are generally consistent with the applicable standards of the Downtown Centennial Plan as noted in the accompanying Site Development Plan Review (SDR-21175) report.

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 uses are generally compatible with the surrounding land uses, and those uses projected by the General Plan.

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

The subject site is 73.5 acres in size, and is physically suitable for the mixture of uses and scale of development proposed for the site.

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May 24, 2007 - Planning Commission Meeting

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

The location and intensity of this development will impact adjacent roadways; the applicant will be required to mitigate these impacts as a condition of approval of the project. A traffic study is required to determine the full extent of the mitigation improvements that will be necessary.

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.”**

Provided that there are no impacts to existing flight routes and patterns, approval of this Special Use Permit will not compromise public health, safety or welfare.

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

The applicant will be required to obtain approval from the FAA and the Clark County Department of Aviation prior to application for a building permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21172, VAC-21173 & SDR-21175]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-21171** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: _____

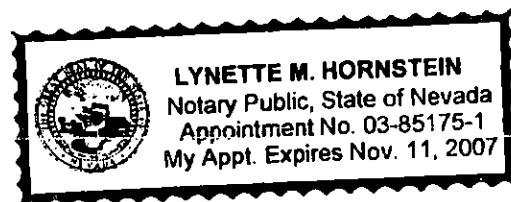
Signature of Property Owner: *Jill Ferrari*

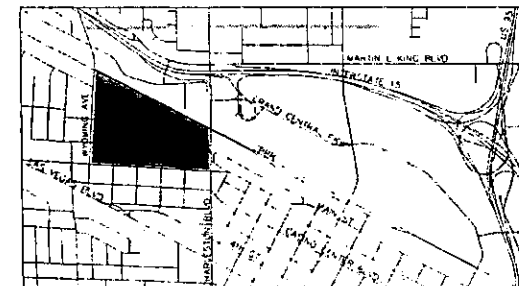
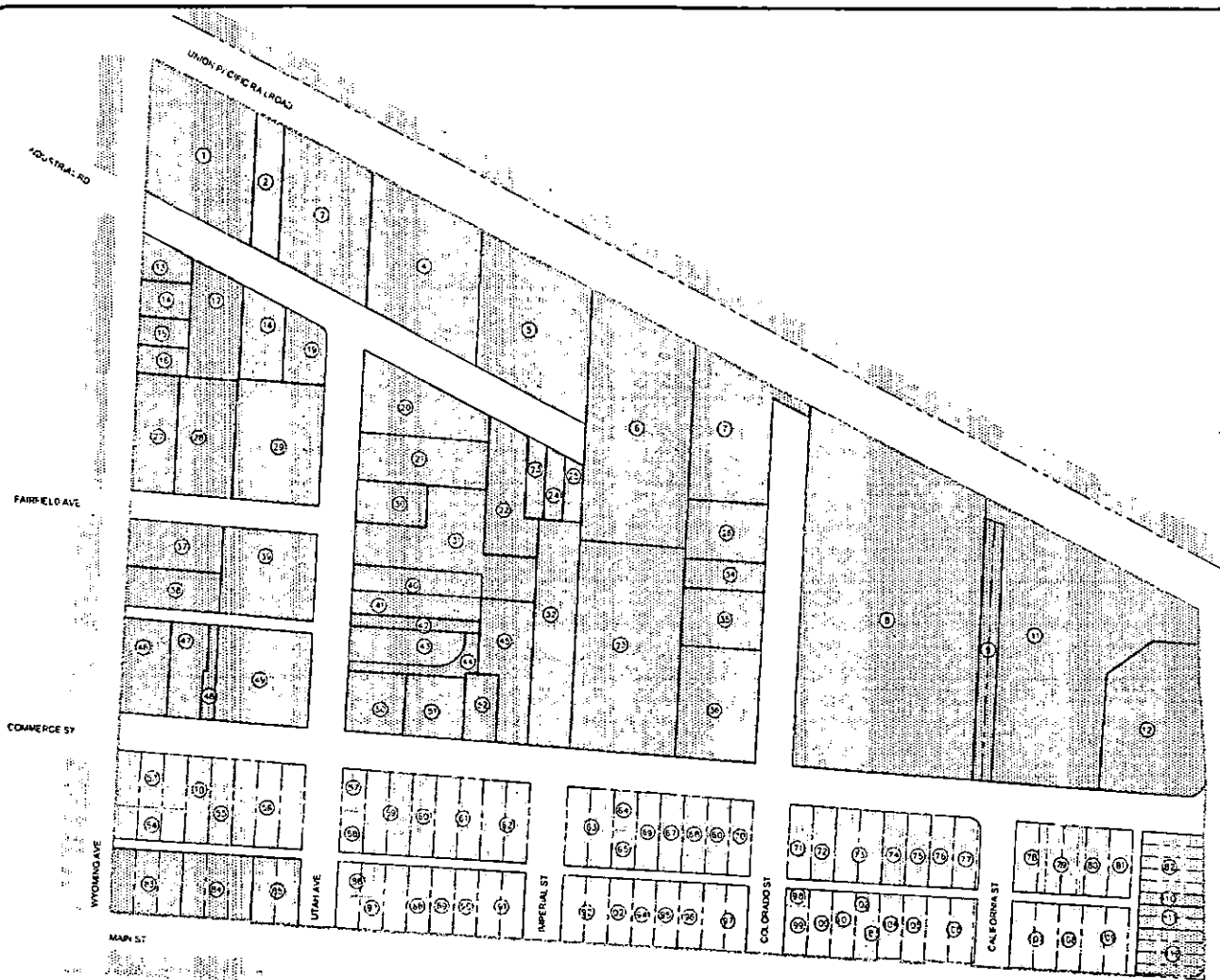
Print Name: Jill Ferrari

Subscribed and sworn before me

This 1st day of April, 2007

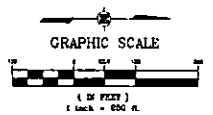
Lynette M. Hornstein
Notary Public in and for said County and State





PROJECT VICINITY MAP

APN TABLE		
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162-04-607-100	162-04-607-100	162-03-210-100



LEGEND:
 --- PROJECT BOUNDARY
 [Pattern] C2 - GENERAL COMMERCIAL DISTRICT
 [Pattern] C3 - COMMERCIAL INDUSTRIAL DISTRICT
 [Pattern] M - INDUSTRIAL DISTRICT

Point: K:\CADD\622610-PE\1000-Nash\Signs\Exhibits\Exhibit.cwg (2/20/07)

SUP-21171
05/24/07 PC

EXISTING PROPERTY
 ZONING CLASSIFICATION EXHIBIT
 April 2, 2007

Prepared by: [Firm Name] and Associates, Inc.

This is a detailed plat map of a triangular section of land. The top boundary is labeled "PACIFIC RAILROAD". The bottom-left boundary is labeled "MAIN ST". The bottom-right boundary is labeled "COMMERCE ST". The map is divided into numerous numbered lots, ranging from 1 to 40. The lots are arranged in a grid-like pattern, with some larger lots in the center and smaller lots along the streets. The map also shows several streets, including "1ST ST", "2ND ST", "3RD ST", "4TH ST", "5TH ST", "6TH ST", "7TH ST", "8TH ST", "9TH ST", and "10TH ST". The map is oriented with the Pacific Railroad at the top and Main St at the bottom-left.



✓ *Ch. 10* → *Direct Evidence*

- PROJECT BOUNDARY**
-  **CC - GENERAL COMMERCIAL DISTRICT**
-  **CI - COMMERCIAL INDUSTRIAL DISTRICT**
-  **I - INDUSTRIAL DISTRICT**

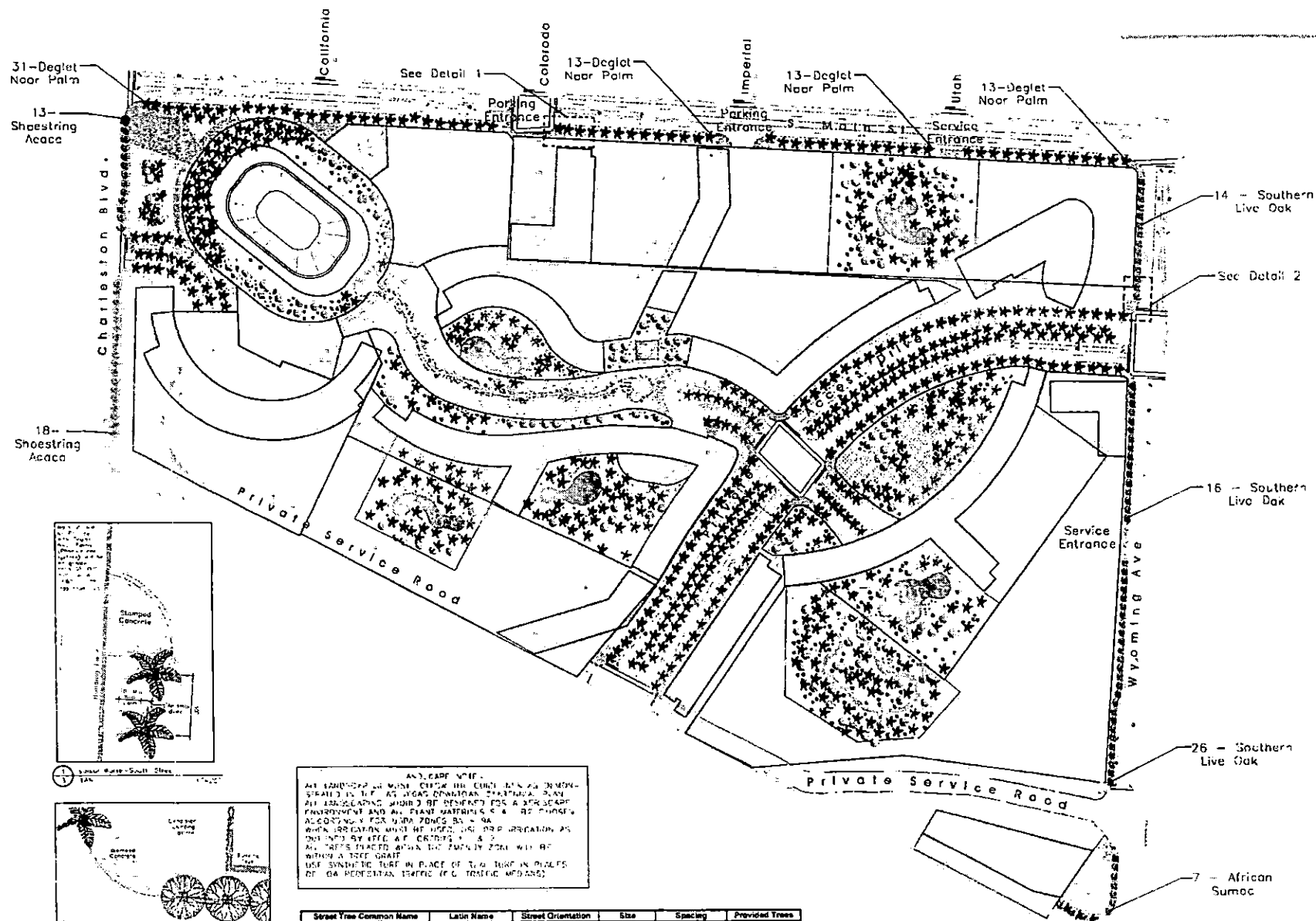
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12-01-24-06-1400-001	12-01-24-09-438-001	12-01-23-11-01-274	
12-01-24-06-1409-001	12-01-24-09-445-001	12-01-23-11-01-275	
12-01-24-06-1418-001	12-01-24-09-452-001	12-01-23-11-01-276	

PROPOSED PROPERTY
ZONING CLASSIFICATION EXHIBIT

April 7, 2007



SUP-21171
05/24/07 PC

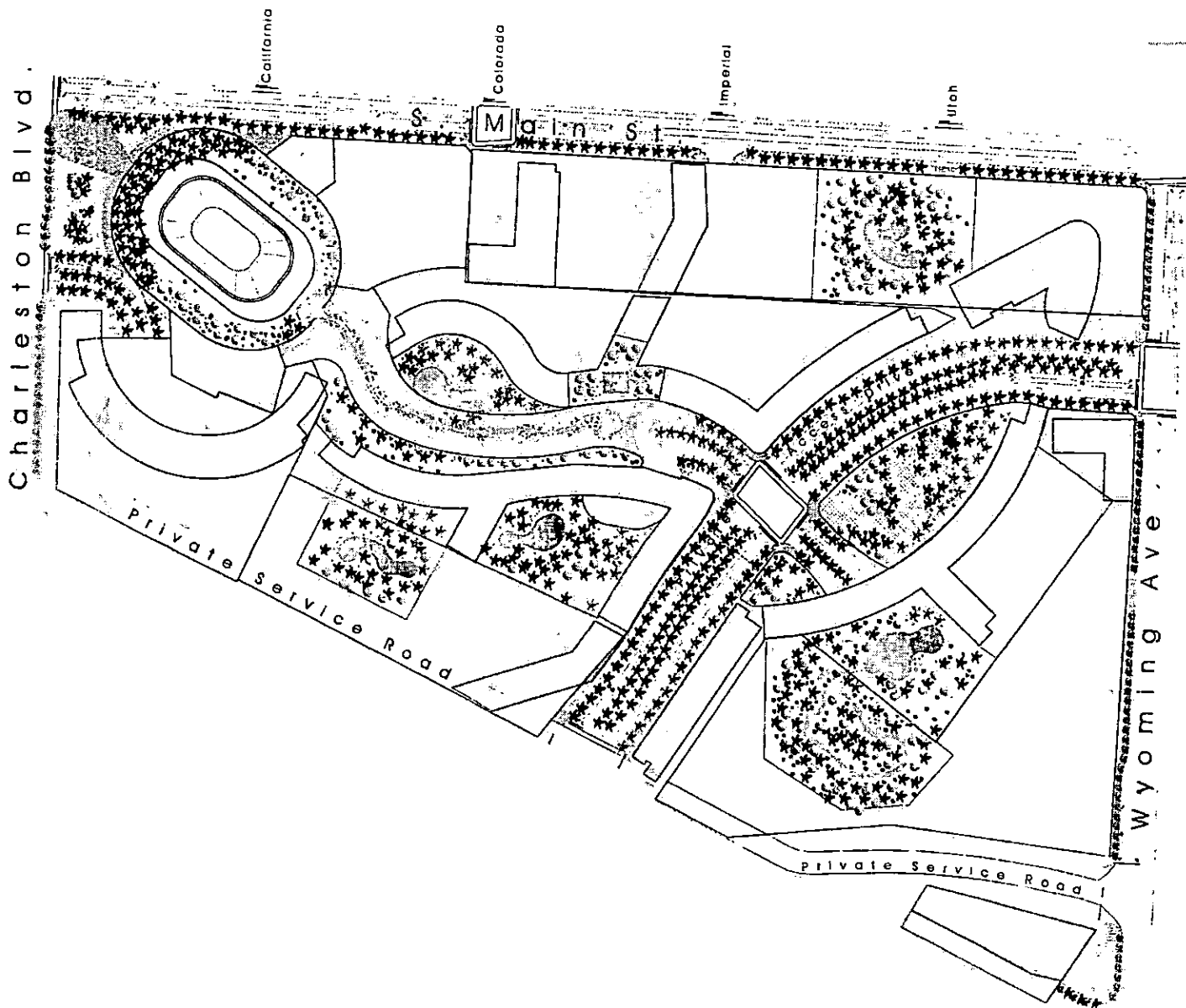


ANY LANDSCAPE OR PLANTING MUST BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE DESIGN STANDARDS. ALL LANDSCAPING SHOULD BE DESIGNED FOR A 25-YEAR LIFESPAN. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

Street Tree Common Name	Latin Name	Street Orientation	Size	Spacing	Provided Trees
Deglet Noor Palm	Phoenix dactyloides	North-South	25 or Larger	30' (35 Required)	67
Southern Live Oak	Quercus virginiana	East-West	36" Box Tree	20' (30 Required)	36
Shoestring Acacia	Acacia gerrardii	East-West	36" Box Tree	20' (30 Required)	29
African Sumac	Rhus glabra	East-West	36" Box Tree	20' (30 Required)	7

SUP-21171
05/24/07 PC

FILE C:\Documents and Settings\jv\name\Drawings\Las Vegas\Main\811-4-4-07.dwg DATE: Apr. 03 2007 TIME: 10:29 am



Project North



Pulse
Las Vegas Redevelopment

REI

JJR

JJR, LLC
110 TALLER AVENUE
PHOENIX, ARIZONA 85014
734.962.4457
734.962.7320
www.jjr.com

in collaboration with:

SMITHGROUP
architecture engineering interior planning

KEA

Kinney-Ham
and Associates, Inc.
Clay J. Vogel, Inc.

Revised for Rev Date

Notes and Signatures

NOT FOR CONSTRUCTION

Site Plan

Drawing Title

Scale

1"=100'

Revised for

Overall
Site Plan

1"=100'

Sheet 1
24916.000

SUP-21171
05/24/07 PC

[illegible]

NOT FOR CONSTRUCTION

Key Point

Drawing 142

Setbacks & Circulation Plan

1956

Sheet 2

24916.000

SUP-21171
05/24/07 PC

APR 11 C
110 MILLER AVENUE
ANN ARBOR, MICHIGAN 48106
734 662 4457 T
734 662 7120 F
www.illinois.gov

Stanley-Hartman
and Associates, Inc.
Clay J. Vogel, Inc.

[illegible]

Seals and Signatures

NOT FOR CONSTRUCTION

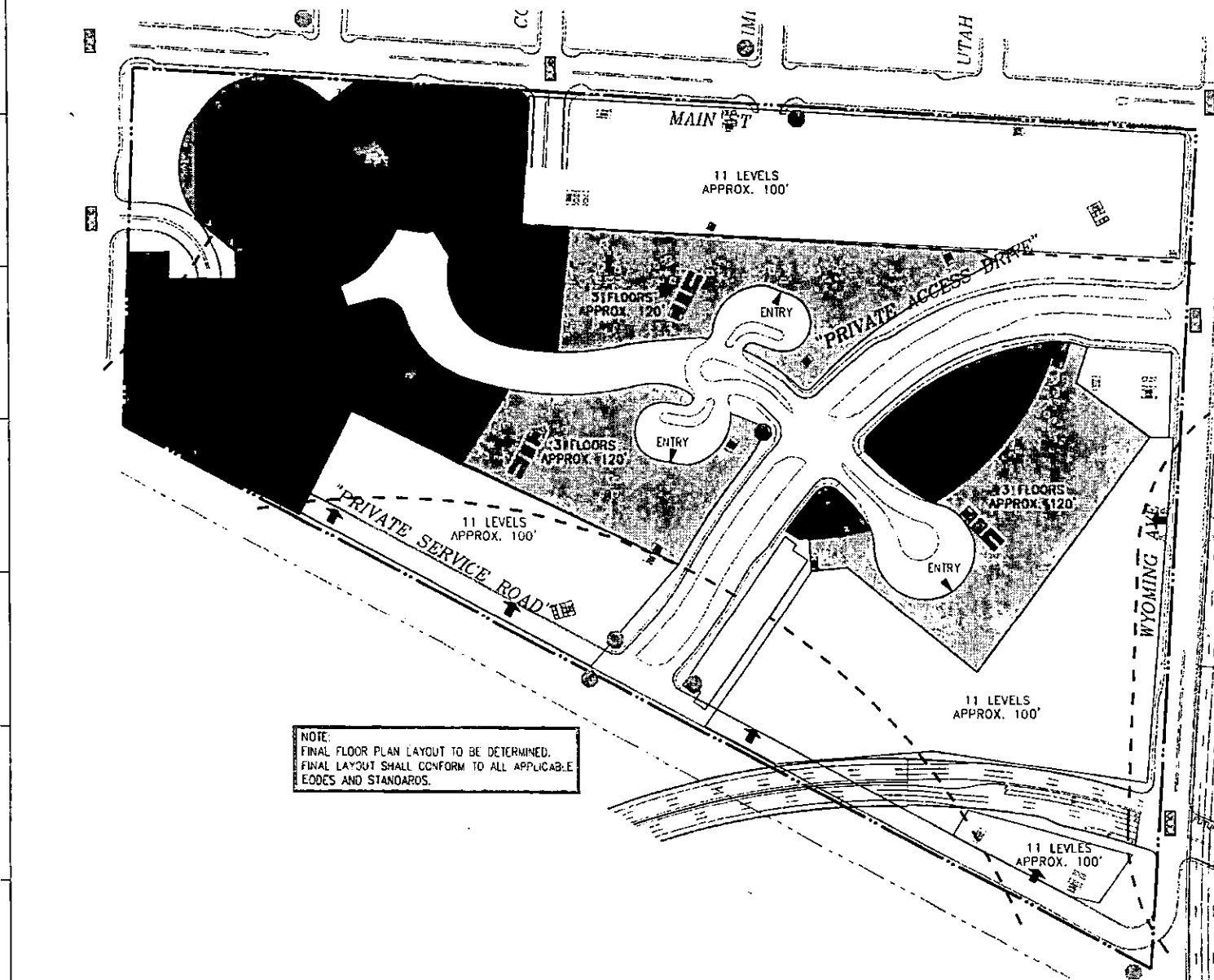
Key Plan

Das erste Teil

Overall
Ground Level
Plan

Scale	1"-100'
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Project Number	24916.000
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NOTE:
FINAL FLOOR PLAN LAYOUT TO BE DETERMINED.
FINAL LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS.

FILE P:\Project Name\SGA Switch 040607\SGA switch 040607.dwg USER:mschmady DAT: Apr, 08 2:07 TID: 003408

SUP-21171

05/24/07 PC

APR 13 2007

Pulse
Las Vegas Redevelopment

REI

JJR

APR LLC
410 MILLER BLVD.
ANN ARBOR MICHIGAN 48106
734-662-1222
www.jjr.com

In collaboration with:

SMITHGROUP
architects engineering interior planning

Clay J. Vogel, Inc.

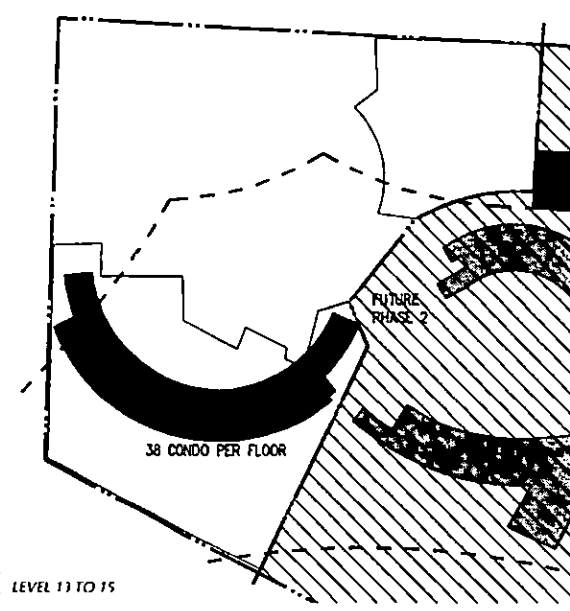
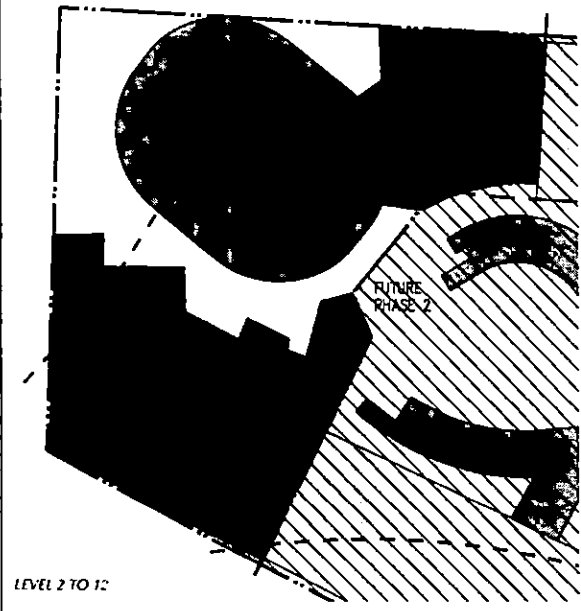
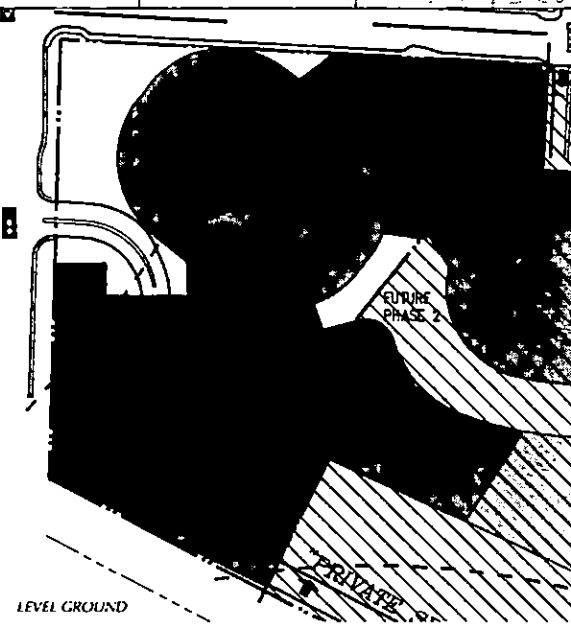
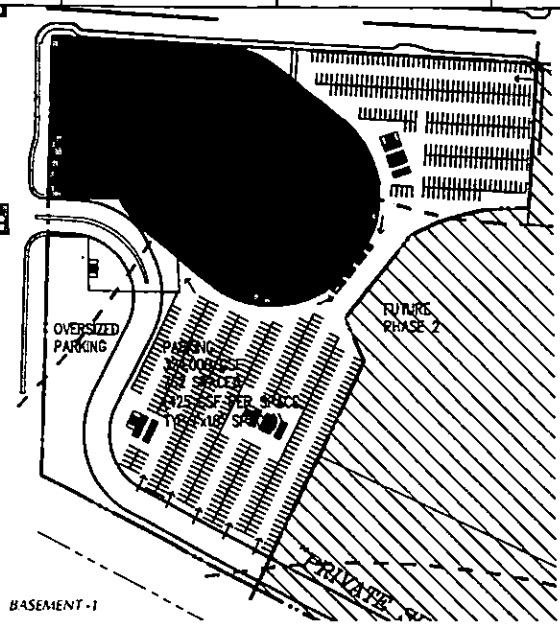
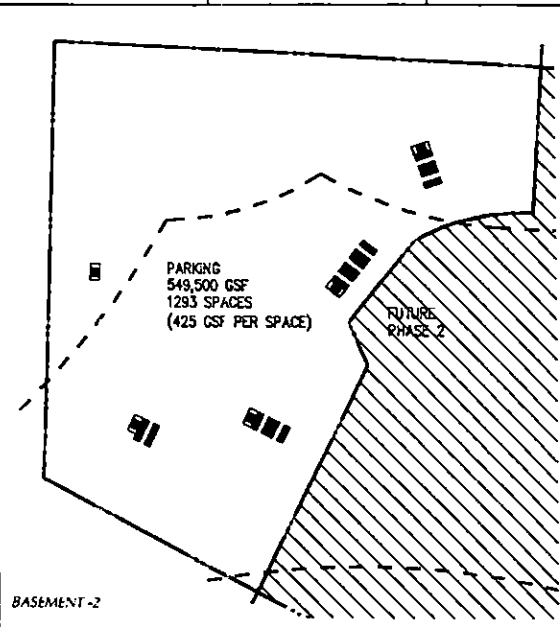


Table 2 - City of Las Vegas Required Parking per Centennial Recommendations

Development	Size/Quantity	City of Las Vegas Required Parking per Centennial Recommendations	Parking Required
Hotel	6,000 Rooms	1.3 Recommendations	2,160
Condo (assume all 2 bedroom units)	1,500 Units	1 unit	1,500
Resort/Condo - Timeshare	1,600 Units	1 unit	1,600
Gaming	300,000 SF GFA	1.90 of gfa	3,330
Arena	22,000 Seats	1.2 seats	5,500
Retail	1,765,000 SF	3.1,000 sf of gfa	2,355
Office/BOH	450,000 SF	1.300 sf	1,500
Convention	3,650,000	1.1,000 SF	1,450
NON-SHARED TOTAL			21,610
SHARED TOTAL			13,814
PARKING PROVIDED			24,930

LEGEND

- Arena
- Sports Mart
- Casino
- Hotel
- Hotel Condo
- Condo
- Retail
- Parking
- Limit of Work
- Coming Set Back

NOT FOR CONSTRUCTION

Phase 1 Plan
Arena +
Sports Mart

Sheet 7
24916.000

SUP-21171
05/24/07 PC

PROJECT: Pulse Las Vegas Redevelopment; LOCATION: Las Vegas, NV; DATE: 05/24/07; TIME: 02:08 PM; DRAWN BY: J. Vogel; CHECKED BY: J. Vogel; SCALE: 1"=100'; SHEET: 7 OF 7

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

**RE: Justification Letter
Special Use permit – Airport Overlay District
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for a Special Use Permit for the Airport Overlay District. The proposed Rezoning involves approximately 70 acres of property south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks in the City of Las Vegas. The property is easily accessible from the Charleston Boulevard I-15 interchange.

Pulse is a mixed use, master planned, multi-phased project consisting of a 22,000 seat professional sports arena; 50,000 square feet of street level retail; 3,500,000 square feet of permanent sporting goods exhibition space; and, 100 condominium units in the first phase. Remaining phases include: 300,000 square feet of casino floor space with 950,000 square feet of casino related retail, back of house and conference room space; 500,000 square feet of commercial-retail space; 6,000 hotel rooms; 1,500 condo-hotel rooms; and 1,500 condominium units.

The property is included in the Airport Overlay District. The maximum height of the proposed buildings and architectural features will not exceed Federal Aviation Administration (FAA) regulations. FAA procedures and guidelines will be adhered to during the project planning phase, and FAA approval will be achieved prior to construction. Therefore, a Special Use Permit for Airport Overlay District is justified.

Sincerely,
REI NEON LLC

By: 

Jill Ferrari
Authorized Representative

SUP-21171
05/24/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-21172- SPECIAL USE PERMIT RELATED TO ZON-21165, ZON-21166, SUP-21168, SUP-21169, AND SUP-21171 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, NON-RESTRICTED at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	222
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	56
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TROWBRIDGE excused and TRUESDELL abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion and backup.

(6:38 – 8:27)

1-1223

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 22 – SUP-21172

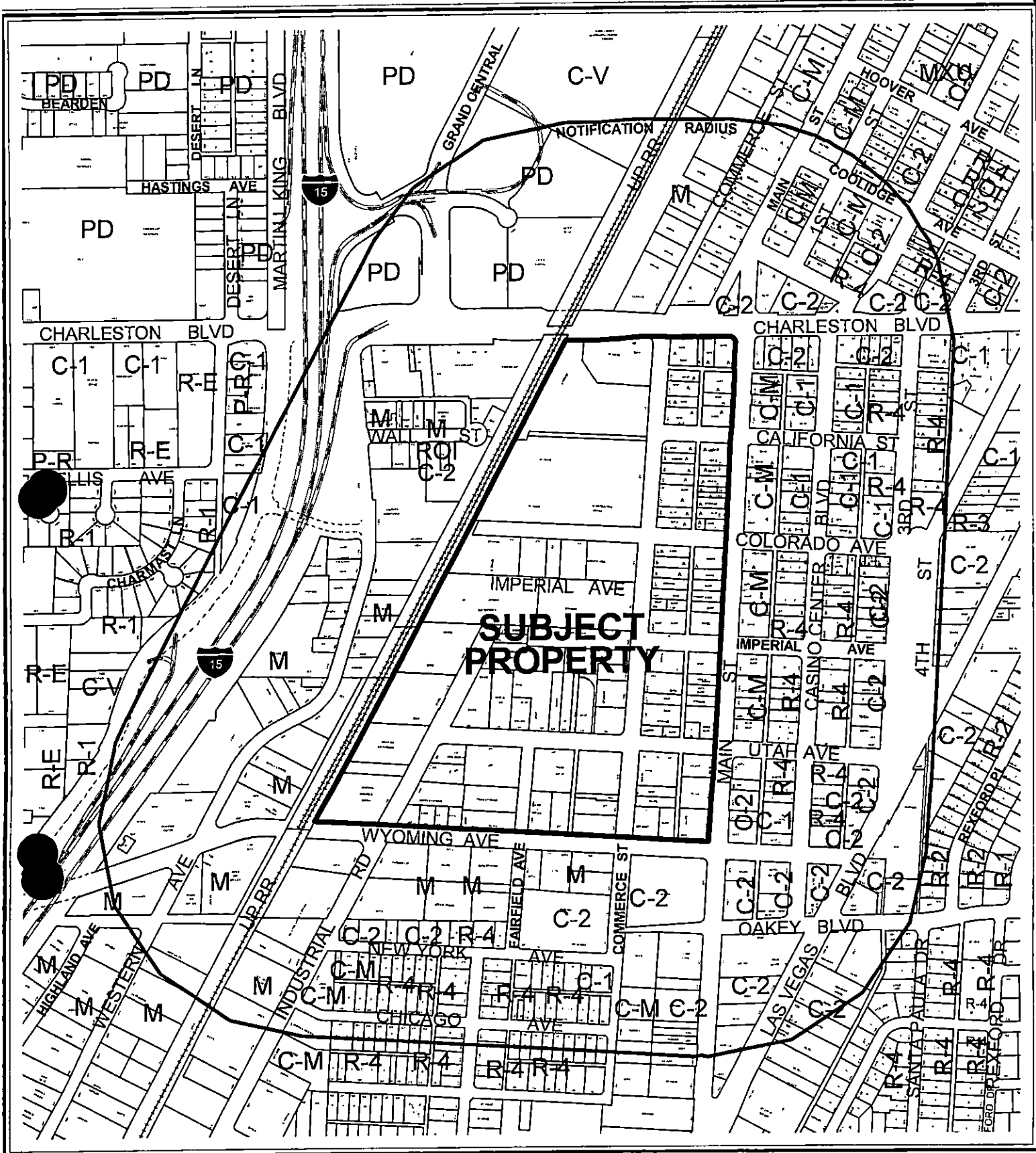
CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04 for the Non-Restricted Gaming use.
2. Conformance to the conditions for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SDR-21175 and VAC-21173 if approved.
3. The expansion of the Gaming Enterprise Overlay District shall be limited to the following parcels that are wholly outside the required buffer radii for Non-Restricted Gaming uses:

162-04-507-005	162-04-608-006
162-04-608-002	162-04-607-008
162-04-507-011	162-04-607-016
162-04-607-015	162-04-608-017
162-04-608-001	162-04-607-004
162-04-607-002	162-04-607-013
162-04-607-012	162-04-607-018
162-04-607-017	162-04-608-003
162-04-607-021	162-04-608-005
162-04-607-007	162-04-608-007
162-04-608-004	162-04-607-019
162-04-608-010	162-04-607-010
162-04-607-003	162-04-507-004
162-04-607-006	
162-04-607-011	
162-04-607-014	
162-04-608-016	
162-04-607-001	
162-04-507-003	

4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-21172

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

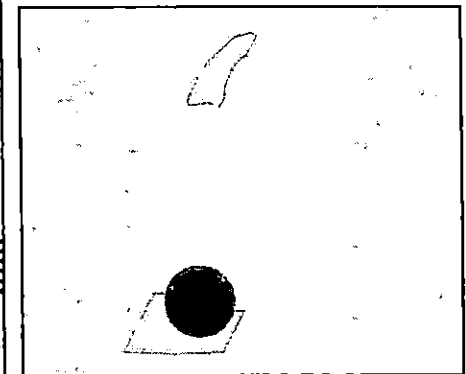
C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)
 [PROPOSED: C-2 (GENERAL COMMERCIAL)]



- Developed Residential
- Schools
- Religious
- 500 Foot Buffer of Residential Parcels
- 1500 Foot Buffer of School Parcels
- 1500 Foot Buffer of Religious Parcels
- Eligible Parcels for Gaming Enterprise District
- Gaming Locations (Non-Restricted)
- Downtown Centennial Plan Boundary



Area Location



DRAFT



0 550 1,100 2,200 Feet

Printed on May 14, 2007

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity the data in the map is an estimate not verified.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-21172 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all minimum requirements under Title 19.04 for the Non-Restricted Gaming use.
2. Conformance to the conditions for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SDR-21175 and VAC-21173 if approved.
3. The expansion of the Gaming Enterprise Overlay District shall be limited to the following parcels that are wholly outside the required buffer radii for Non-Restricted Gaming uses:

162-04-507-005	162-04-608-006
162-04-608-002	162-04-607-008
162-04-507-011	162-04-607-016
162-04-607-015	162-04-608-017
162-04-608-001	162-04-607-004
162-04-607-002	162-04-607-013
162-04-607-012	162-04-607-018
162-04-607-017	162-04-608-003
162-04-607-021	162-04-608-005
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162-04-608-004	162-04-607-019
162-04-608-010	162-04-607-010
162-04-607-003	162-04-507-004
162-04-607-006	
162-04-607-011	
162-04-607-014	
162-04-608-016	
162-04-607-001	
162-04-507-003	

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

JM

SUP-21172 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

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

SUP-21172 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Non-Restricted Gaming Establishment at the southwest corner of Charleston Boulevard and Main Street. Staff finds that the proposal is consistent with the minimum standards listed in Title 19.04; however, the approval is conditioned upon the expansion of the Gaming Enterprise Overlay District (ZON-21166) and is limited to those existing parcels of record wholly outside the required separation areas.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20227), Rezoning (ZON-21165 and ZON-21166), Special Use Permits (SUP-21168, SUP-21169, and SUP-21171), a Site Development Plan Review (SDR-21175) and Vacation (VAC-21173) will be heard concurrently with this item.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

SUP-21172 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting was held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Blvd. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

SUP-21172 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

SUP-21172 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South District.

Standard	Required/Allowed	Provided	Compliance
Setbacks	70% of the first story façade shall align along the front property line.	N	N
Corner Side	70% of the first story façade shall align along the front property line.	N	N
Service Areas	Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened	Not provided	N/A
Utilities	All power lines shall be located underground from the nearest street access to the project site.	Y	Y
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	Y	Y
Fences/Walls	Fences/walls may be up to eight feet. Walls must be decorative in nature with a minimum of 20 percent contrasting materials.	N/A	N/A
Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated	N/A	N/A
Parking Structures	Parking structures shall have ground level retail, office or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback. A 10 foot setback shall be required where no retail occurs.	Y	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).	N	N*

SUP-21172 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.	N	N*
	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).	Y	Y
	Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.	N	N*

*A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk.	Y	Y
North-South Streets	Major north-south streets (Main Street) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element; 25 feet tall and spaced 30 feet apart. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15 feet	Y	Y

SUP-21172 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

Bus Turnouts	Charter bus drop areas shall be provided in close proximity to the entrances of newly constructed hotels.	N/A	N/A
--------------	---	-----	-----

Parking Requirement – Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided Parking		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	6,000 Rooms	1:Guest room	6,000				
Condo (assuming all are two bedroom units)	1,500 Units	1:1.75 unit	2,625				
Resort/Condo Timeshare	1,600 Units	1:unit, plus 10 spaces for each 1,000 feet of accessory uses	1,600				
Gaming Establishment , Non restricted	300,000 SF of GFA	1:90 SF of GFA	3,334				
Private Sports Arena	22,000 Seats	1:4 fixed seats	5,500				
Retail Establishment	785,000 SF	1:250 SF of GFA	3,140				
Office	450,000	1:300 SF	1,500				
SubTotal			23,472	227			
TOTAL			23,699*		14,500	Not provided	

*Per the ULI Shared Parking Study, 13,814 shared parking spaces should be provided.

SUP-21172 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

Non-restricted Gaming Establishments must conform to the following minimum standards listed in Title 19.04:

GAMING ESTABLISHMENT, NONRESTRICTED

- *1. Except as otherwise exempted by State law, non-restricted gaming establishments must be located within the Gaming Enterprise Overlay District described in Subchapter 19.06.070.
- *2 A Special Use Permit is required for:
 - a. Any new non-restricted gaming establishment.
 - b. Any increase in the amount, variety or magnitude of gaming to be offered within an existing non-restricted gaming establishment whether or not the existing gaming was approved by means of a Special Use Permit.
- *3 The Special Use Permit requirement in Paragraph 2 above:
 - a. Applies to all property in the City, wherever located and whether or not it is located in the Gaming Enterprise Overlay District;
 - b. Applies to existing non-restricted gaming establishments whether or not they have applied for an increase in the amount, variety or magnitude of gaming to be offered;
 - c. Applies to any property or establishment irrespective of any rights or purported rights established by prior adjudication, to the extent such rights have not become vested by the exercise thereof; and
 - d. Supersedes and prevails over every other provision of the Municipal Code to the contrary, or that might be deemed to be interpreted to the contrary.

SUP-21172 - Staff Report Page Eight
May 24, 2007 - Planning Commission Meeting

Please note the following relative to the requirements listed above:

1. The applicant has filed an application (ZON-21166) to expand the Gaming Enterprise Overlay District to permit three non-restricted gaming facilities on the subject development site. This Special Use Permit application cannot be approved unless the expansion of the Gaming Overlay is also approved.
2. This Special Use Permit application has been filed to allow three new non-restricted gaming facilities on the subject site.
3. This application has been filed in accordance with City regulations.

As noted above, approval of this application is dependent upon the approval of the associated request (ZON-21166) to expand the Gaming Enterprise District Overlay to the subject development site. Due to the regulations listed in Nevada Revised Statutes (NRS 463.3086), the expansion of the overlay is limited to those parcels completely outside of the minimum separation radius from any protected uses. Consequently, this Special Use Permit will be limited to those parcels outside the separation radii; an exhibit is attached showing the estimated parcels to which this approval may be applied, and the parcel numbers have been listed in the conditions of approval.

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 non-restricted gaming use is generally compatible with the surrounding commercial uses and with future surrounding land uses as projected by the General Plan.

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

The subject site is 73.5 acres in size, and is physically suitable for the gaming and other uses and scale of development proposed for the site.

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

SUP-21172 - Staff Report Page Nine
May 24, 2007 - Planning Commission Meeting

The location and intensity of this development will impact adjacent roadways; the applicant will be required to mitigate these impacts as a condition of approval of the project. A traffic study is required to determine the full extent of the mitigation improvements that will be necessary.

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

Approval of this Special Use Permit will not compromise public health, safety or welfare.

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

The use is consistent with the applicable conditions listed in Title 19.04, subject to the approval of the associated Gaming Enterprise District Overlay expansion (ZON-21166).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, VAC-21173 & SDR-21175]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-21172** APN: _____
Name of Property Owner: REI Neon, LLC
Name of Applicant: REI Neon, LLC
Name of Representative: Jill Ferrari

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: _____

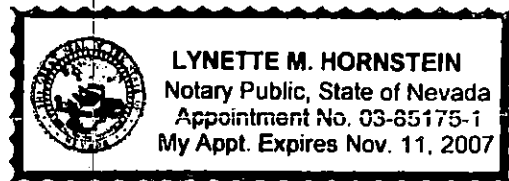
Signature of Property Owner: _____

Print Name: Jill Ferrari

Subscribed and sworn before me

This 3rd day of April, 2007

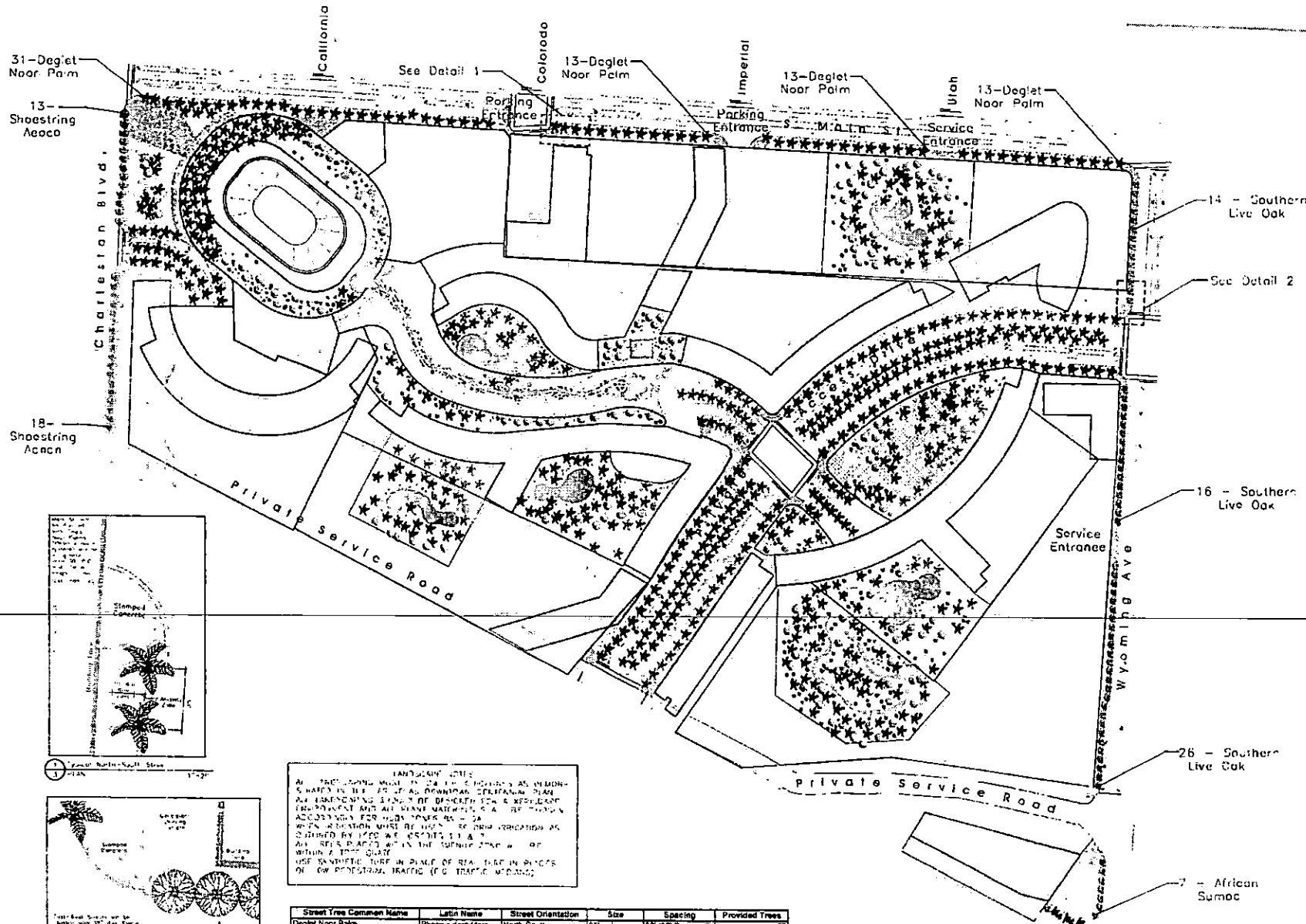
Lynette M. Hornstein
Notary Public in and for said County and State



NOT FOR CONSTRUCTION

Landscape Plan
1"=100'

Sheet 4
24916.000



ALL TREE PLANTING MUST BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND INSTALLATION MANUAL. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND INSTALLATION MANUAL. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND INSTALLATION MANUAL. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND INSTALLATION MANUAL.

Street Tree Common Name	Latin Name	Street Orientation	Size	Spacing	Provided Trees
Deglet Noor Palm	Phoenix dactyloides	North-South	25" or Larger	30' (35' Required)	67
Southern Live Oak	Quercus virginiana	East-West	36" Box Tree	20' (30' Required)	56
Shoestring Acacia	Acacia gerrardii	East-West	36" Box Tree	20' (30' Required)	29
African Sumac	Rhus lancea	East-West	36" Box Tree	20' (30' Required)	7

APR 10 2007

Pulse
Las Vegas Redevelopment

REI

JJR
JAMES J. RYAN, JR.
ARCHITECT
1100 MILLER AVENUE
ANN ARBOR, MI 48106
734.862.4437
www.jjr-arch.com

In collaboration with:
SMITHGROUP
architecture engineering interiors planning

Kimley-Horn
and Associates, Inc.
Clay J. Vogel, Inc.

Issued for: Rev: Date:

Scale and Signature

NOT FOR CONSTRUCTION

Key Plan

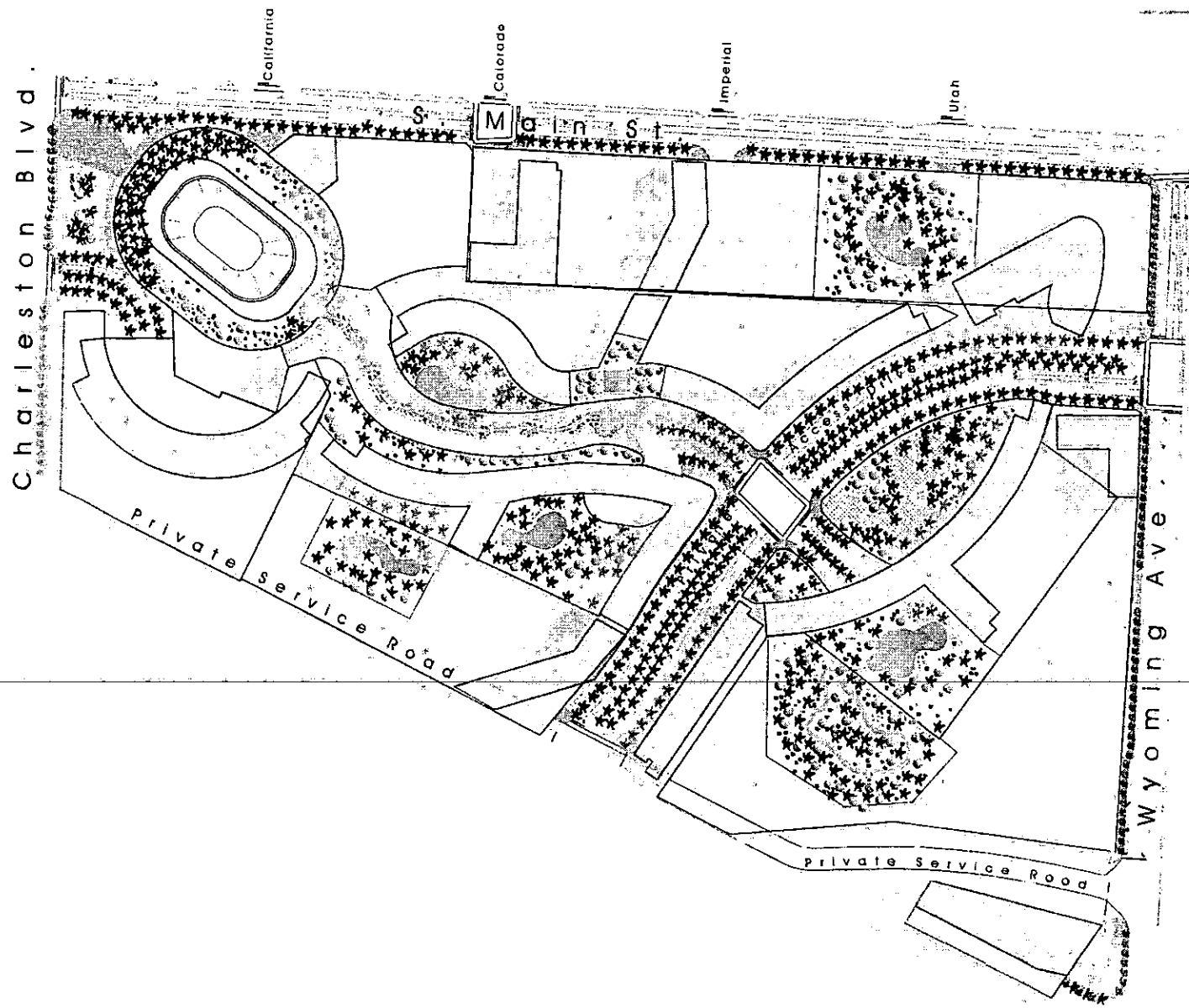
Drawing Title

Scale
Drawing Number

Overall
Site Plan
1"=100'

Sheet 1
24916.000

SUP-21172
05/24/07 PC



FILE C:\Documents and Settings\jryan\My Documents\Las Vegas\24916.dwg DATE: 05/24/07 TIME: 10:24 pm

JJR Journal of the
American
Nursing Association

AIR TEL
110 WILHELMSTRADE
ALAN ARBOR MICHIGAN 48104
734 967 4431
734 967 7523
RTE 42-2012

In collaboration with:

SMITHGROUP
Architecture • Engineering • Interiors • Planning



Curley-Horn Co.
and Associates, Inc.
Clay J. Vogel, Inc.

[illegible]

Ena's and former-PTC

NOT FOR CONSTRUCTION

Key Point

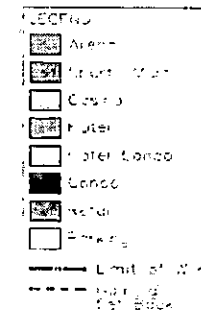
Drawing Title

Overall
Ground Level
Plan

Scale _____ 1"=100'

Drawn and Printed _____

Sheet 5
Project Number 24916.000



SUP-21172
05/24/07 PC

NOTE:
FINAL FLOOR PLAN LAYOUT TO BE DETERMINED.
FINAL LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS

FILED BY: hoon\SCa Switch 040406\SCa switch 040407.dwg USER: hoon DAY: 08/20/2007 TIME: 05:34 pm

३६

JJR

JJR NOT BLINDING OUR HEARTS
OF OUR OWN
LIFE'S JOURNALS
AND OUR OWN
LIFE'S JOURNALS

In collaboration with

SMITHGROUP
architects engineers interior planners



and Associates, Inc.
Clay J. Vogel, Inc.

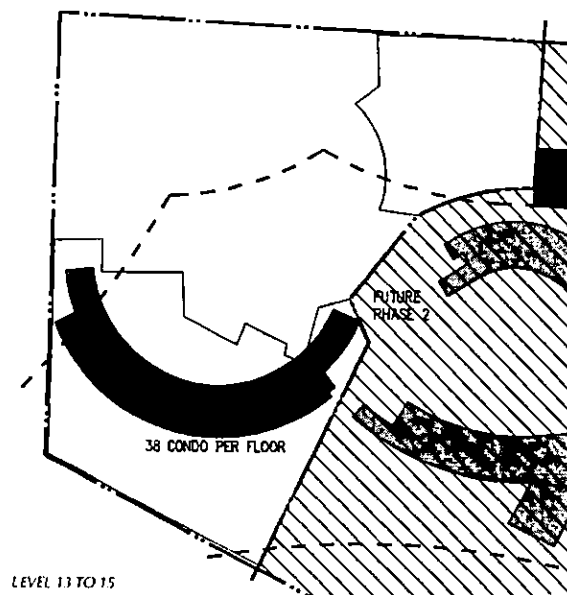
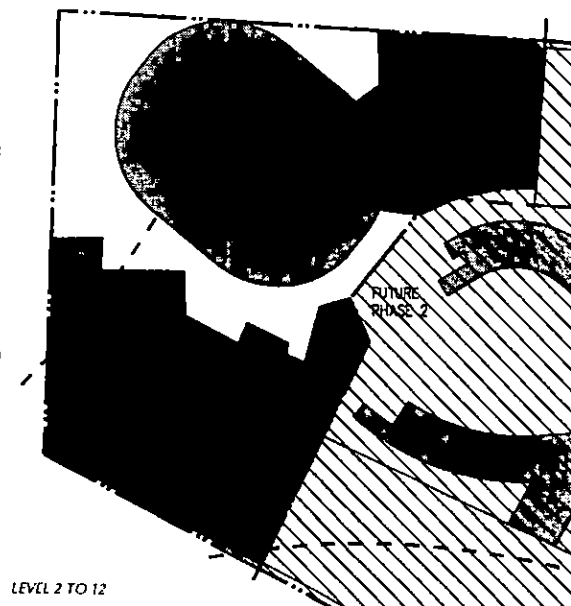
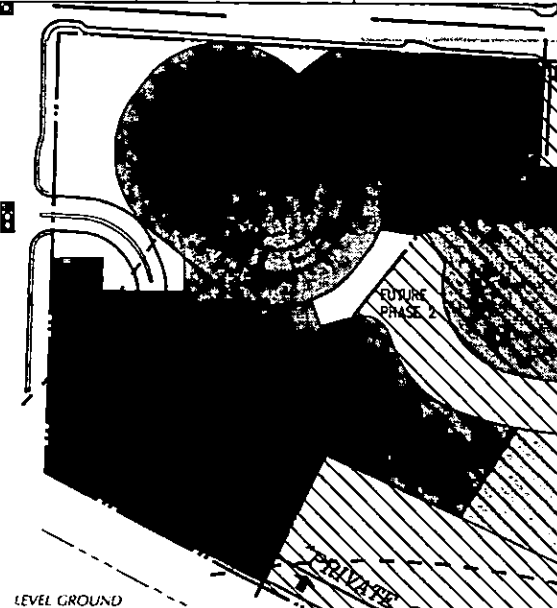
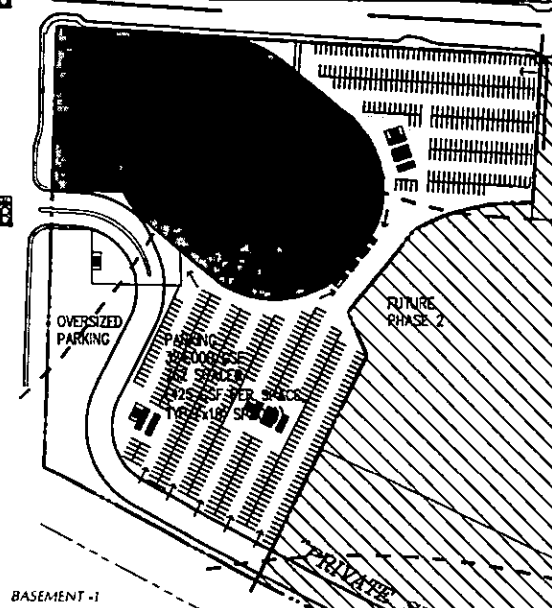
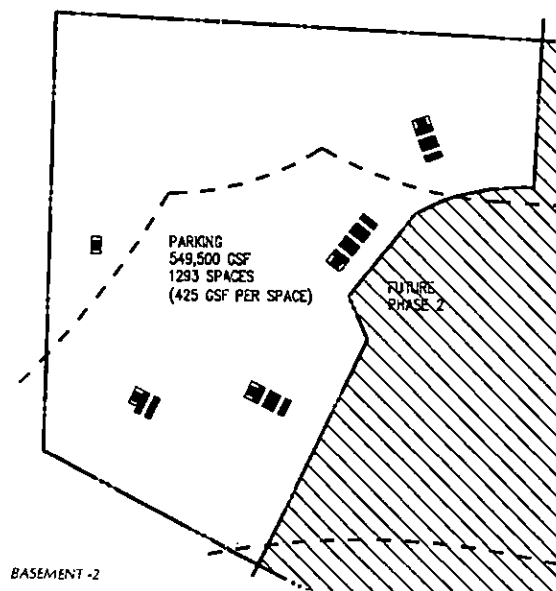


Table 2 - City of Las Vegas Required Parking per Centennial Recommendations

Development	Site Quantity	City of Las Vegas Per Centennial Recommendations	Parking Required
Hotel	6,000 Rooms	1.5 gar./room	2,000
Casino (maximum of 2 bed room suites)	1,500 Units	1 unit	1,500
Resort/Casino + Turnshare *	1,000 Units	1 unit	1,000
Gaming	300,000 SF GFA	1 sq ft/sq ft	334
Arena	22,000 SF	14 sq ft	4,600
Retail	785,000 SF	3.1/1,000 sq ft on gfa	2,355
Office/BCH	150,000 SF	1300 sf	1,500
Convention**	3,850,000	1/1,000 SF **	1,850
NON-SHARED TOTAL			21,830
SHARED TOTAL			13,814
PARKING PROVIDED			35,644

City and Signature

NOT FOR CONSTRUCTION

Any Plan

them as long

Phase 1 Plan
Arena +
Sports Mart

Yak

Ordering Number

Sheet 7

24916 QXJ

SUP-21172

05/24/07 PC

LEGEND

-  Arenas
-  Sports Mart
-  Casino
-  Hotel
-  Hotel Condo
-  Condo
-  Retail
-  Parking

Limit of Work
Gaining Set Back

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

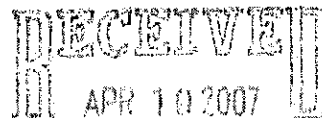
**RE: Justification Letter
Special Use Permit for Non-restricted Gaming
Project "Pulse Las Vegas"**

Dear Sirs/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for a Special Use Permit for Non-restricted Gaming. The proposed project involves the redevelopment of approximately 70 acres south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks ("Pulse").

The proposed zoning designation for the entire project, C-2, will require a Special Use Permit for Mixed Use development. Pulse is a mixed use, master planned project consisting of casinos, hotels, residential, office space, retail, entertainment venues and potential conference/exhibition space. The project incorporates public open spaces with entertainment venues next to cafes, restaurants and retail. The project will result in a walkable, synergistic development that feeds into its adjacent neighborhoods. The project will include multiple housing options as well as office space to accommodate corporate headquarters as well as local small businesses.

The Site Development Plan for Pulse incorporates the following mixed uses in Phase I: a 22,000 seat professional sports arena; 50,000 square feet of street level retail; 3,500,000 square feet of permanent sporting goods exhibition space; and, 100 condominium units. Remaining phases include: 300,000 square feet of casino floor space with 950,000 square feet of casino related retail, back of house and conference room space; 500,000 square feet of commercial-retail space; 6,000 hotel rooms; 1,500 condo-hotel rooms; and 1,500 condominium units.

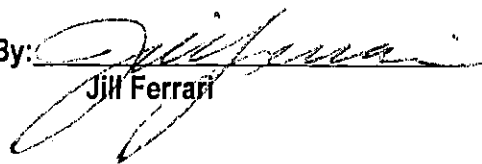


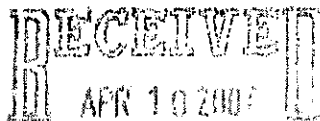
SUP-21172
05/24/07 PC

An Application to expand the Gaming Enterprise District is being simultaneously filed with this Application for a Special Use Permit. It is anticipated that multiple gaming related establishments will exist on the site. These establishments will have a tremendous impact on the annual tourist draw, as well as provide entertainment options for local residents. State of Nevada and Las Vegas Municipal Code procedures will be followed to license each establishment. As demonstrated by reports submitted as part of the application process, the proposed project meets the Nevada Revised Statute requirements for expanding the Gaming Enterprise District. A Special Use Permit for Non-restricted gaming is therefore justified for the Project.

Sincerely,
REI NEON LLC

By:


Jiff Ferrari



SUP-21172
05/24/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-21173 - VACATION RELATED TO GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171 AND SUP-21172 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC - Request to Vacate the existing 80-foot rights-of-way of Commerce Street, Industrial Road, Utah Avenue, Imperial Street, Colorado Street, and California Street, the 60-foot right-of-way of Fairfield Avenue, a 25-foot alley right-of-way generally located between Fairfield Avenue and Commerce Street, and a 20-foot alley right-of-way generally located between Commerce Street and Main Street, all bounded by Main Street to the east, Charleston Boulevard to the north, the Union Pacific Railroad to the west and Wyoming Avenue to the south, Ward 3 (Reese).

SET DATE: 06/06/07

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

222

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

56

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions and adding the following as read for the record:

- If the order of Vacation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
- Motion carried with TROWBRIDGE excused and TRUESDELL abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 23 – VAC-21173

MINUTES:

See Item 16 for related discussion.

(6:38 – 8:27)

1-1223

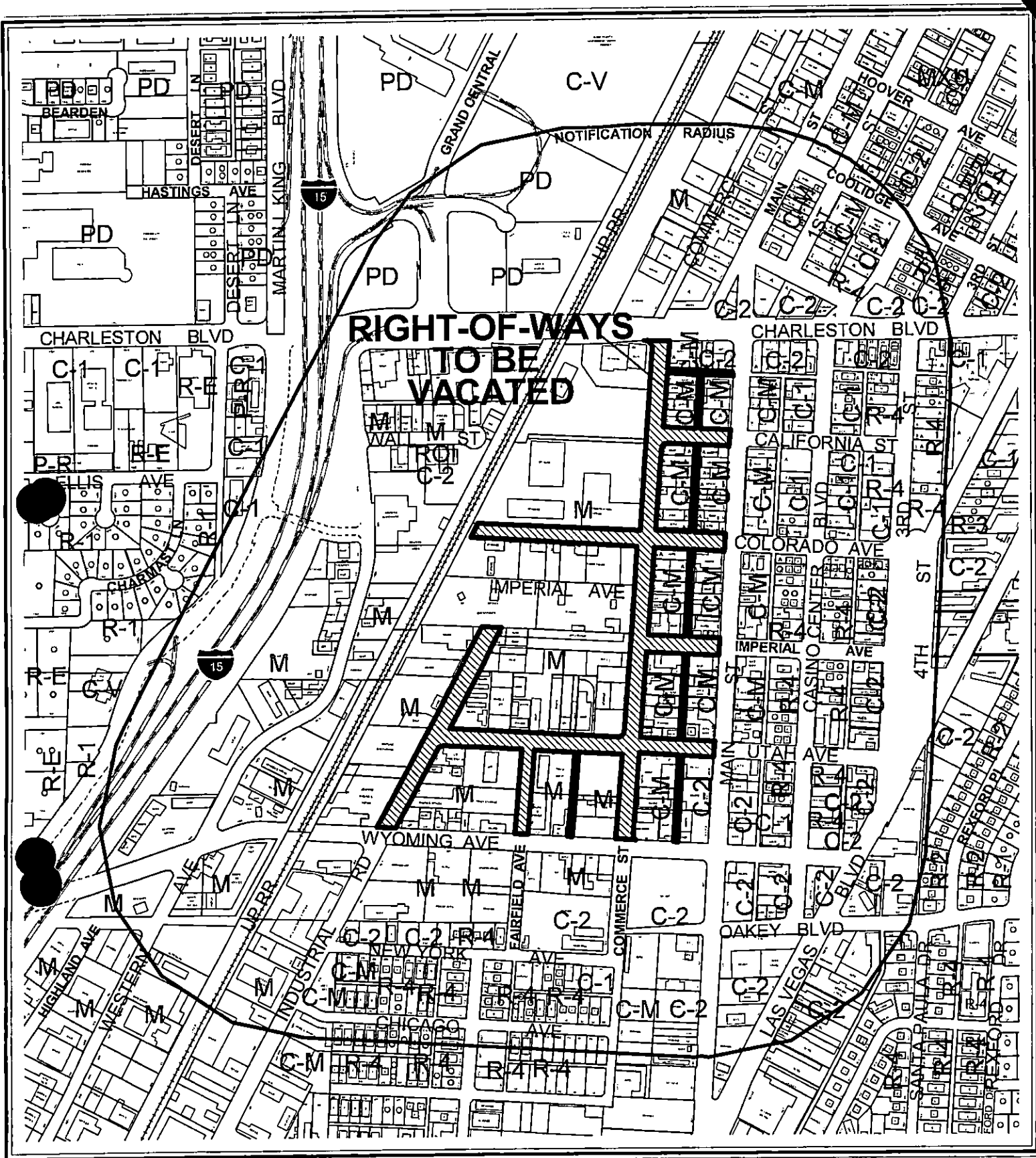
CONDITIONS:

1. The limits of this Petition of Vacation shall be defined as the streets and alleys bounded on the north by Charleston Boulevard, on the east by Main Street, on the south by Wyoming Avenue, and on the west by the Union Pacific Railroad, excluding those portions of right-of-way for Industrial Road as depicted on the Master Plan of Streets and Highways.
2. Provide a plan for approval by the City Engineer showing how legal access to all legal parcels shall be preserved or such legal parcels eliminated or merged into larger parcels that have legal access. If private access rights are proposed then such rights shall be provided through separate documents acceptable to the Department of Public Works and shall record immediately subsequent to the recordation of the Order of Vacation. If all legal parcels are merged such as with a subdivision map, then the appropriate Map must record immediately subsequent to the recordation of the Order of Vacation.
3. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. This application shall be amended, if necessary, to reflect the recommendations of the approved Traffic Impact Analysis. The Traffic Impact Analysis required by SDR-21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 23 – VAC-21173

CONDITIONS – Continued:

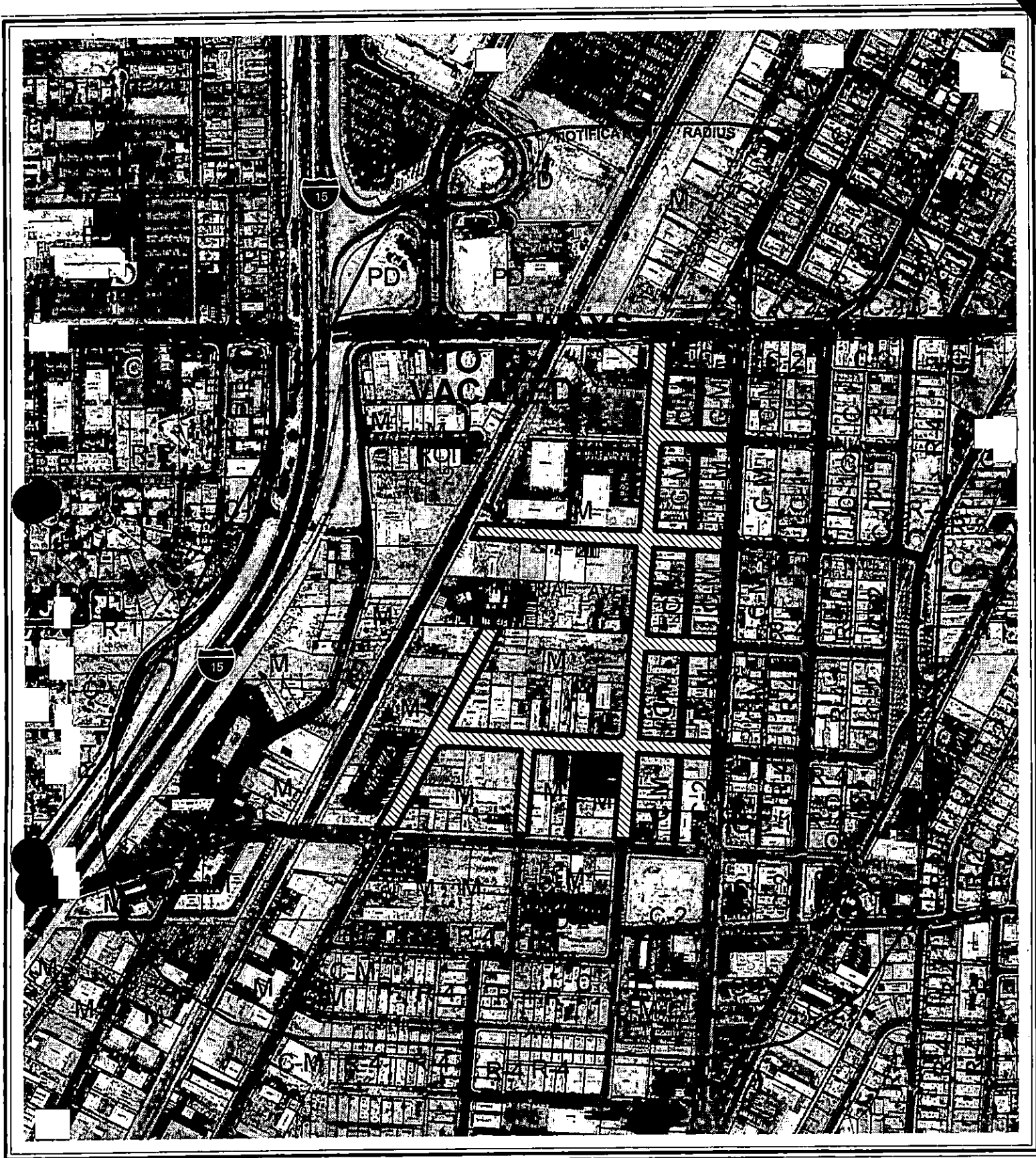
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.



CASE: **VAC-21173**
RADIUS: 1000 FT

0 500 1000 Feet





CASE: **VAC-21173**
RADIUS: 1000 FT

0 500 1000 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-21173 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC**

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

1. The limits of this Petition of Vacation shall be defined as the streets and alleys bounded on the north by Charleston Boulevard, on the east by Main Street, on the south by Wyoming Avenue, and on the west by the Union Pacific Railroad, excluding those portions of right-of-way for Industrial Road as depicted on the Master Plan of Streets and Highways.
2. Provide a plan for approval by the City Engineer showing how legal access to all legal parcels shall be preserved or such legal parcels eliminated or merged into larger parcels that have legal access. If private access rights are proposed then such rights shall be provided through separate documents acceptable to the Department of Public Works and shall record immediately subsequent to the recordation of the Order of Vacation. If all legal parcels are merged such as with a subdivision map, then the appropriate Map must record immediately subsequent to the recordation of the Order of Vacation.
3. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. This application shall be amended, if necessary, to reflect the recommendations of the approved Traffic Impact Analysis. The Traffic Impact Analysis required by SDR-21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

JM

VAC-21173 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

VAC-21173 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate the existing 80-foot rights-of-way of Commerce Street, Industrial Road, Utah Avenue, Imperial Street, Colorado Street, and California Street, the 60-foot right-of-way of Fairfield Avenue, a 25-foot right-of-way generally located between Fairfield Avenue and Commerce Street, and a 20-foot right-of-way generally located between Commerce Street and Main Street, all bounded by Main Street to the east, Charleston Boulevard to the north, the Union Pacific Railroad to the west and Wyoming Avenue to the south. Staff recommends approval of this request in conjunction with a proposed mixed-use project that will be located in the area covered by these public streets.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
05/24/07	The Planning Commission will hear seven related cases in conjunction with a proposed mixed-use development at the southwest corner of Charleston Boulevard and Main Street: ZON-21165 and ZON-21166; SUP-21168, SUP-21169, SUP-21171 and SUP-21172; and SDR-21175.
<i>Pre-Application Meeting</i>	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

VAC-21173 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
4/24/07	A neighborhood meeting will be held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Blvd. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

JM

VAC-21173 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.

VAC-21173 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

ANALYSIS

The subject vacation request would relinquish the City's interest in seven public streets bounded on the north by Charleston Boulevard, on the east by Main Street, on the south by Wyoming Avenue, and on the west by the Union Pacific Railroad, excluding those portions of right-of-way for Industrial Road as depicted on the Master Plan of Streets and Highways. Also proposed to be vacated are 20-foot wide alleys running parallel to Commerce Street between Wyoming Avenue and Charleston Boulevard and parallel to Charleston Boulevard between Commerce Street and Main Street, and a 25-foot wide alley south of Fairfield Avenue between Wyoming and Utah Avenues. A mixed-use project is proposed for this area and will be heard concurrently with this item. Planning supports this project and therefore supports the petition for vacation.

Although traffic handling capability of this area of downtown will be reduced as a result of vacation and subsequent redevelopment of the public rights-of-way, the Department of Public Works does not object to the proposed vacation subject to a condition requiring the applicant to show that legal access can be maintained by all existing legal parcels.

The Department of Public Works presents the following information concerning this request to vacate certain public street rights-of-way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, as it will completely eliminate all rights-of-way bounded by East Charleston Boulevard and Wyoming Avenue and Main Street and the Union Pacific Railroad tracks.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *Yes, as this vacation will eliminate all public streets within the area thus redirecting traffic onto the neighboring streets.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to eliminate rights-of-way to be incorporated into a planned mixed-use development.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the "The Pulse" mixed use development, ZON-21165, ZON-21166, and SDR-21175.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, however we have recommended a Condition of Approval that addresses this concern.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*

VAC-21173 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

- G. Does the Department of Public Works have an objection to this vacation request? *No, provided the "The Pulse" project proceeds as planned.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172 & SDR-21175]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-21173** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: *Jill Ferrari*

Print Name: Jill Ferrari

Subscribed and sworn before me

This 9th day of April, 2007

Lynette M. Hornstein
Notary Public in and for said County and State

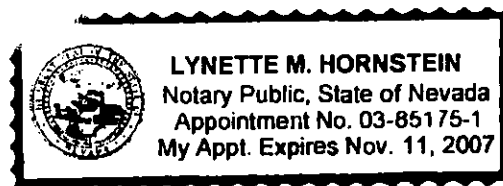
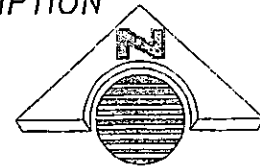
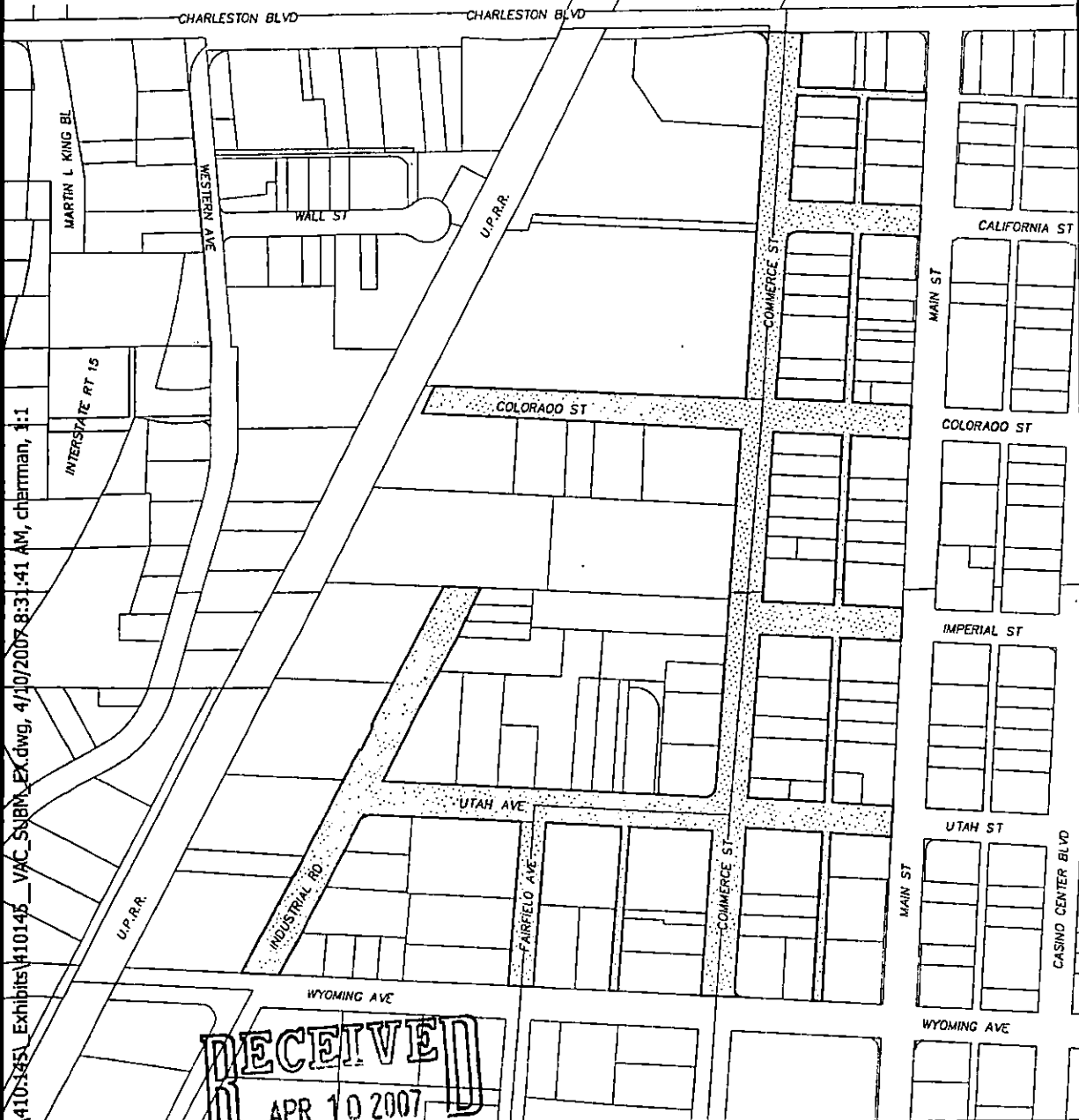


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



N.T.S.



P:\Active Projects\410145 Exhibits\410145 VAC SUBM EX.dwg, 4/10/2007 8:31:41 AM, charman, 1:1

RECEIVED
APR 10 2007

= SUBJECT
RIGHT-OF-WAY
SHEET 5 OF 5



HORIZON SURVEYS

9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

VAC-21173
05/24/07 PC

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

**RE: Justification Letter
Vacation of Public Roads and Rights of Way
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for Vacation. The proposed project involves the redevelopment of approximately 70 acres south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks in the City of Las Vegas. The property is easily accessible from the Charleston Boulevard I-15 interchange.

Pulse is a mixed use, master planned project consisting of casinos, hotels, residential, office space, retail, entertainment venues and an arena with conference/exhibition space. The project incorporates public open spaces with entertainment venues next to cafes, restaurants and retail. The project will result in a walkable, synergistic development that feeds into its adjacent neighborhoods. The project will include multiple housing options as well as office space to accommodate corporate headquarters as well as local small businesses.

The redevelopment will involve a complete reconfiguration of the site to facilitate traffic flow generated by the new development. In order to accomplish this, all the current public roads and rights of way within the project boundaries will require vacation. New roads will be constructed to accommodate the proposed mixed use development. The attached graphic details the location of the proposed vacation.

The requested vacation is required in order for the proposed development to occur. Therefore, the proposed vacation is justified to further the economic development associated with the proposed development.

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APR 10 2007

**VAC-21173
05/24/07 PC**

Sincerely,
REI NEON LLC

By: 
Jill Ferrari, Authorized Representative

RECEIVED
APR 10 2007

VAC-21173
05/24/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-21175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172 AND VAC-21173 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT INCLUDING 1,500 RESIDENTIAL CONDOMINIUM UNITS, 1,600 TIME SHARE DEVELOPMENT UNITS, 6,000 HOTEL ROOMS, PRIVATE SPORTS ARENA, 1,235,000 SQUARE FEET OF COMMERCIAL SPACE AND 300,000 SQUARE FEET OF NON-RESTRICTED GAMING SPACE WITH WAIVERS OF THE DOWNTOWN BUILD-TO-LINE REQUIREMENT AND DOWNTOWN ARCHITECTURAL DESIGN STANDARDS at the southwest corner of Charleston Boulevard and Main Street (APNs Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

222

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

57

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Traffic Impact Analysis
5. Justification Letter
6. Submitted after final agenda – Support letter by Imanuel B. Arin, Esq., and Andrew Feiler
7. Submitted at meeting – Condition changes by staff

MOTION:

EVANS – APPROVED subject to conditions and amending Condition 4 as read for the record as follows:

4. This application constitutes approval of the parent site plan and Phase I of the development subject to an approved traffic impact analysis. Prior to the issuance of

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 24 – SDR-21175

MOTION – Continued:

building permits for the Phase I development, the applicant shall submit the following revised documents for administrative review and approval by City staff: A revised site plan, showing all building setbacks, all points of pedestrian and vehicular ingress and egress, and any modifications to the site plan required by the Traffic Impact Analysis; revised elevations, showing all fenestration, wall articulation, shading devices, and detailed materials information; and detailed floor plans, showing the configuration of the parking structure(s), the location of all service areas, all exterior entrances, and the use of all rooms. A separate Site Development Plan Review application shall be required for each subsequent phase of the development to assess compliance with the parent site plan and code requirements.

– Motion carried with TROWBRIDGE excused and TRUESDELL abstaining since there are outstanding conflicts based upon ownership of property within the area

To be heard by City Council on 6/20/2007

MINUTES:

See Item 16 for related discussion.

(6:38 – 8:27)
1-1223

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172, and VAC-21173 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the Overall Site Plan (Sheet 1) dated stamped 04/10/07, Setbacks and Circulation Plan (Sheet 2) dated stamped 04/10/07, Landscape Plan (Sheet 4) date stamped 05/03/07, Phasing and Building Setback (Sheet 5) date stamped 05/03/07, Phase 1 Plan Area (Sheet 7) date stamped 04/10/07 and Building Elevations (Sheet 8 and 9) date stamped 05/03/07, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 24 – SDR-21175

CONDITIONS – Continued:

4. This application constitutes approval of the parent site plan and Phase I of the development, subject to an approved Traffic Impact Analysis. Prior to the issuance of building permits for the Phase I development, the applicant shall submit the following revised documents for administrative review and approval by City staff: A revised site plan, showing all building setbacks, all points of pedestrian and vehicular ingress and egress, and any modifications to the site plan required by the Traffic Impact Analysis; revised elevations, showing all fenestration, wall articulation, shading devices, and detailed materials information; and detailed floor plans, showing the configuration of the parking structure(s), the location of all service areas, all exterior entrances, and the use of all rooms. A separate Site Development Plan Review application shall be required for each subsequent Phase of the development to assess compliance with the parent site plan and code requirements.
5. A Waiver from the 70% build-to line requirement is hereby approved, to allow a 105-foot setback for the arena structure on the north side of the development, to allow setbacks of up to 10 feet along the east side of the development, and to allow setbacks between 20 feet and 50 feet along the south side of the development.
6. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment at the intersections.
7. Palm trees shall be installed in the public right-of-way on north/south streets at a maximum spacing of 35 feet on center (30 feet on center preferred) in accordance with the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk. Shade trees, in single or double rows, may be provided alternately between the required palm trees.
8. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 30 feet on center (15-20 feet on center preferred) in accordance with the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.
9. New street light fixtures, benches, and trash receptacles shall be installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the light fixtures and street furniture in the Downtown Centennial Plan area.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 24 – SDR-21175

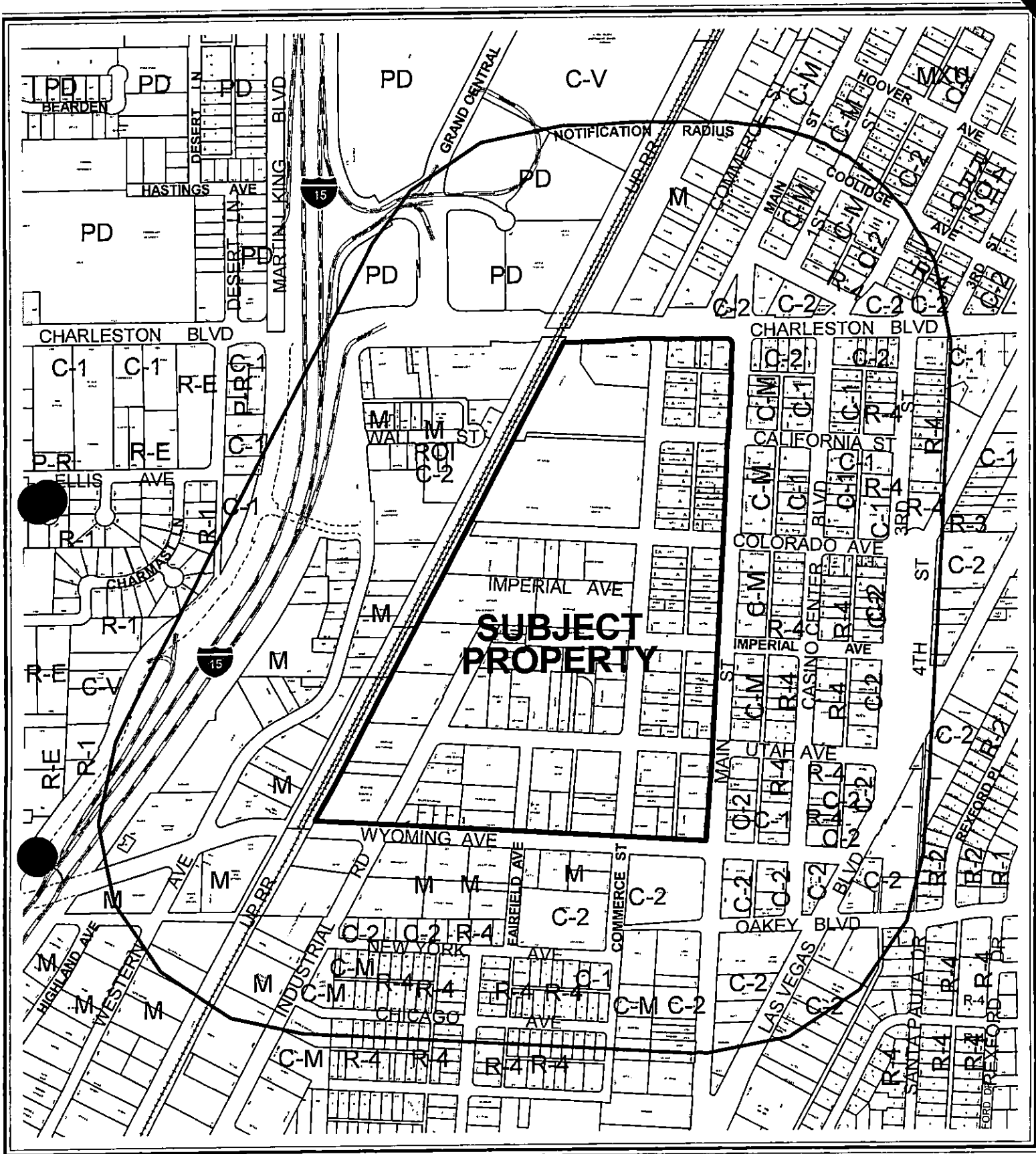
CONDITIONS – Continued:

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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
13. Revised elevations shall be submitted to the Planning and Development Department as part of the subsequent Site Development Plan Review applications that will be required for each of the phases of the development.
14. 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).
15. Handicap parking spaces and loading spaces shall be provided in accordance with code requirements.
16. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
17. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan. Meters, electrical cabinets, transformers and switchgear shall be located within the building they serve. Ground-mounted utility vaults and detector check valves shall be screened with walls or features that are consistent with the architecture of the principal structure; in no case shall utility equipment be located within view of the frontage lines of the development parcel.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 24 – SDR-21175

CONDITIONS – Continued:

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
19. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
20. Any proposed water features shall be subject to the water feature regulations contained in LVMC Title 14.
21. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
22. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.



CASE: **SDR-21175**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL)
 [PROPOSED: C-2 (GENERAL COMMERCIAL)]



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21175 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC**

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

1. Approval of and conformance to the Conditions of Approval for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172, and VAC-21173 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the Overall Site Plan (Sheet 1) dated stamped 04/10/07, Setbacks and Circulation Plan (Sheet 2) dated stamped 04/10/07, Landscape Plan (Sheet 4) date stamped 05/03/07, Phasing and Building Setback (Sheet 5) date stamped 05/03/07, Phase I Plan Area (Sheet 7) date stamped 04/10/07 and Building Elevations (Sheet 8 and 9) date stamped 05/03/07, except as amended by conditions herein.
4. This application constitutes approval of the parent site plan and Phase I of the development. Prior to the issuance of building permits for the Phase I development, the applicant shall submit the following revised documents for administrative review and approval by Planning and Development staff: A revised site plan, showing all building setbacks, all points of pedestrian and vehicular ingress and egress, and any modifications to the site plan required by the Traffic Impact Analysis; revised elevations, showing all fenestration, wall articulation, shading devices, and detailed materials information; and detailed floor plans, showing the configuration of the parking structure(s), the location of all service areas, all exterior entrances, and the use of all rooms. A separate Site Development Plan Review application shall be required for Phase II of the development to assess compliance with the parent site plan and code requirements.
5. A Waiver from the 70% build-to line requirement is hereby approved, to allow a 105-foot setback for the arena structure on the north side of the development, to allow setbacks of up to 10 feet along the east side of the development, and to allow setbacks between 20 feet and 50 feet along the south side of the development.

SDR-21175 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

6. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment at the intersections.
7. Palm trees shall be installed in the public right-of-way on north/south streets at a maximum spacing of 35 feet on center (30 feet on center preferred) in accordance with the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk. Shade trees, in single or double rows, may be provided alternately between the required palm trees.
8. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 30 feet on center (15-20 feet on center preferred) in accordance with the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.
9. New street light fixtures, benches, and trash receptacles shall be installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the light fixtures and street furniture in the Downtown Centennial Plan area.
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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
13. Revised elevations shall be submitted to the Planning and Development Department as part of the subsequent Site Development Plan Review applications that will be required for each of the phases of the development.

SDR-21175 - Conditions Page Three
May 24, 2007 - Planning Commission Meeting

14. 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).
15. Handicap parking spaces and loading spaces shall be provided in accordance with code requirements.
16. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
17. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan. Meters, electrical cabinets, transformers and switchgear shall be located within the building they serve. Ground-mounted utility vaults and detector check valves shall be screened with walls or features that are consistent with the architecture of the principal structure; in no case shall utility equipment be located within view of the frontage lines of the development parcel.
18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
19. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
20. Any proposed water features shall be subject to the water feature regulations contained in LVMC Title 14.
21. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
22. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

SDR-21175 - Conditions Page Four
May 24, 2007 - Planning Commission Meeting

23. 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.
24. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

25. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
26. A Petition of Vacation, such as VAC-21173, shall record prior to the issuance of any permits for this site to eliminate all rights-of-way in conflict with this site.
27. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to those parcels comprising this site that currently have a half street width of 40 feet prior to the issuance of any permits. Additional right-of-way dedications for possible roadway widening and/or realignment may be required to support full build out of this site; the required Traffic Impact Analysis shall address site access issues and recommend onsite and offsite roadway widening and/or realignment needed to mitigate the traffic generated by this development. If such widening and/or realignment of public rights-of-way triggers the requirement for a Master Plan of Streets and Highways (MPSH) update, then a MPSH amendment shall be submitted and acted upon by the City Council prior to the issuance of any permits for this site or the submittal of any construction drawings for this site, whichever may occur first. Development of this site may be required to be "phased" in conjunction with offsite infrastructure improvements as identified in the approved Traffic Impact Analysis.
28. Coordinate with the City Engineer's Office to determine final alignment and right-of-way requirements on Wyoming Avenue and Industrial Road in accordance with anticipated public improvement projects and the Master Plan of Streets and Highways prior to the submittal of any construction drawings or the submittal of a Map subdividing this site. In addition, contact the City Engineer's Office to coordinate the development of this project with the "ITS Communication Infrastructure Phase 1B" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. All improvements within the Charleston Boulevard alignment shall be approved by the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Map subdividing this site, whichever may occur first.

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29. Construct full width or half street improvements as appropriate for all public roadways adjacent or internal to this site concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan standards concurrent with development of this site; unless otherwise approved by conditions herein.
30. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall include a Phasing Plan identify phasing requirements that link the site build out to the adjacent public street capacity, and shall recommend specific measures to mitigate the impacts of the traffic generated by this development. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis; additional updates to the approved Traffic Impact Analysis may be required prior to construction of each phase of development. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
31. 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.

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32. Prior to the submittal of a Tentative 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 to and approved by the Collection Systems Section of the Department of Public Works. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site and new public sewer easements granted as necessary. Sewer service to existing downstream parcels shall be maintained during relocation.
33. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
34. Landscape and maintain all unimproved rights-of-way, if any, on public rights-of-way adjacent to or internal to this site.
35. Submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements within public rights-of-way adjacent or internal to this site. Also, obtain an Occupancy Permit from the Nevada Department of Transportation for any private improvements within the Charleston Boulevard right-of-way prior to the issuance of any building or grading permits.
36. Site development to comply with all applicable conditions of approval for ZON-21165 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a multi-phase mixed use development including 3,000 condominium units, 6,000 hotel rooms, a 22,000 seat private sports arena, street level retail, office and exhibition space, and a casino on 73.5 acres at the southwest corner of Charleston Boulevard and Main Street.

Staff finds that the proposed development is generally consistent with the goals and objectives of the Downtown Centennial Plan, and will assist in revitalizing the area. The intensity of the development will impact existing traffic patterns, and the Traffic Impact Analysis will most likely require additional right-of-way dedications as a mitigation strategy for the additional traffic generated by the proposed uses. Approval of this site plan constitutes approval of the parent site plan and Phase I of the development; staff has recommended that a separate Site Development Plan Review application be filed for Phase II to ascertain compliance with the parent site plan and to review specific design features of that portion of the development.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
04/12/06	The Planning Commission held in abeyance a companion item for a General Plan Amendment (GPA-20227) at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20227), Rezoning (ZON-21165 and ZON-21166), Special Use Permits (SUP-21168, SUP-21169, SUP-21171, SUP-21172) and Vacation (VAC-21173) will be heard concurrently with this item.

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Pre-Application Meeting	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: • General Plan Amendment to MXU (Mixed Use) • Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) • Downtown Centennial Plan Standards – utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). • Parking study required • Traffic study required

Neighborhood Meeting	
4/24/07	A neighborhood meeting was held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Boulevard. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: • Concern about traffic on Main Street, and whether or not Main Street would be widened. • General questions were raised about other traffic mitigation measures that would be required because of the project. • Concern about the height and appearance of the parking structures. • Concern about how the project might change if the applicant isn't awarded the RFP for the arena. • Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. • Questions were raised about REI's financial issues, funding, and profits. • Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. • Concern about whether the arena would conflict with the Performing Arts Center. • A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. • Questions were raised about the construction timeframe for the project. • A question was raised about whether there was a valid sales contract with every property owner. • A question was asked as the whether the applicant would be "flipping" the property. • The applicant was asked if they had the financing to complete the project.

JM

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Field Check

04/23/07

The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request**Site Area**

Net Acres

73.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

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Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (<i>Downtown South, Arts District</i>)	X		N
A-O (Airport Overlay) District (200 feet)	X		N ²
Trails ³	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.
2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.
3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South District.

Standard	Required/Allowed	Provided	Compliance
Setbacks	70% of the first story façade shall align along the front property line.	N	N
Corner Side	70% of the first story façade shall align along the front property line.	N	N
Service Areas	Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened	Not provided	N/A
Utilities	All power lines shall be located underground from the nearest street access to the project site.	Y	Y
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	Y	Y
Fences/Walls	Fences/walls may be up to eight feet. Walls must be decorative in nature with a minimum of 20 percent contrasting materials.	N/A	N/A

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Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated	N/A	N/A
Parking Structures	Parking structures shall have ground level retail, office or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback. A 10 foot setback shall be required where no retail occurs.	Y	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).	N	N*
	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.	N	N*
	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).	Y	Y
	Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.	N	N*

*A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

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Pursuant to Las Vegas Downtown Centennial Plan Development Standards – Downtown South

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk.	Y	Y
North-South Streets	Major north-south streets (Main Street) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element; 25 feet tall and spaced 30 feet apart. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15 feet	Y	Y
Bus Turnouts	Charter bus drop areas shall be provided in close proximity to the entrances of newly constructed hotels.	N/A	N/A

Parking Requirement – Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	6,000 Rooms	1:Guestroom	6,000				
Condo (assuming all are two bedroom units)	1,500 Units	1:1.75 unit	2,625				
Resort/Condo Timeshare	1,600 Units	1:unit, plus 10 spaces for each 1,000 feet of accessory uses	1,600				

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Gaming Establishment, Non restricted	300,000 SF of GFA	1:90 SF of GFA	3,334				
Private Sports Arena	22,000 Seats	1:4 fixed seats	5,500				
Retail Establishment	785,000 SF	1:250 SF of GFA	3,140				
Office	450,000	1:300 SF	1,500				
SubTotal			23,472	227			
TOTAL			23,699*		14,500	Not provided	

*Per the ULI Shared Parking Study, 13,814 shared parking spaces should be provided.

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District, and has a C (Commercial) and LI/R (Light Industrial/Research) land use designations. An associated General Plan Amendment application (GPA-20227) would change the land use designation for the entire site to MXU (Mixed-Use), which would allow a spectrum of commercial and residential uses. The zoning of the subject site is a combination of M (Industrial), C-M (Commercial/Industrial), and C-2 (General Commercial); the applicant has filed a Rezoning application (ZON-21165) to rezone the entire site to C-2 (General Commercial) to be consistent with the land use designation. The proposed hotel, trade show, retail and office uses are consistent with the proposed land use and zoning designations. The arena and residential uses require approval of Special Use Permit applications (SUP-21168 and SUP-21169).

As non-restricted gaming facilities are proposed for the site, the applicant has filed a request (ZON-21166) to designate a portion of the development area as part of the Gaming Enterprise Overlay District. The application must be approved in order to permit the casino uses as shown on the site plan.

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A time-share use is shown on some of the submitted documentation, while other documents show a "condo-hotel." It should be noted that a time-share development is a Conditional Use in the C-2 zoning district, and that they project will be required to comply with the minimum conditions listed in Title 19.04.

The subject site is within the boundaries of the Downtown Centennial Plan area, and is subject to the development standards listed in the Centennial Plan. Most of the site is within the boundaries of the Downtown South District, as described in the Centennial Plan, while the northeast portion of the project area is within the boundaries of the Arts District. The proposed non-restricted gaming and arena uses are not permitted in the Arts District; consequently, the boundaries of the Arts District may need to be revised should the proposed development go forward. For the purposes of this staff report, the project is being reviewed for conformance to the Downtown South District regulations of the Downtown Centennial Plan.

Portions of the development area are within the boundaries of the Airport Overlay District, and are limited to 200 feet in height. The applicant has submitted a Special Use Permit application (SUP-21171) in accordance with Title 19.06, as buildings within the mixed-use development will be up to 470 feet in height.

A Multi-use Transportation Trail is shown along the western boundary of the site, in alignment with the Union Pacific railroad line. This trail is intended to be constructed as a single project with public funds, as opposed to incremental development by individual property owners. The applicant will not be required to develop the trail as part of this request.

Site Plan Configuration

The site plan has been designed with the arena structure at the northeast corner of the development site, with 3,500,000 square feet of trade show facility space (identified as a "Sports Mart" on the plans) located to either side of the arena building. Retail space will flank the arena at the ground level, and two levels of subterranean parking will be located under the arena and trade show structures.

The rest of the site will feature two interior streets; a north/south street which will be primarily pedestrian in character, and an east/west street that will provide most of the internal on-site circulation. Three separate non-restricted gaming (casino) facilities are shown on the site plan, with two of the facilities flanking the north/south pedestrian street and one of the facilities shown at the south end of the site. Retail space will be located along the internal streets in between the casino facilities. Eleven-story parking structures will be located along the east, south, and west boundaries of the development site. Residential and hotel towers will define the internal street network.

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Vehicular access to the site will be available from Charleston Boulevard, Main Street, and Wyoming Avenue. One of the vehicular access points to the site will be via an entrance driveway on Charleston Boulevard, which will provide direct access to the underground parking structure. Two access points to one of the parking structures will be provided along the Main Street frontage, with one access driveway aligned with Colorado Avenue and the other aligned with Imperial Avenue. The east/west internal street will take access from Wyoming Avenue; a parking structure driveway and a service road driveway will also have access from Wyoming Avenue. The internal service road will connect the Phase I underground parking structure, the internal street network, and the western and southern parking structures.

The application indicates that the project will be developed in two phases. The first phase will include the arena, trade show facility, associated retail space, condominium units and the subterranean parking structure; the second phase will encompass the rest of the development area. Staff has requested additional information relative to the Phase I portion of the development prior to the submittal of a building permit application. It is recommended that a separate Site Development Plan Review application be submitted for Phase II to verify compliance with the parent site plan and all required development standards.

Site Planning Standards

The proposed development does not comply with the 70% build-to line requirement, due to issues related to rights-of-way and traffic mitigation; the applicant has requested a waiver from this requirement, which is discussed in a following section of this report. The parking structures will comply with the 10-foot setback requirement in accordance with the Downtown Centennial Plan. No information is shown as to the location of service areas; based on the location of the service road, it is assumed that none of the service areas will be located at frontage lines and will be screened from public view. The project appears to conform to all other site planning standards listed in the Downtown Centennial Plan.

Exterior Materials

Exterior materials to be used for the project include the following:

- The arena building will be faced with copper-colored metal panels in a diamond pattern.
- The parking structures along Main Street will be faced with textured pre-cast concrete panels, and will utilize perforated metal screens as decorative accents. Textured copper panels will be used on the façade of the west parking structure.
- The trade show facility buildings will utilize glazing as the principal material, with a silk-screen design or perforated metal screens as decorative features. The glazed areas of the façade will be offset by solid elements faced with pre-cast concrete panels.
- Some of the hotel and condominium towers will have glazed facades with vertical metal louvers; other towers will have textured pre-cast concrete exteriors with "shadow box" windows punched into the wall plane. Photovoltaic panels will be used on the east face of one of the tower elements.

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While most of the materials are generally appropriate for the desert climate, the metal panels will need to have a matte finish so as to minimize reflected heat and glare. Reflectivity of the glazing will be limited to 22% in accordance with the Downtown Centennial Plan standards.

Elevations/Massing

The submitted drawings depict a fair amount of variety in the exterior elevations, although the detail in the drawings is not adequate to ascertain the fenestration and articulation of the façade elements. One area of concern is the massing and detailing of the east façade of the project along Main Street. An 11-story parking structure occupies most of the length of the façade, and as depicted in the drawings, appears as a single monolithic structure. This is in severe contrast to the other side of side of Main Street outside of the project boundaries, which features numerous small storefronts along each 400-foot long block face. The Downtown Centennial Plan dictates that extended, blank expressionless walls are prohibited; the massing and level of detail on the east façade will need to be revised to comply with the Centennial Plan standards. Another issue is that the plan depicts retail space at portions of the Main Street frontage, but there is no indication of the retail frontage on the elevation drawings.

Parking

As parking requirements in the Downtown Centennial Plan area are not automatically applied, the applicant has submitted a Shared Parking Analysis to address the actual parking demand for the development. The analysis provides a detailed calculation of the peak hour demand for a weekday and weekend. According to the study, the peak demand will be 14,193 parking spaces, and a total of 14,500 spaces will be provided. Based on the submitted analysis, the development will have an adequate number of parking spaces. No information is provided relative to loading spaces or handicap parking spaces; both aspects will be reviewed in subsequent Site Development Plan Review applications.

Waivers

The applicant has requested waivers of the 70% build-to line requirement and various architectural standards. The waiver of the build-to line requirement is necessary in order to provide the additional right-of-way that may be necessary as part of the traffic mitigation requirements. In addition, the arena structure has an additional setback in order to provide a plaza area along the Charleston Boulevard frontage. As the setbacks are required for public purposes and the footprint of the development meets the intent of the regulation, staff recommends approval of the waiver.

A number of issues exist as to compliance with the Architectural Design Standards listed in the Downtown Centennial Plan. As previously noted, the elevations do not appear to comply with the prohibition against blank expressionless walls, which is of special concern along the eastern edge of the development. In addition, there do not appear to be arcades or shade structures along the ground floor of the buildings as required by the Centennial Plan. Finally, it appears that there are a number of materials which may be highly reflective, and for issues associated with reflected heat and glare, should be reevaluated. Rather than recommending approval of these design waivers, staff has placed on condition on the project that these issues be reviewed as the individual Site Development Plan Review applications are processed for each of the phases of the development.

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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 more intense the development in the immediate vicinity, but is appropriate for urban site.

- 2. The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is generally consistent with the General Plan and Title 19. Several waivers are required from the Downtown Centennial Plan which are addressed in the conditions of approval for this development.

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

The location and intensity of this development will impact adjacent roadways; the applicant will be required to mitigate these impacts as a condition of approval of the project. A traffic study is required to determine the full extent of the mitigation improvements that will be necessary.

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

The streetscape plan complies with the minimum standards listed in the Downtown Centennial Plan.

- 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;**

While there is a variety of materials and building forms represented in the submitted drawings, there are several concerns relative to massing and articulation that will be addressed in subsequent Site Development Plan Review applications.

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

The development will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 362 [Mailed with GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21172 and VAC-21173]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21175** APN: _____

Name of Property Owner: REI Neon, LLC

Name of Applicant: REI Neon, LLC

Name of Representative: Jill Ferrari

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: *Jill Ferrari*

Print Name: Jill Ferrari

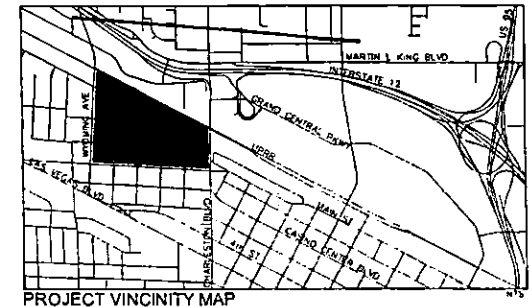
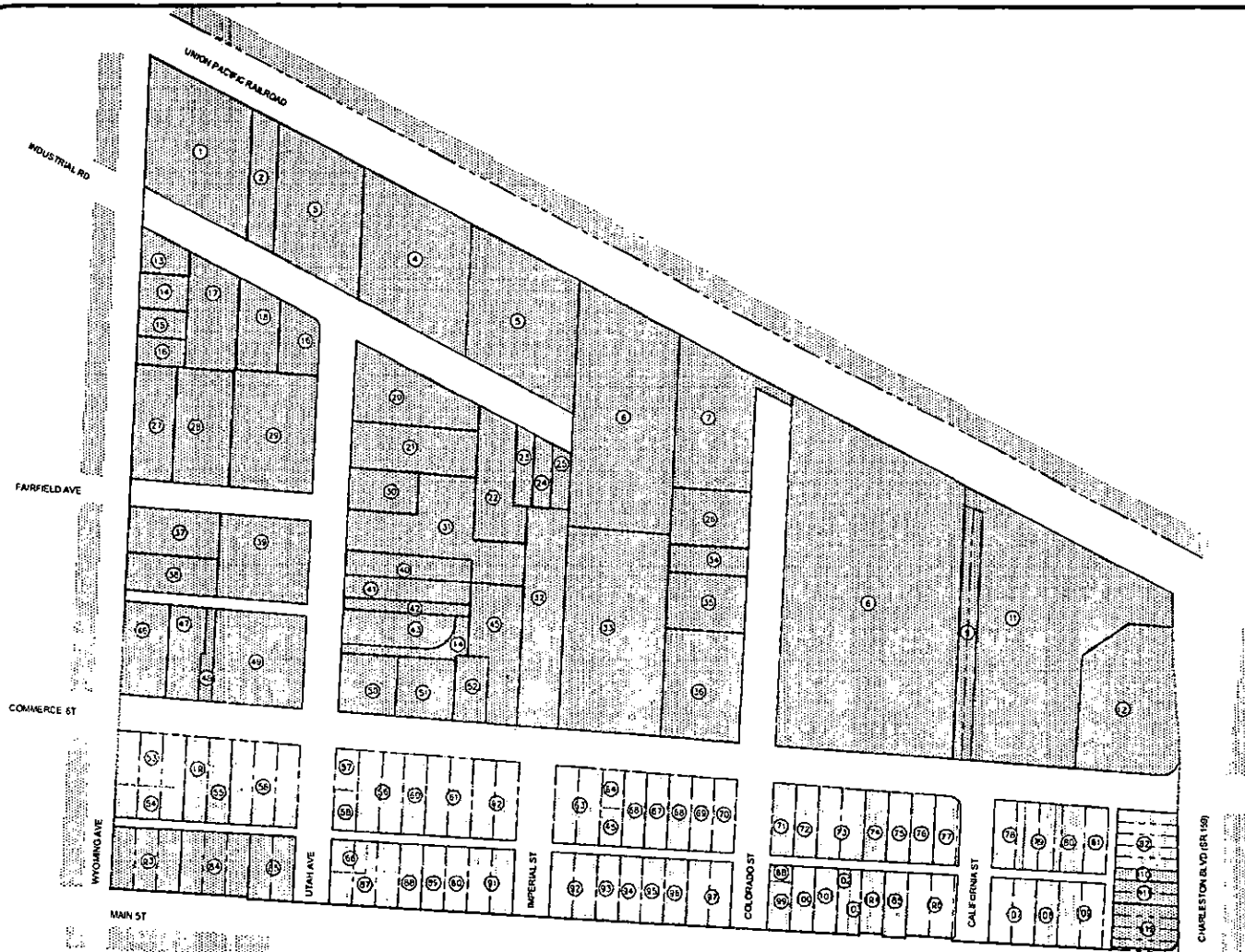
Subscribed and sworn before me

This 7th day of April, 2007

Lynette M. Hornstein
Notary Public in and for said County and State



RECEIVED
APR 10 2007



APN TABLE		
(1) 182-04-606-005	(41) 182-04-607-011	(81) 182-03-110-112
(2) 182-04-606-006	(42) 182-04-607-012	(82) 182-03-110-001
(3) 182-04-606-007	(43) 182-04-607-013	(83) 182-03-110-012
(4) 182-04-606-008	(44) 182-04-607-014	(84) 182-03-110-014
(5) 182-04-606-009	(45) 182-04-607-015	(85) 182-03-110-015
(6) 182-04-606-010	(46) 182-04-607-016	(86) 182-03-110-016
(7) 182-04-606-011	(47) 182-04-607-017	(87) 182-03-110-017
(8) 182-04-606-012	(48) 182-04-607-018	(88) 182-03-110-018
(9) 182-04-606-013	(49) 182-04-607-019	(89) 182-03-110-019
(10) 182-04-606-014	(50) 182-04-607-020	(90) 182-03-110-020
(11) 182-04-606-015	(51) 182-04-607-021	(91) 182-03-110-021
(12) 182-04-606-016	(52) 182-04-607-022	(92) 182-03-110-022
(13) 182-04-606-017	(53) 182-04-607-023	(93) 182-03-110-023
(14) 182-04-606-018	(54) 182-04-607-024	(94) 182-03-110-024
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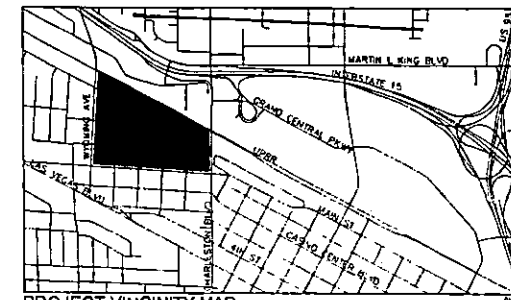
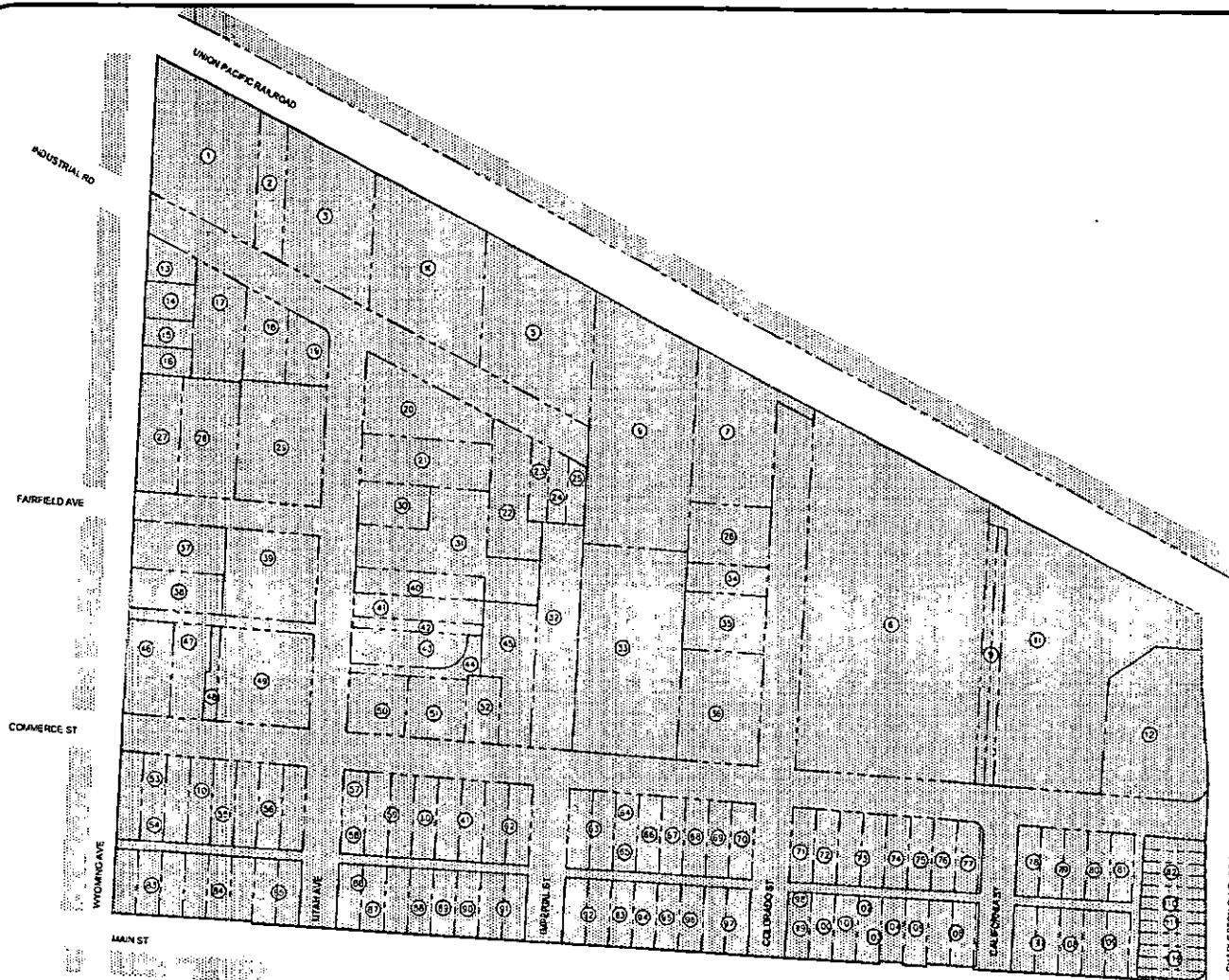


LEGEND:
 PROJECT BOUNDARY
 G2 - GENERAL COMMERCIAL DISTRICT
 CM - COMMERCIAL INDUSTRIAL DISTRICT
 M - INDUSTRIAL DISTRICT

EXISTING PROPERTY
ZONING CLASSIFICATION EXHIBIT
April 1, 2007



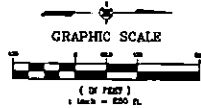
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PROJECT VICINITY MAP

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PROPOSED PROPERTY
ZONING CLASSIFICATION EXHIBIT
April 2, 2007



LEGEND:
PROJECT BOUNDARY
G2 - GENERAL COMMERCIAL DISTRICT
C2 - COMMERCIAL INDUSTRIAL DISTRICT
M - INDUSTRIAL DISTRICT

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JJR

JJR, LLC
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ANN ARBOR, MI 48106-4404
734.662.4437
www.jjr-usa.com

In collaboration with:

SMITHGROUP
architecture engineering interior planning

K&H

Kinney-Horn
and Associates, Inc.
Clay J. Vogel, Inc.

Issued for Rev Date

Scale and Elevation

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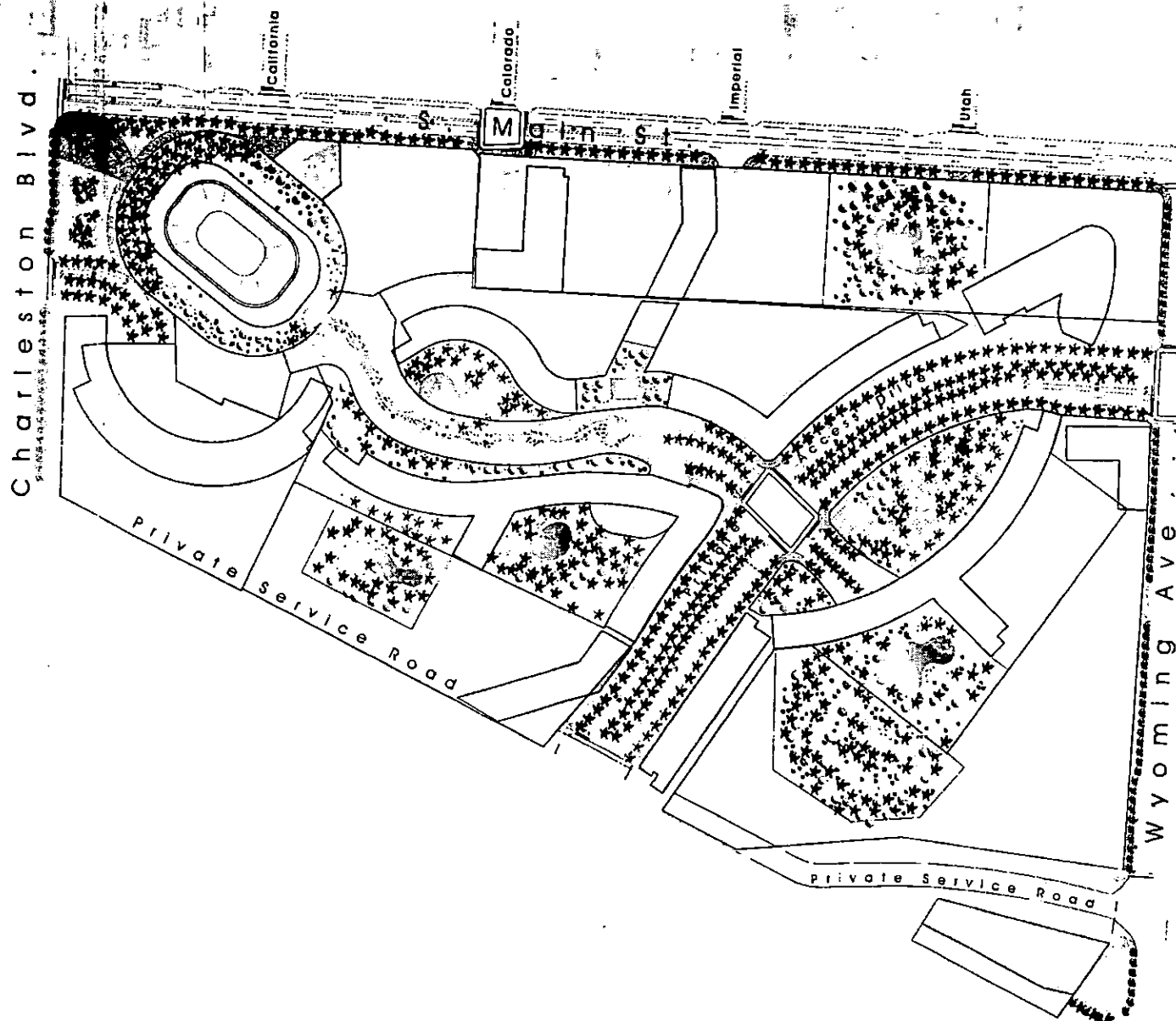
Site Plan

Drawing Title

Scale
Drawing Number

Overall
Site Plan

Sheet 1
24916.000



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05/24/07 PC

Pulse

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JJA

JAR LLC
810 MILLER AVENUE,
ANN ARBOR MI 48106-4810
F24 862 4457 T
F24 862 7500 F
www.jar-llc.com

in collaboration with:

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Kirby-Harris Corp.
and Associates, Inc.
Clay J. Vogel, Inc.

[illegible]

Seals and Symbols

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Am. P. 5

Ch'ang P'ing

5

Setbacks & Circulation Plan

Sheet 2

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FILE C:\Documents on 9 Settings\jprimo\Desktop\VegetaEnd\4916-SetCirculation Aug U.S.N. greens DATE: Apr, 09 2007 TIME 01:12 am

APR 10 200

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JJA

JJR is a national provider of
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AMS LLC
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ANN ARBOR, MICHIGAN 48104
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734.862.7329 F
www.jjr.com

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architecture engineering interiors planning



Kelley-Horn Corp.
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Clay J. Vogel, Inc.

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RF₂ PLan

Drawing Title

Pedestrian Circulation Plan

Scale $1"=100'$
Drawing Number

Sheet 3

24916.000

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- Public Pedestrian Areas

Street Tree Common Name	Latin Name	Street Orientation	Size	Spacing	Provided Tree
Dogleg Noor Palm	Phoenix dactylopera	North-South	25' or Larger	30' (35' Required)	6'
Southern Live Oak	Quercus virginiana	East-West	36' Box Tree	20' (30' Required)	2'
Snowshoeing Acacia	Acacia strobophylla	East-West	35' Box Tree	20' (30' Required)	2'
African Syringa	Rhus lancea	East-West	36' Box Tree	20' (30' Required)	2'

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DECLASSIFIED
MAY-03-2007

Sheet 4
24916.000

AIR, LLC
150 MILLER AVENUE
ANN ARBOR, MICHIGAN 48104
734.822.6457
734.822.7823 F
www.airllc.com

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Kutley-Horn Corp.
and Associates, Inc.
Clay J. Vogel, Inc.

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FOOTNOTES

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Key Findings

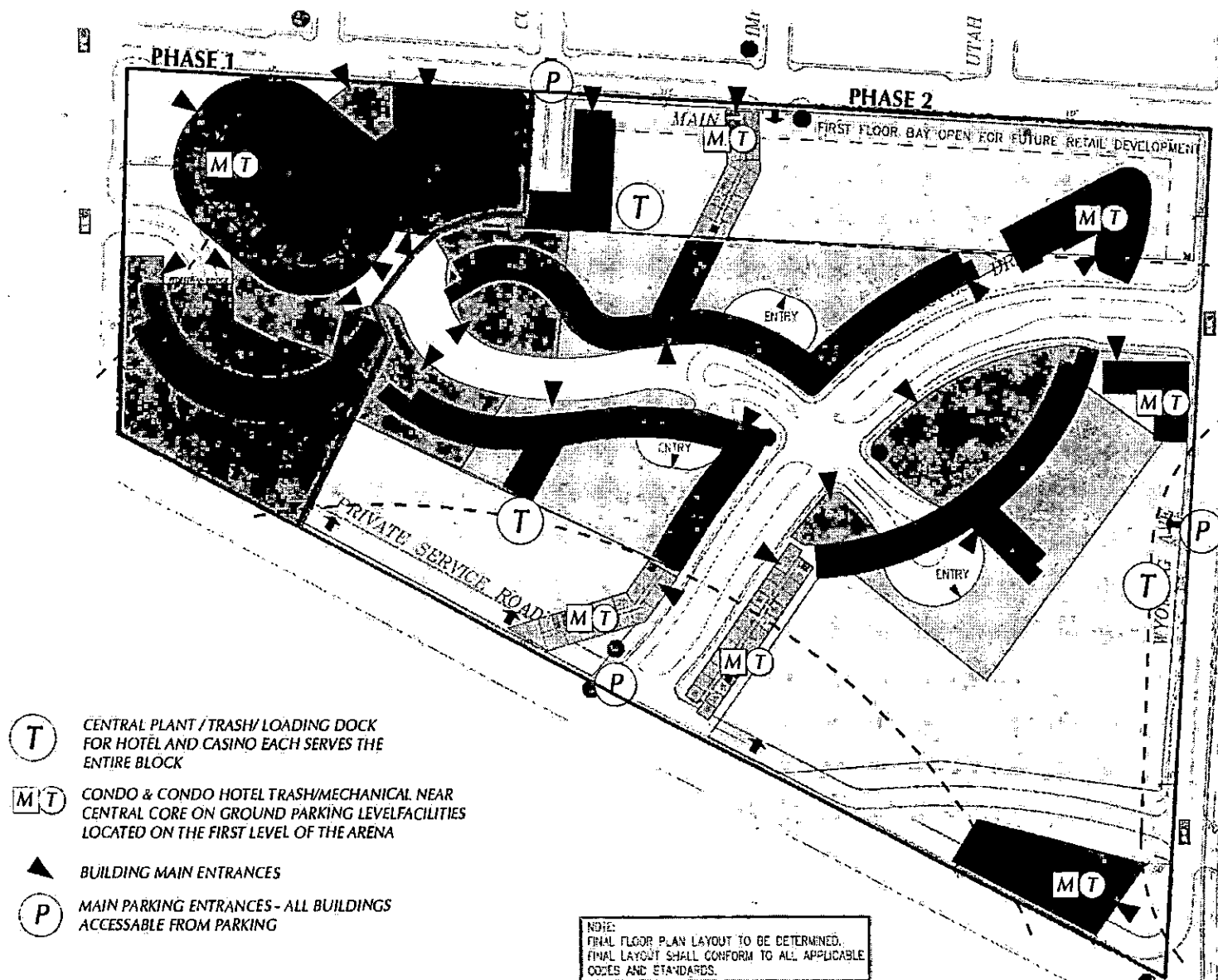
Drawing Tide

Phasing & Building Setback

1-100

Sheet 5

24916.000



NOTE:
FINAL FLOOR PLAN LAYOUT TO BE DETERMINED.
FINAL LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS.

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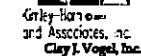
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819 P \ Ground Home \ 5510 North Dakota \ 58100 Station Bldg 0-9 USE: Monday DATE: Apr, 08 2021 TIME: 36.02 pm

REG

JAN. LLC
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ANN ARBOR MI 48106
734 667 4517
734 667 7125 F
www.jan-llc.com

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an end-to-end interior design firm

Seals and Signatures

Key Point

Drawing Title

Scale $1''=100'$

Project Number	24916.000
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- ☐ Food
☐ Sports Man
☐ Cash
☒ Hotel
☐ Hotel Condo
☐ Condo
☐ Retail
☐ Rental

5 --- Part of Work
--- Date

NOTE:
FINAL FLOOR PLAN LAYOUT TO BE DETERMINED.
FINAL LAYOUT SHALL CONFORM TO ALL APPLICABLE
CODES AND STANDARDS.

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734 662 4447
Fax 734 762 1100
www.jjr.com

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Architectural engineering interior planning

Clay J. Vogel, Inc.

Clay J. Vogel, Inc.

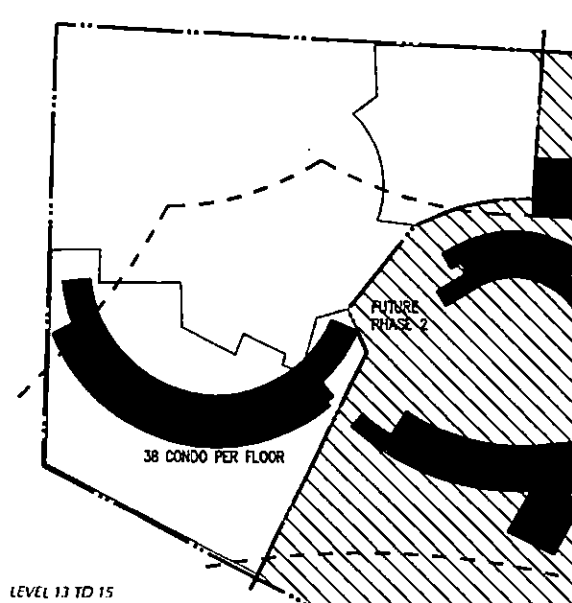
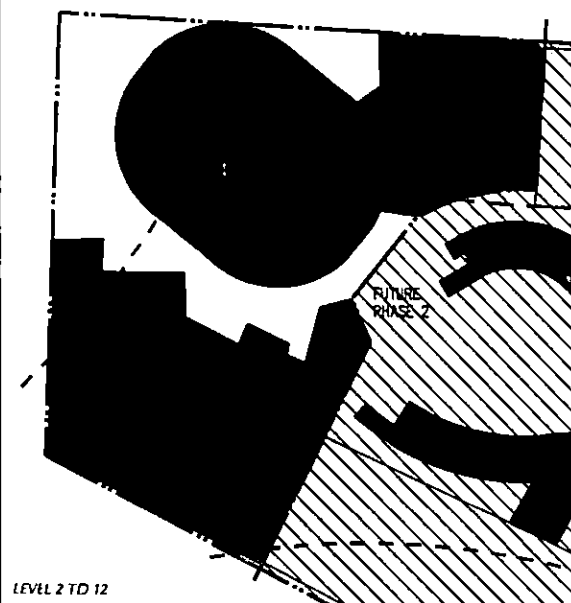
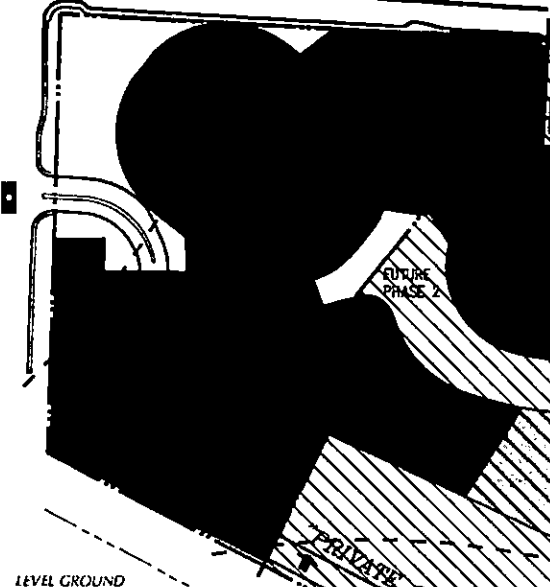
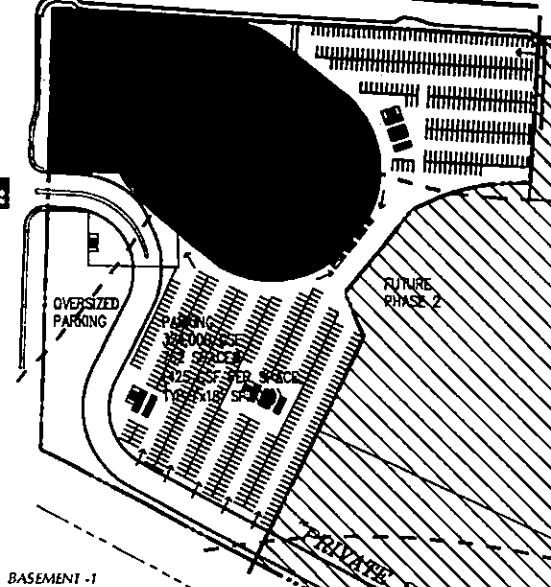
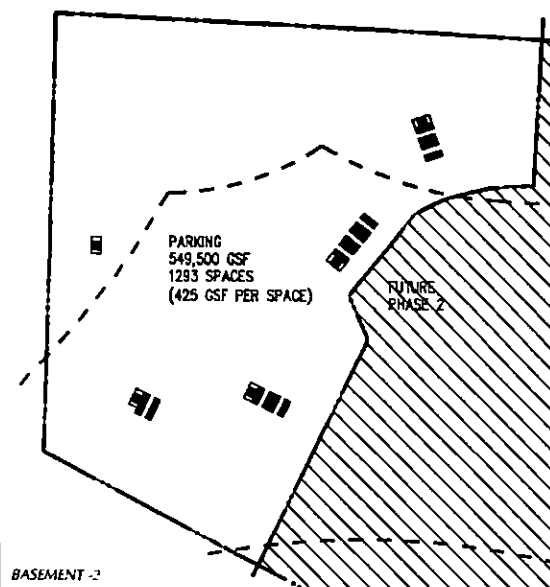


Table 2 - City of Las Vegas Required Parking per Centennial Recommendations

Development	Size/Quantity	City of Las Vegas Required Parking per Centennial Recommendations	Parking Required
Hotel	6,000 Rooms	1.5 per room	9,000
Condo (assume all 2 bedroom units)	1,500 Units	1 unit	1,500
Resort/Condo - Timeshare	1,600 Units	1 unit	1,600
Gaming	300,000 SF GFA	1.90 sf gfa	5,700
Arena	22,000 Seats	1.84 seats	4,052
Retail	255,000 SF	3.11 GSF sf gfa	7,931
Office/BOH	450,000 SF	1.90 sf	8,550
Convention**	1,350,000	1.1,000 sf	1,350
NON-SHARED TOTAL			21,639
SHARED TOTAL			19,814
PARKING PROVIDED			19,500

LEGEND

- Arena
- Sports Mart
- Casino
- Hotel
- Hotel Condo
- Condo
- Retail
- Parking
- Limit of Work
- Gaming Set Back

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Phase 1 Plan
Arena +
Sports Mart

Sheet 7

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05/24/07 PC

3E

JAN 11
510 MILLER AVENUE
NASHUA NH 03060-4510
703 662 4457
734 642 7220

Kimley-Horn and Associates, Inc.
Clay J. Vogel, Inc.

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screen or
double
perforated
metal
Screen

MAY 03 2007 Sheet 8

27.903 ALBANY	24916.00
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- Textured Precast Concrete with Perforated Metal Screen Accents

— Metal Panel

Real

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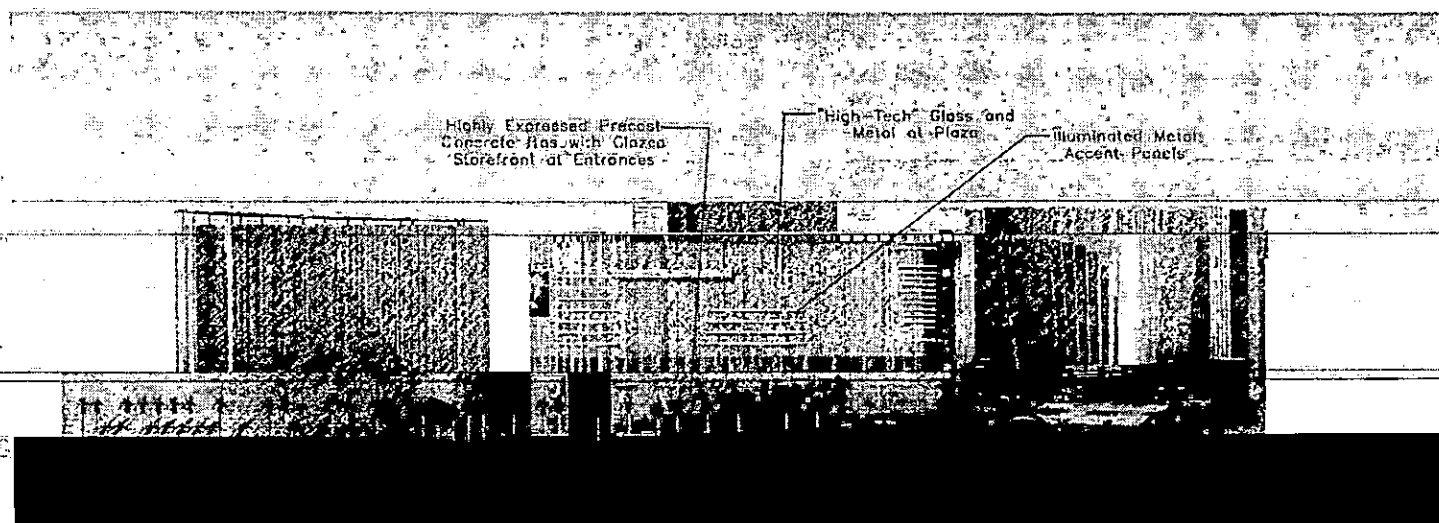
JJR, LLC
 110 MILLER AVENUE
 ANN ARBOR MICHIGAN 48106
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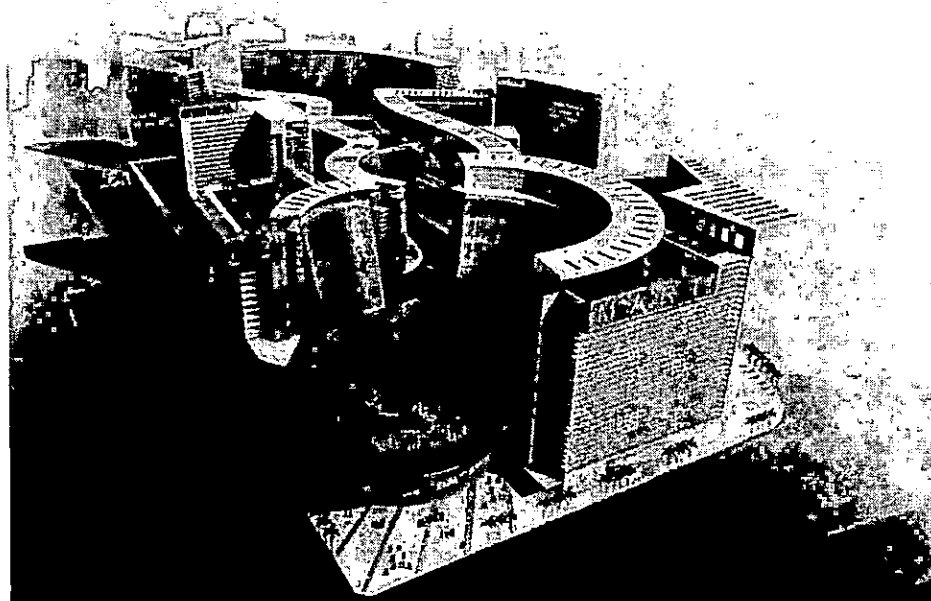
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Clay J. Vogel, Inc.



Section Through Pedestrian Plaza



Bird's Eye View

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Safe and Sound

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Any other

Review: Yes

Section and Perspective

$$t^* = 100^{\circ}$$

DEC 11 2007 Sheet 10

Sheet 10

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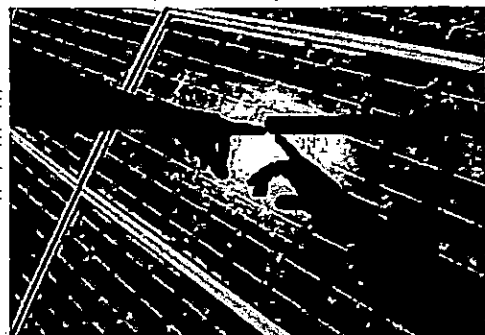
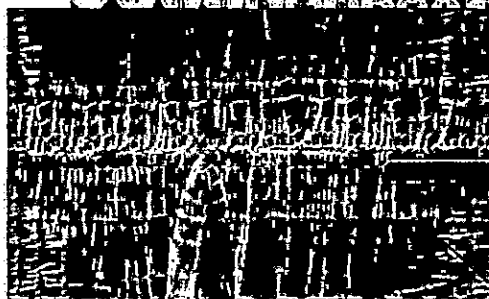


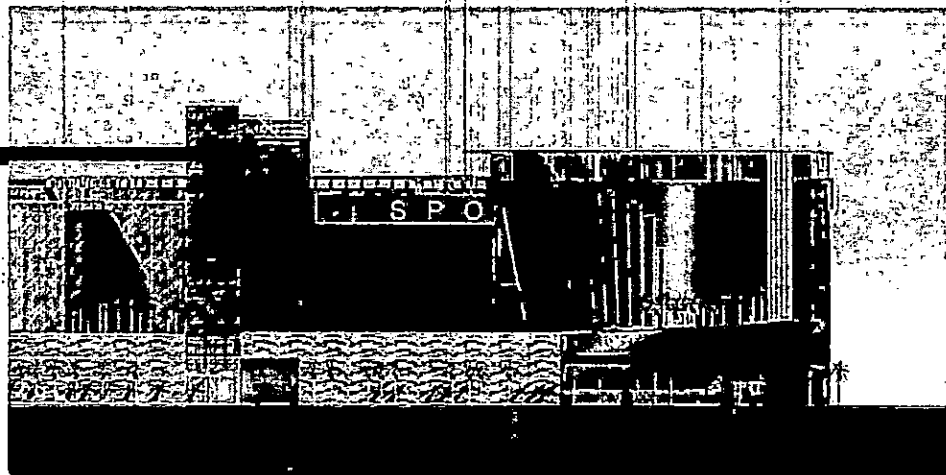
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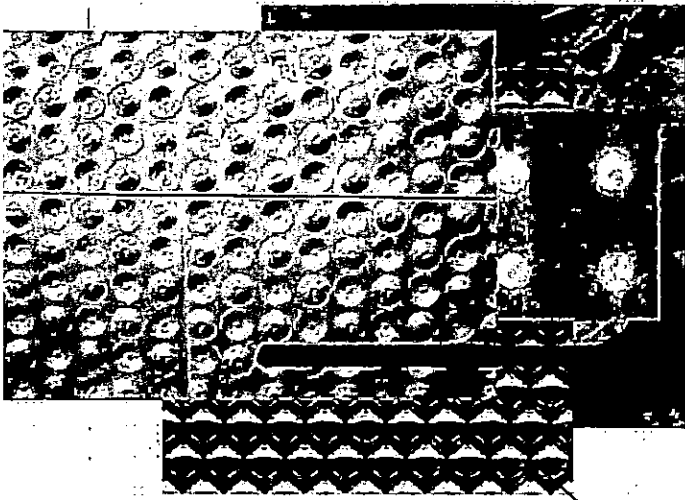
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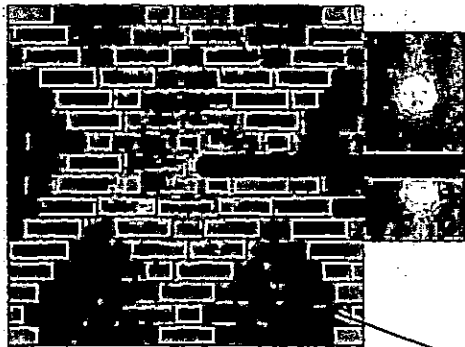
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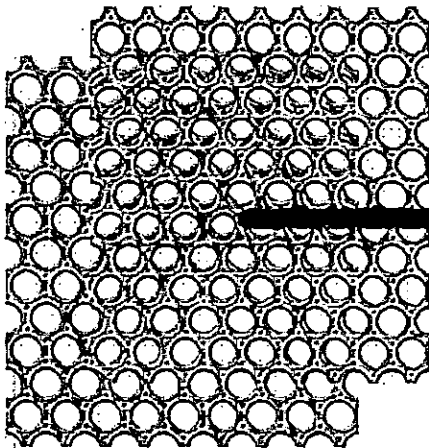
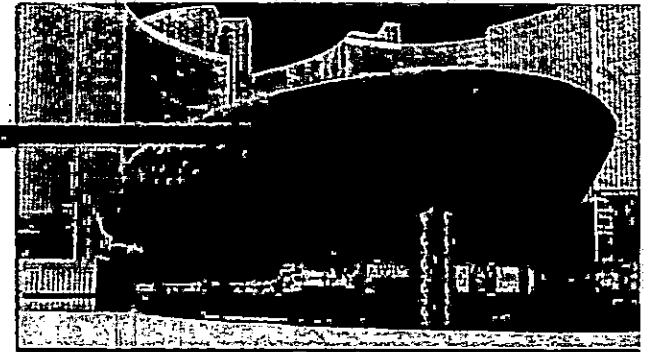
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Dimpled Copper



Copper Colored
Metal Panel in
Diamond Pattern



Perforated Copper

SDR-21175
REVISED
05/24/07 PC

RECEIVED
MAY 03 2007

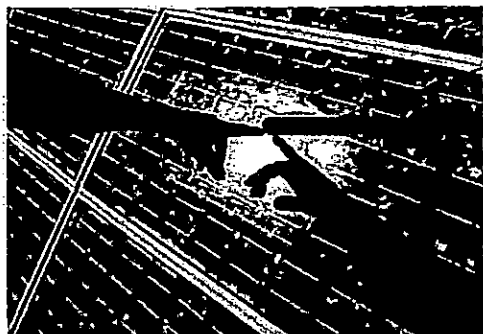
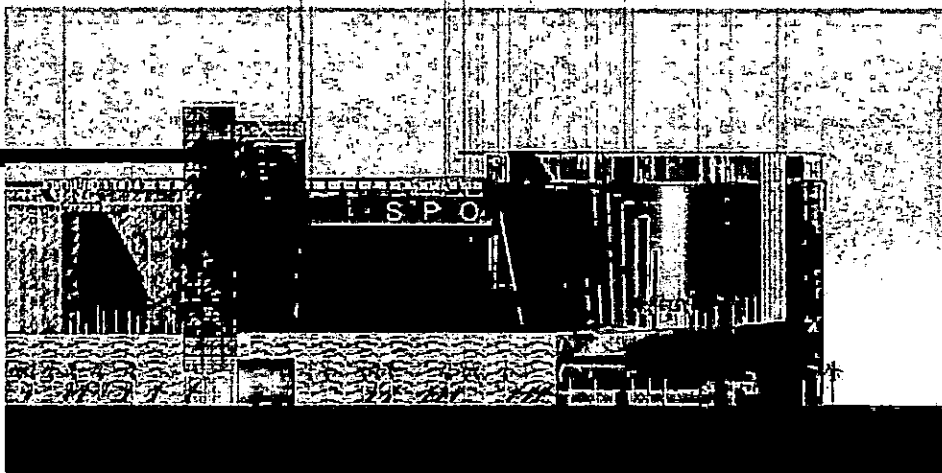
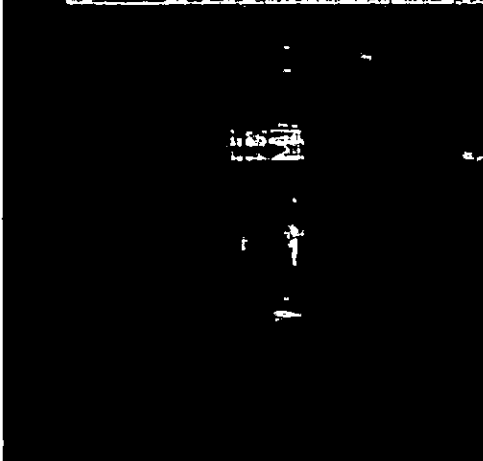


Photo-Voltaic (P.V.)
Panel



Silk-Screen Printed Glazing

Oxidized Copper
Metal Panel

Painted Illuminated
Metal Panel

SUP-21171
REVISED

SUP-21172
05/24/07 PC

RECEIVED
MAY 03 2007

SDR 21175				
Pulse				
SWC Charleston & Main				
Proposed 73.50 ac. Multi-use Development.				
Traffic produced by proposed development:				
New Uses	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-RISE RES.CONDO/TWNHM [DWELL]	3000	4.18	12,540
AM Peak Hour			0.34	1,020
PM Peak Hour			0.38	1,140
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	ARENA [SEAT]	22000	MINIMAL	MINIMA L
AM Peak Hour			MINIMAL	MINMA L
PM Peak Hour			MINIMAL	MINIMA L
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	CASINO HOTEL, CORRIDO [1000SF]	300	FORMULA	33,976
AM Peak Hour			FORMULA	1,574
PM Peak Hour			FORMULA	2,718
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	785	42.94	33,708
AM Peak Hour			1.03	809
PM Peak Hour			3.75	2,944
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	OFFICE PARK [1000 SF]	450	11.42	5,139
AM Peak Hour			1.74	783
PM Peak Hour			1.50	675
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [ACRE]	73.5	51.80	3,807
AM Peak Hour			7.51	552
PM Peak Hour			7.26	534
(heaviest 60 minutes)				

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTI USE DEVELOPMENT [ACRE]	73.5		81,556
AM Peak Hour				3,634
PM Peak Hour				6,943
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	39,938			
PM Peak Hour	3,195			
(heaviest 60 minutes)				
Main St.				
Average Daily Traffic (ADT)	21,578			
PM Peak Hour	1,726			
(heaviest 60 minutes)				
Wyoming Ave.				
Average Daily Traffic (ADT)	17,470			
PM Peak Hour	1,398			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	51700			
Main St.	25725			
Wyoming Ave.	25725			
This project will add approximately 81,556 trips per day on Charleston, Main, and Wyoming. This will increase the expected volumes by about 204 percent on Charleston Blvd., about 378 percent on Main St., and about 467 percent on Wyoming Ave. Charleston is at about 77 percent capacity, Main is at about 84 percent capacity, and Wyoming is at about 68 percent capacity.				
Based on Peak Hour use, this development will add roughly 6943 additional cars into the area; which works out to about 116 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

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

**RE: Justification Letter
Site Development Plan Review
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for Site Development Plan Review. The proposed project involves the redevelopment of approximately 70 acres south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks. The property is easily accessible from the Charleston Boulevard I-15 interchange.

The Site Development Plan for Pulse is divided into multiple phases. Phase I is anticipated to include: a 22,000 seat professional sports arena; 50,000 square feet of street level retail; 3,500,000 square feet of permanent exhibition and/or office space; and, 100 condominium units. Remaining phases will include: 300,000 square feet of casino floor space with 950,000 square feet of casino related retail, back of house and conference room space; 500,000 square feet of commercial-retail space; 6,000 hotel rooms; 1,500 condo-hotel rooms; and 1,500 condominium units. The current application for Site Development Review seeks general approval for all phases of the proposed development.

Envisioned to be a truly urban district, Pulse will site the uses listed above on a central pedestrian civic spine that will be active throughout the day. Anchoring the northern edge of the pedestrian spine is a world class arena that will be visible from the Interstate and downtown's office and residential towers. By locating the 22,000 seat arena at the corner of Main and Charleston, the sites most visible spot, Pulse truly engages its urban context. The southern edge of the spine links to a full resort complex that will showcase a 21st century mindset for Strip development. By connecting and enhancing existing vehicular and pedestrian links, mirroring adjacent land uses and encouraging additional redevelopment by the placement of civic amenities such as the arena, Pulse will be the district to link Las Vegas' emerging downtown to the ever changing, world famous experience that is the Strip.

To ensure Pulse creates a synergistic relationship with its context, the City of Las Vegas Centennial Plan was studied and followed in all applicable areas. The architectural standards as described within the Centennial Plan, as identified on pages 40 - 42, and again, in more detail in

APR 10 2007

SDR-21175
05/24/07 PC

pages 75 and 76 are the starting point for all of the development to be built within Pulse. Each articulated standard that is listed will be met, and has been an organizing factor in the overall site plan of Pulse.

Facade Configuration: All building facades that face onto either existing streets or proposed private drives will provide visual interest through the use of artistic murals, lighting, changes in color and materials, and building massing.

Shading / Climate Control: Pulse has at its very heart a pedestrian system that has been designed to allow for natural light access but not at the discomfort of the visitor. Screening, planting in accordance with streetscape standards, water misters, wind patterns, and building massing (including pedestrian bridges) all have been factored into the design of Pulse to ensure an enjoyable outdoor experience throughout the year.

Building entrances: All buildings will adhere to ADA / Universal Access standards, and be located at street level (+/- 4') and will be distinguished by a combination of signage, colors, lighting, massing, and visual prominence due to site layout.

Exterior materials: Pulse is envisioned to be a living, dynamic district that will adapt to cultural demands and entertainment trends. Allowing a diversity of expressions, a unified color palate will coordinate and convey a cohesive character. The color palate is included with the required preliminary elevations of Phase I of Pulse.

Screening requirements and service and loading docks: Service areas will be easily accessed and will minimally disrupt existing or proposed traffic circulation – through the use of gated access points, service hours, and the creation of internal or below grade spaces.

The remaining development and architectural guidelines of the Downtown Centennial Plan will also be reflected throughout the project.

Sincerely,
REI NEON LLC

By: 
Jill Ferrari, Authorized Representative

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APR 10 2007

SDR-21175
05/24/07 PC



May 22, 2007

RE: SDR #21175

Theodore Parker III
Also admitted in South Carolina
e-mail tparker@pnslaw.net

Todd N. Nelson
1965-2002

Immanuel B. Arin
e-mail iarin@pnslaw.net

Jonathan D. Ballard
e-mail jballard@pnslaw.net

R. James Duensing, Jr.
e-mail jduensing@pnslaw.net

Robin L. Lewis
Also admitted in California
e-mail rlewis@pnslaw.net

To Whom This May Concern:

Please be advised that as owners of properties located in downtown Las Vegas (1209 Main Street, 1211 Main Street & Commerce Street Studios) we fully support the intended proposal referred to above.

Very truly yours,


Immanuel B. Arin, Esq.


Andrew Feiler

7201 W. Lake Mead Blvd., Ste. 208
Las Vegas, NV 89128-8355

702.838.8800
702.838.8601 fax

Submitted after final agenda

Date 5/24/07 Item #24

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-21175 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172, and VAC-21173 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the Overall Site Plan (Sheet 1) dated stamped 04/10/07, Setbacks and Circulation Plan (Sheet 2) dated stamped 04/10/07, Landscape Plan (Sheet 4) date stamped 05/03/07, Phasing and Building Setback (Sheet 5) date stamped 05/03/07, Phase 1 Plan Area (Sheet 7) date stamped 04/10/07 and Building Elevations (Sheet 8 and 9) date stamped 05/03/07, except as amended by conditions herein.
4. ~~This application constitutes approval of the parent site plan and Phase I of the development, subject to an approved Traffic Impact Analysis. Prior to the issuance of building permits for the Phase I development, the applicant shall submit the following revised documents for administrative review and approval by City staff: A revised site plan, showing all building setbacks, all points of pedestrian and vehicular ingress and egress, and any modifications to the site plan required by the Traffic Impact Analysis; revised elevations, showing all fenestration, wall articulation, shading devices, and detailed materials information; and detailed floor plans, showing the configuration of the parking structure(s), the location of all service areas, all exterior entrances, and the use of all rooms. A separate Site Development Plan Review application shall be required for each subsequent Phase of the development to assess compliance with the parent site plan and code requirements.~~
5. A Waiver from the 70% build-to line requirement is hereby approved, to allow a 105-foot setback for the arena structure on the north side of the development, to allow setbacks of up to 10 feet along the east side of the development, and to allow setbacks between 20 feet and 50 feet along the south side of the development.

Submitted ^{at meeting} after final agenda

JM

Date 5/24/07 Item # 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 06/20/07

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 June 14, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Quadrant Planning

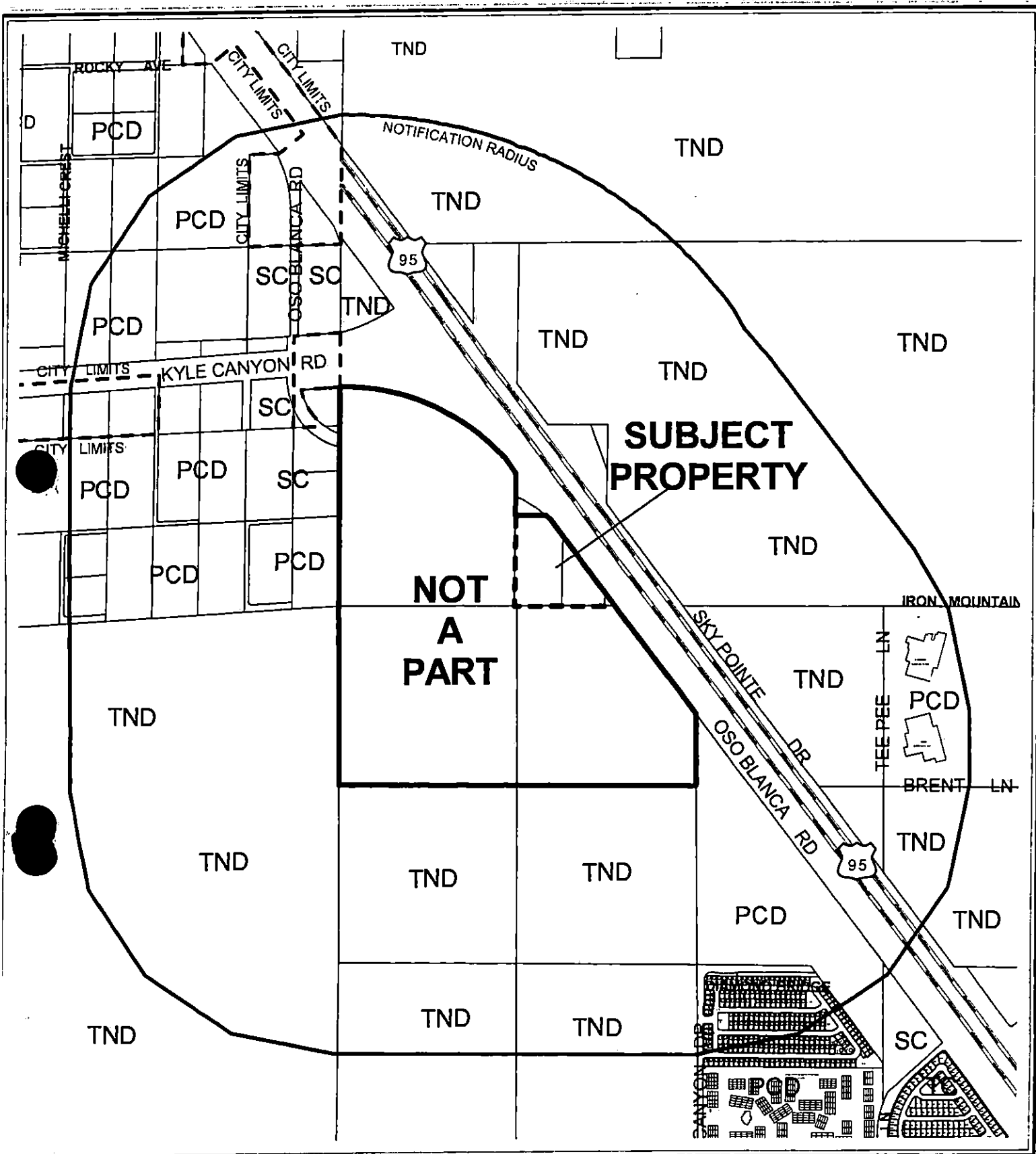
MOTION:

GOYNES – HOLD IN ABEYANCE Item 25 to 7/12/2007 and TABLE Items 45 and 61 – UNANIMOUS with TROWBRIDGE excused

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicant of Item 25 requested the matter be held in abeyance until 7/12/2007.

(6:02 – 6:03)



CASE: GPA-20469

RADIUS: 2000 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20469 - APPLICANT/OWNER: KYLE ACQUISITION
GROUP, LLC, ET AL

***APPLICANT REQUESTS THIS ITEM BE
HELD IN ABEYANCE TO THE JUNE 14, 2007
PLANNING COMMISSION MEETING***



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: KYLE CANYON GATEWAY CENTER, LLC

Name of Applicant: KYLE ACQUISITION GROUP, LLC

Name of Representative: QUADRANT PLANNING

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

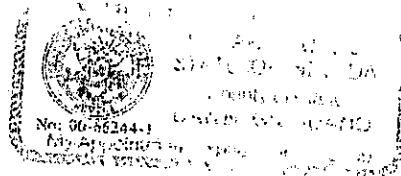
Signature of Property Owner: _____

Print Name: JOSEPH BONIFATTO

Subscribed and sworn before me

This 27 day of Feb, 2007

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RANCHO WAY, LLC

Name of Applicant: KYLE ACQUISITION GROUP, LLC

Name of Representative: QUADRANT PLANNING

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: NIMA TAGHAVI

Subscribed and sworn before me

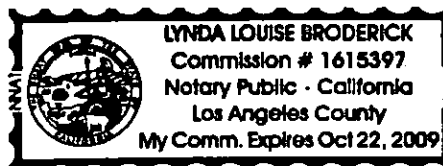
This 28th day of February, 2007

Notary Public in and for said County and State
Lynda Louise Broderick

County of Orange)

Revised 11-14-06)

State of California)



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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: KYLE ACQUISITION GROUP, LLC

Name of Applicant: KYLE ACQUISITION GROUP, LLC

Name of Representative: QUADRANT PLANNING

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

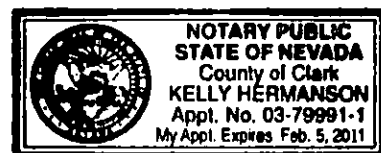
Signature of Property Owner: _____

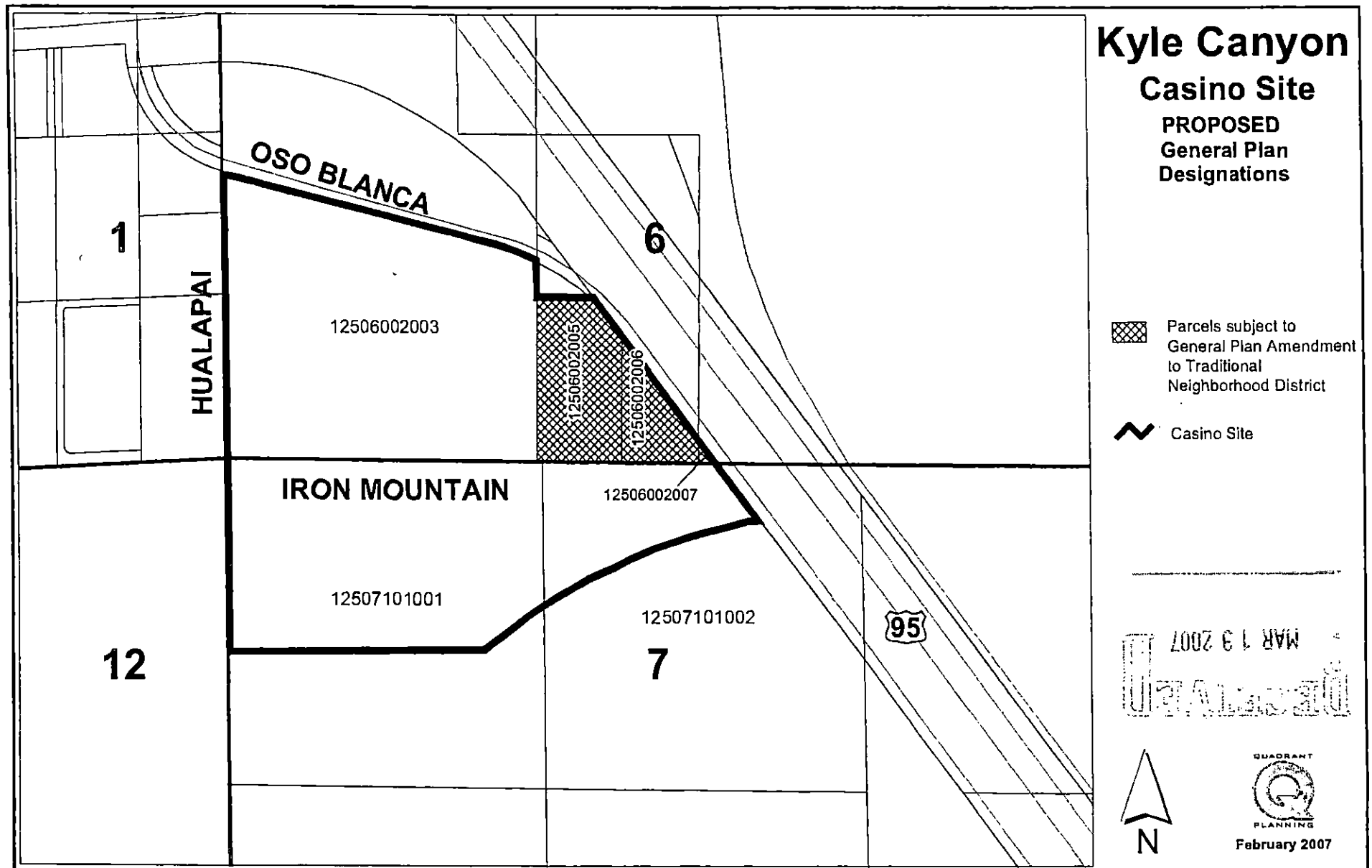
Print Name: JOHN A. RITTER

[Handwritten initials]
GJG

Subscribed and sworn before me

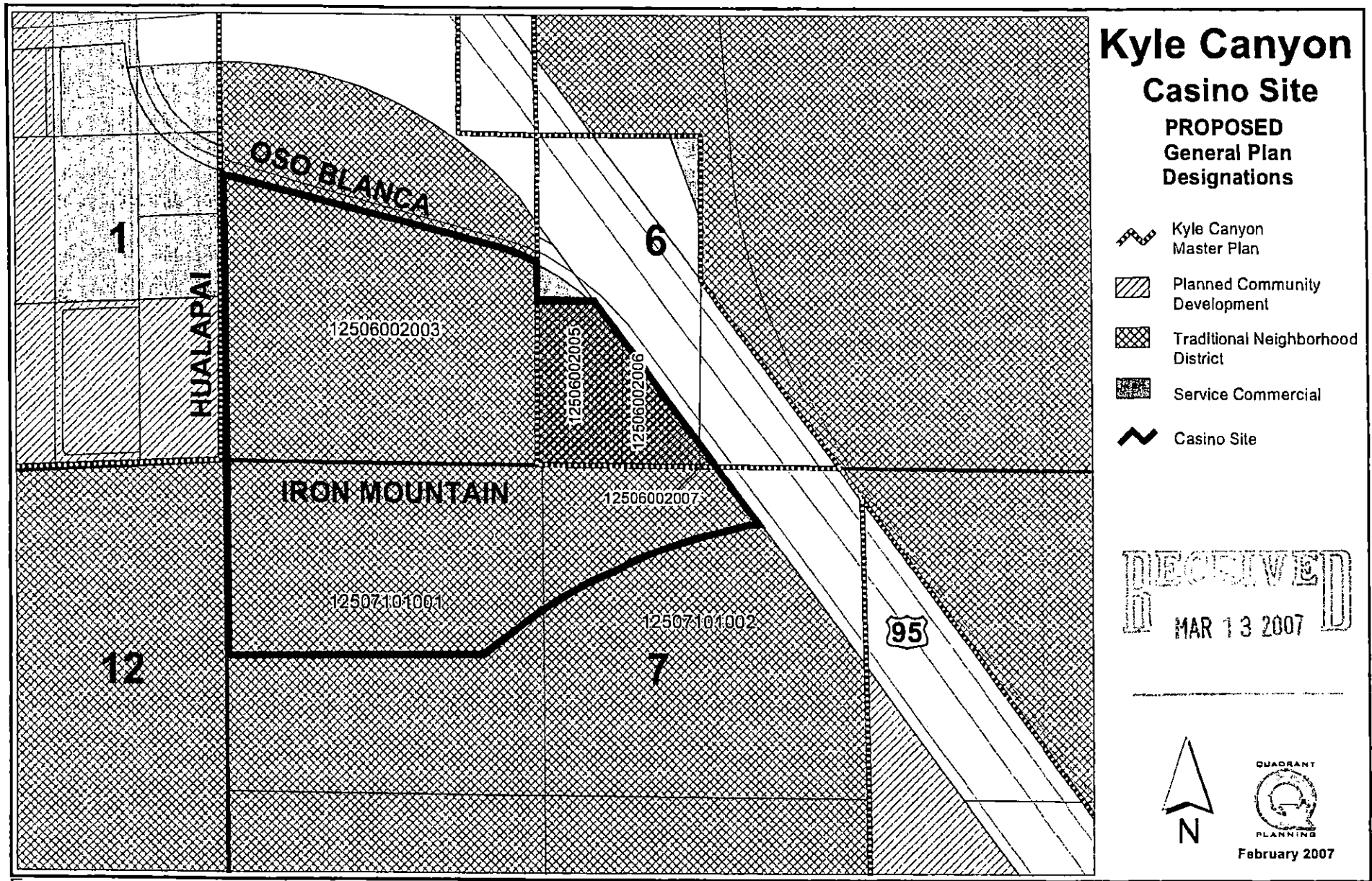
This 13 day of MARCH, 2007
Kelly Hermanson
Notary Public in and for said County and State





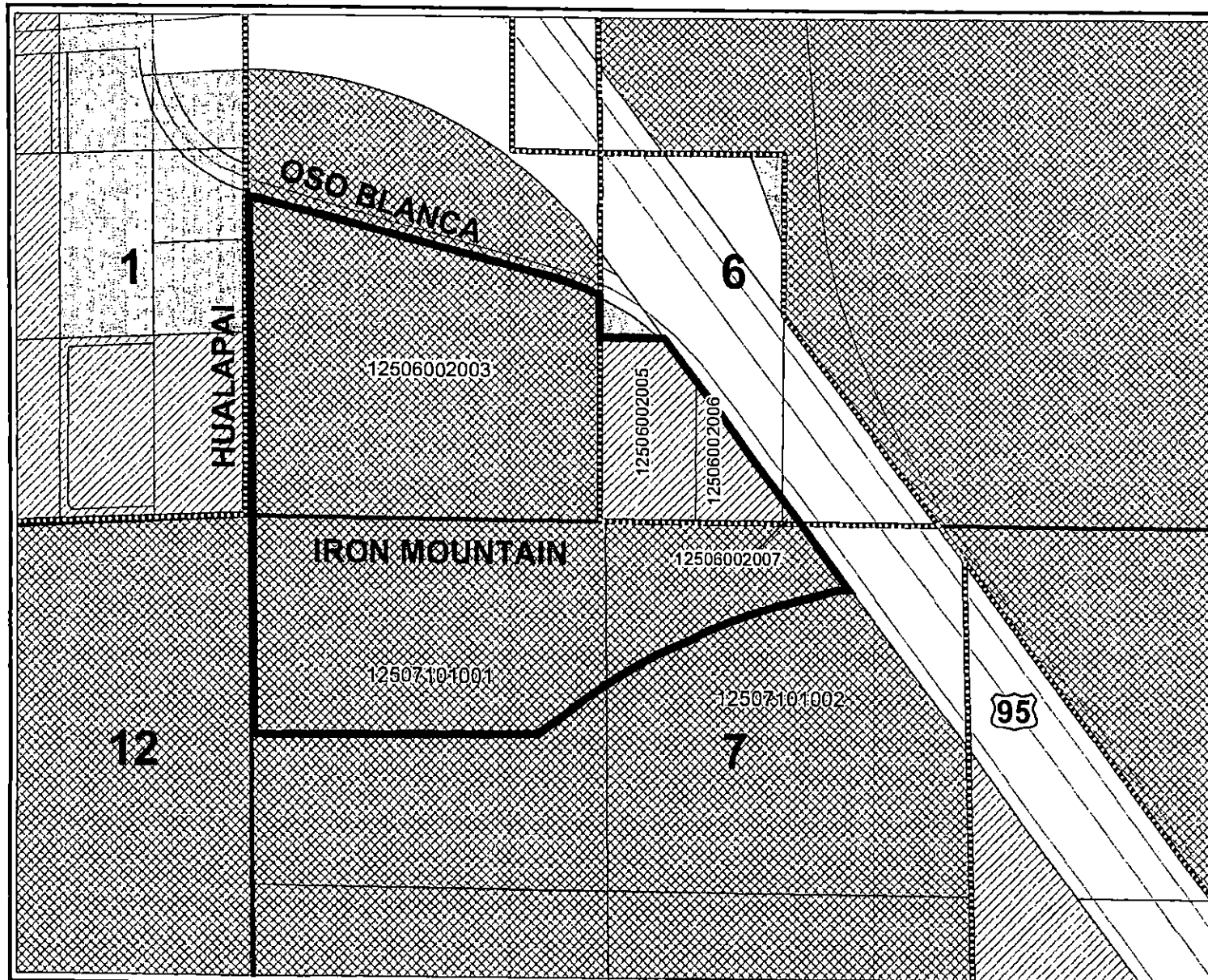
FILE: P:\GIS\Projects\Kyle Canyon\Kyle Canyon Casino 140 (proposed) (P4)

GPA-20469
04/26/07 PC



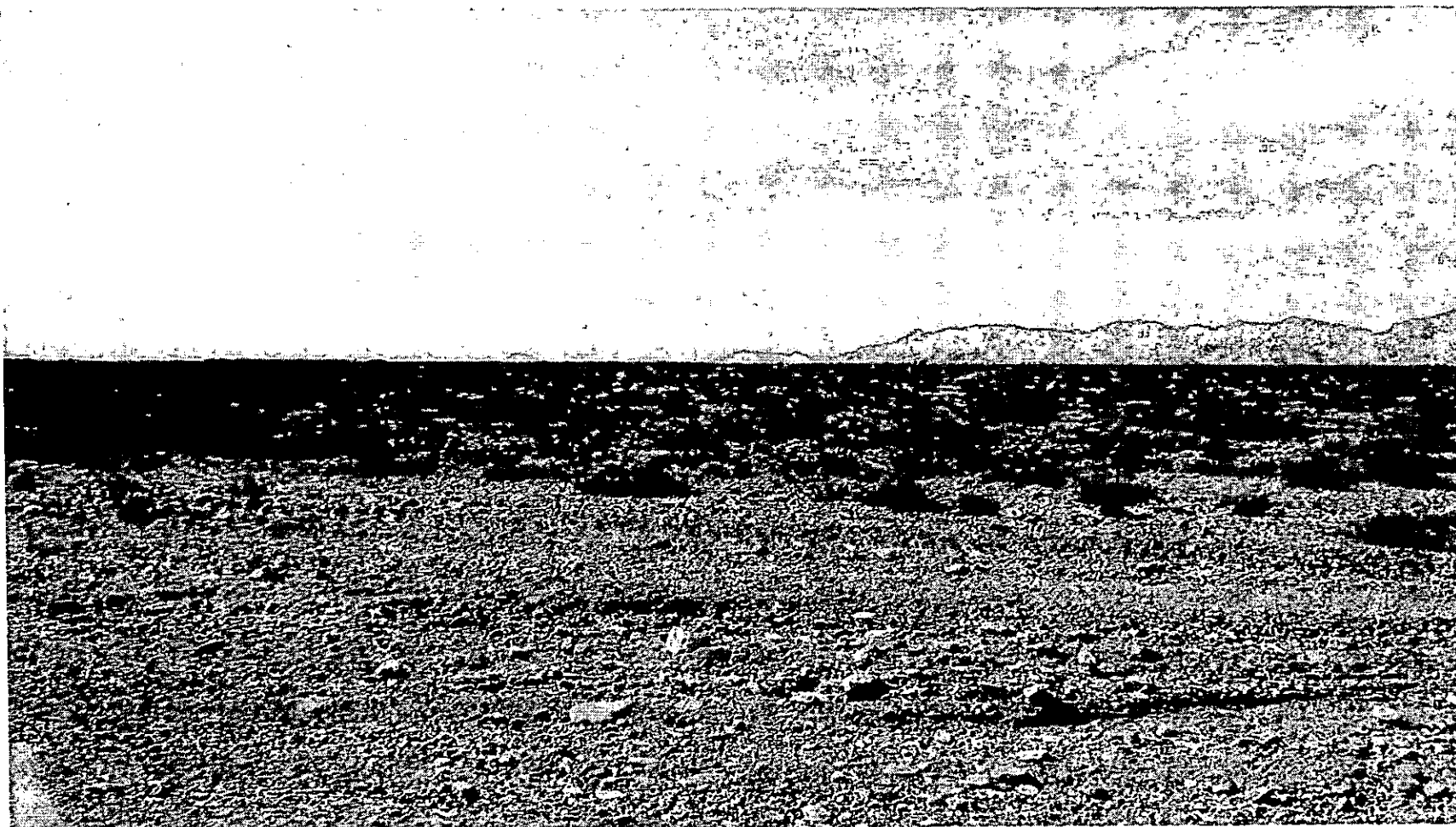
FILE: P:\048 Project\Visual Communications\Kyle Canyon Gateway\Casino Study\Kyle Canyon TAC (proposed).FIG

GPA-20469
04/26/07 PC



10.5 P 10.5 Project Focus Community in Canyon Gateway/Casino Study in Canyon County TNO (2007)

GPA-20469
04/26/07 PC



GPA-20469 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL
WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 2,190 FEET SOUTH OF KYLE CANYON ROAD
MAY 24, 2007 PLANNING COMMISSION

03/26/07



GPA-20469 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL
WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 2,190 FEET SOUTH OF KYLE CANYON ROAD
MAY 24, 2007 PLANNING COMMISSION

03/26/07

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC

esorokac@kkbrf.com
702.693.4274

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89189
Tel: 702.792.7000
Fax: 702.796.7181

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

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4280
Fax: 702.939.8457

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

February 28, 2007

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

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

Dear Ms. Wheeler:

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

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

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

**GPA-20469
04/26/07 PC**



KUMMER

KAEMPFER

Ms. Margo Wheeler

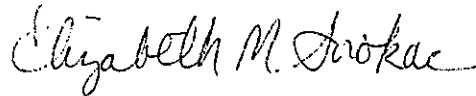
February 28, 2007

Page 2

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

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Elizabeth M. Sorokac

EMS/anc

GPA-20469
04/26/07 PC



May 23, 2007

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

SUBJECT: REQUEST TO HOLD GPA-20469 FROM THE JUNE 14, 2007 PLANNING COMMISSION MEETING TO THE JULY 12, 2007 PLANNING COMMISSION MEETING.

Dear Doug:

My office represents the applicant on the above referenced items. I am hereby requesting that this item be held for 30 days from the June 14, 2007 to the July 12, 2007 Planning Commission Meeting.

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

Sincerely,


CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Tom Perrigo
Robert Summerfield

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129

☎ 702 395 3154

☎ 702 242 0414

✉ info@quadplan.com

www.quadplan.com

Submitted after final agenda

Date 5/24/07 Item #25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED – UNANIMOUS with TROWBRIDGE excused

To be heard by City Council on 6/20/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 26-29.

ANDY REED, Planning Supervisor, stated that the proposal is too intense for the site and he recommended denial.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and agreed that the proposal does not conform to the General Plan or existing zoning since the proposal does not offer as dense of a project as would be allowed. He stated that the

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 26 – GPA-20474

MINUTES – Continued:

market is in need of more apartment complexes and noted that the subject site was chosen because the only existing single family detached homes are on the other side of the 215 Beltway. There would be no impact on schools since the majority of the apartment units are one and two bedrooms. He clarified that the proposed height is 43 feet and requested approval.

SHARON BEASLEY, 10655 Parkrun Drive, Suite 200, appeared on behalf of Astoria homes and requested that all applications be held in abeyance. Her client has not had any contact with the applicant and she expressed an interest in the development as it would impact Astoria's development north of the subject site. MS. BEASLEY feared losing the opportunity of negotiating some issues before the matter is decided upon by the City Council.

TED RUSSELL, Las Vegas resident, acknowledged the very low impact the project would have upon nearby schools, noted the project's favorable compatibility with the Kyle Canyon development and expressed support.

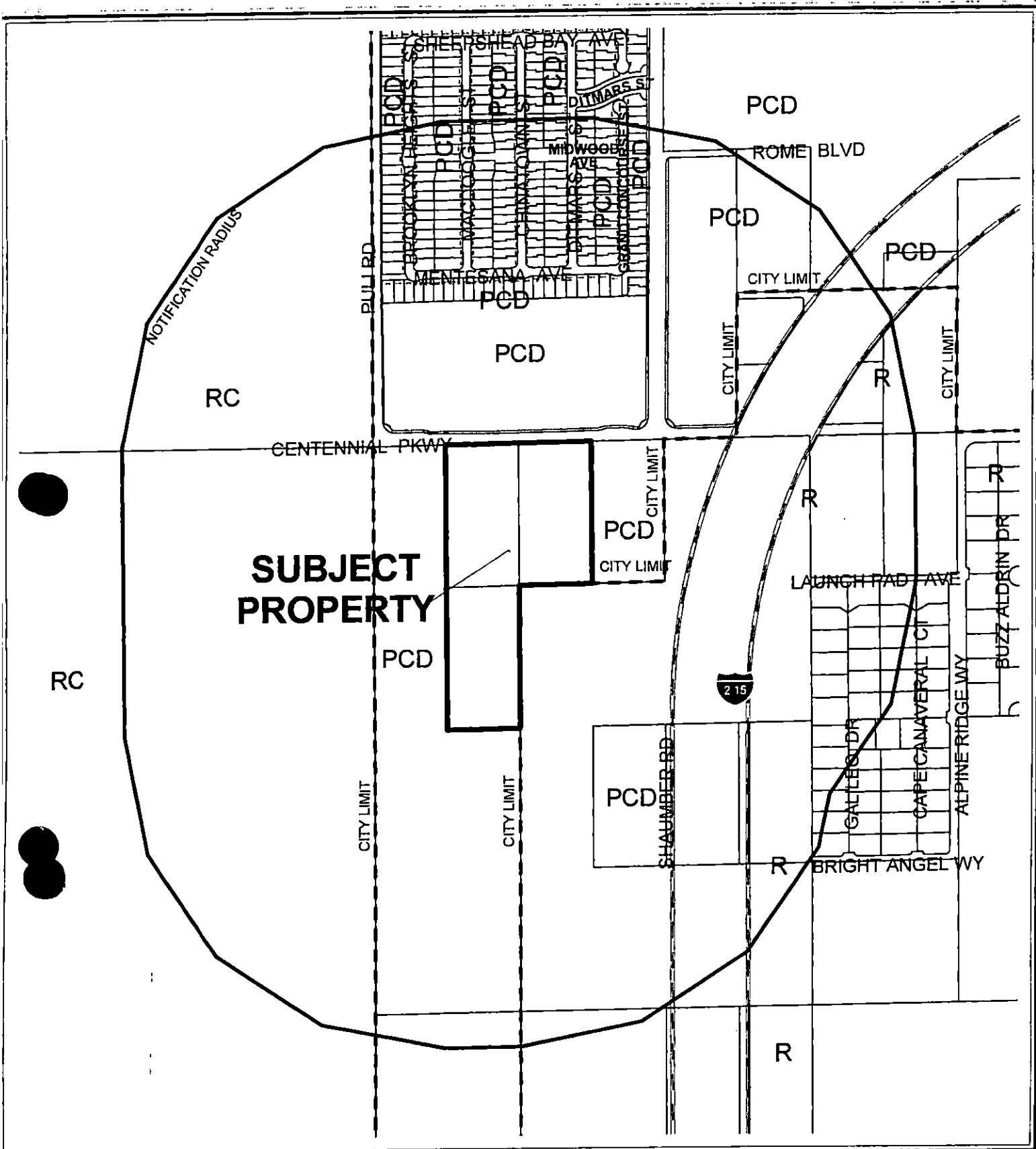
CHAIRMAN DAVENPORT and COMMISSIONER DUNNAM requested the correct height proposed and DOUG RANKIN, Planning Manager, confirmed that the maximum height would be 44 feet. COMMISSIONER DUNNAM queried the reason for not being able to provide the entire width of the necessary planter space but ATTORNEY KAEMPFER verified that request was no longer needed.

COMMISSIONER STEINMAN disagreed with MS. BEASLEY'S request and stated that any outstanding matters could be worked out before the applications are heard by the City Council. ATTORNEY KAEMPFER responded that he had two previous conversations with MS. BEASLEY and intends to continue working with her for the sake of Astoria Homes' well being.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 26-29.

(8:46 – 9:04)

2-1976



CASE: GPA-20474

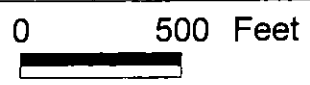
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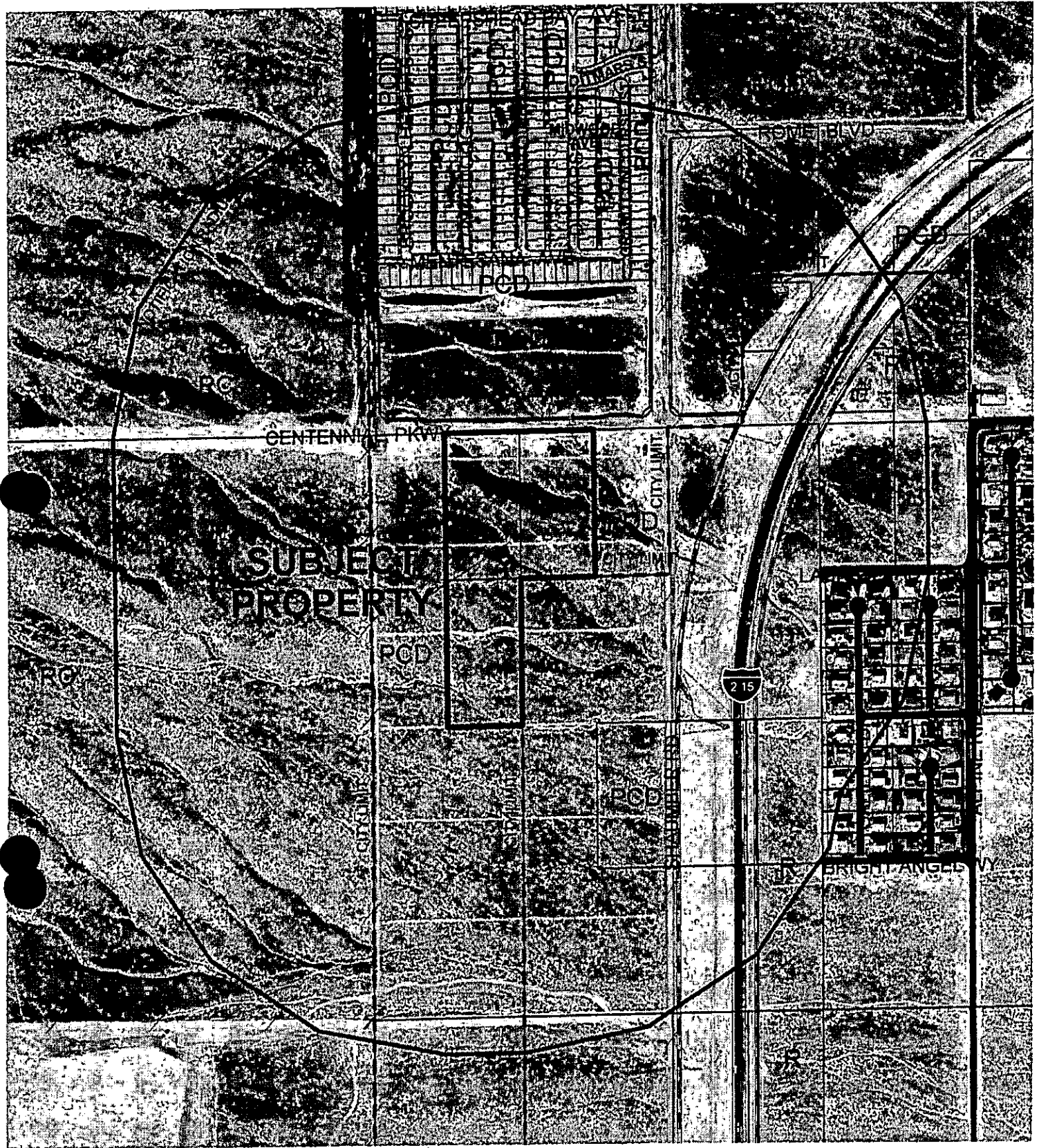
GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMERCIAL DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)





CASE: GPA-20474

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMERCIAL DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-20474 - APPLICANT: FAIRFIELD
RESIDENTIAL, LLC - OWNER: PN II, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL.

RTS

GPA-20474 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to H (High Density Residential) on 15.54 acres located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. The proposed change of designation is consistent with the proposed uses on this site; however, it is not compatible with the surrounding area. Staff recommends denial of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/20/05	The City Council approved an Annexation (ANX-5163) of approximately 60 acres generally located south of Centennial Parkway, east of Puli Drive. The Planning Commission and staff recommended approval. The effective date was 07/29/05.
08/11/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Variance (VAR-7539) to allow a reduction in the amount of required open space in conjunction with a proposed single-family residential development on the subject site. Staff had recommended denial of the Variance.
09/07/05	The City Council approved a Rezoning (ZON-7536) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to R-PD8 (Residential Planned Development – 8 Units Per Acre) and a Site Development Plan Review (SDR-7537) for a proposed 120-lot single-family residential development on 15 acres encompassing the subject site. The Planning Commission recommended approval. Staff recommended denial of both requests.
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06/22/06	The Planning Commission approved a Tentative Map (TMP-13538) for a proposed 118-lot single-family residential subdivision. Staff recommended approval.

GPA-20474 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

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02/09/07	Staff administratively approved a Final Map Technical Review (FMP-19136) for a proposed 118-lot single-family residential subdivision. This map has not been submitted for Mylar review or recorded as of 04/12/07.
04/26/07	The Planning Commission held this item in abeyance at the applicant's request.
05/24/07	Companion items for a Rezoning (ZON-20479), Variance (VAR-20472), and Site Development Plan Review (SDR-20480) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no active or pending building permits or business licenses for this site.	
Pre-Application Meeting	
03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
Neighborhood Meeting	
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Details of Application Request	
Site Area	
Gross Acres	15.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development) [Proposed: H (High Density Residential)]	PD (Planned Development) [Proposed: R-4 (High Density Residential)]

GPA-20474 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation]
South	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
		PF-CC (Public Facilities – Clark County Designation)	Clark County
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N*
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

* The PD (Planned Development) district is proposed to be changed by a companion Rezoning (ZON-20479).

GPA-20474 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

ANALYSIS

The request is for a General Plan Amendment from PCD (Planned Community Development) to H (High Density Residential). The proposed designation allows development such as multi-family plexes, townhouses, high density apartments, and high-rise residential. This category allows 25 or more units per acre. The project proposes to site a multi-family residential development consisting of three-story buildings.

The amendment was submitted in conjunction with a proposed Rezoning (ZON-20479) to R-4 (High Density Residential); Variance (VAR-20472) to allow the building heights up to three-stories where two-stories is the maximum allowed; and a Site Development Plan Review (SDR-20480) to site the proposed 414-unit multi-family residential development.

Due to the incompatibility of this designation and the accompanying applications with the surrounding present and future land use designations, staff is recommending denial of this General Plan Amendment.

FINDINGS

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

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

In regard to "1":

The density and intensity proposed by this amendment is not compatible with the existing and adjacent land use designations.

GPA-20474 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

In regard to “2”:

The proposed R-4 (High Density Residential) zoning district is the zone appropriate to an H (High Density Residential) classification. This zoning district permits densities that are not compatible or supportive of existing adjacent land uses or zoning districts.

In regard to “3”:

The proposal is in an area where existing and future infrastructure is available. Centennial Parkway, designated as a 100-foot wide primary arterial on the Master Plan of Streets and Highways, provides access to the site.

In regard to “4”:

The proposal does not conform to applicable zoning development standards for the proposed zoning.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 39 [Mailed with ZON-20479, VAR-20472 and SDR-20480]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Fairfield Residential, LLC

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

Yes _____ No _____

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

City Official: _____

Partner(s): _____

APN: _____

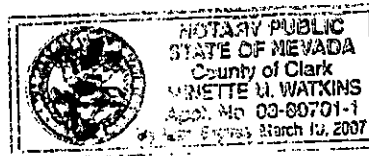
Signature of Property Owner: [Signature]

Print Name: MANNY PATINI

Subscribed and sworn before me

This 6th day of March, 2007

Arnette M. Hicklin
Notary Public in and for said County and State



Revised 12-03-04

MAR 13 2001

11357.47

**KUMMER
KAEMPFER.**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

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702.693.4215

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Las Vegas, NV 89169
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Fax: 702.796.7181

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Tel: 775.852.3900
Fax: 775.852.3992

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Suite 150
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Fax: 702.939.8457

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

May 18, 2007

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

Site Development Plan Review

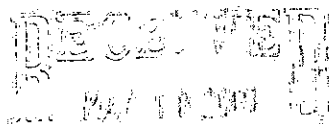
The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) story buildings with a height up to approximately forty (40) feet. The Applicant is proposing a total of 414 units on the Site, which equates to approximately 26.6 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing three story buildings with a height of approximately forty (40) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 26.6 dwelling units per acre. As a result, the



**GPA-20474
REVISED
05/24/07 PC**



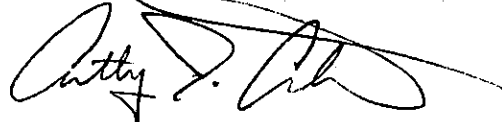
Applicant is seeking a zone change from PD to High Density Residential ("R-4"), which allows for density greater than 25 dwelling units per acre.

General Plan Amendment

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

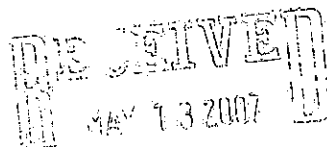
Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf



**GPA-20474
REVISED
05/24/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS with TROWBRIDGE excused

To be heard by City Council on 6/20/2007

MINUTES:

See Item 26 for related discussion.

(8:46 – 9:04)
2-1976

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 27 – ZON-20479

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-20474) to an H (High 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-20480) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

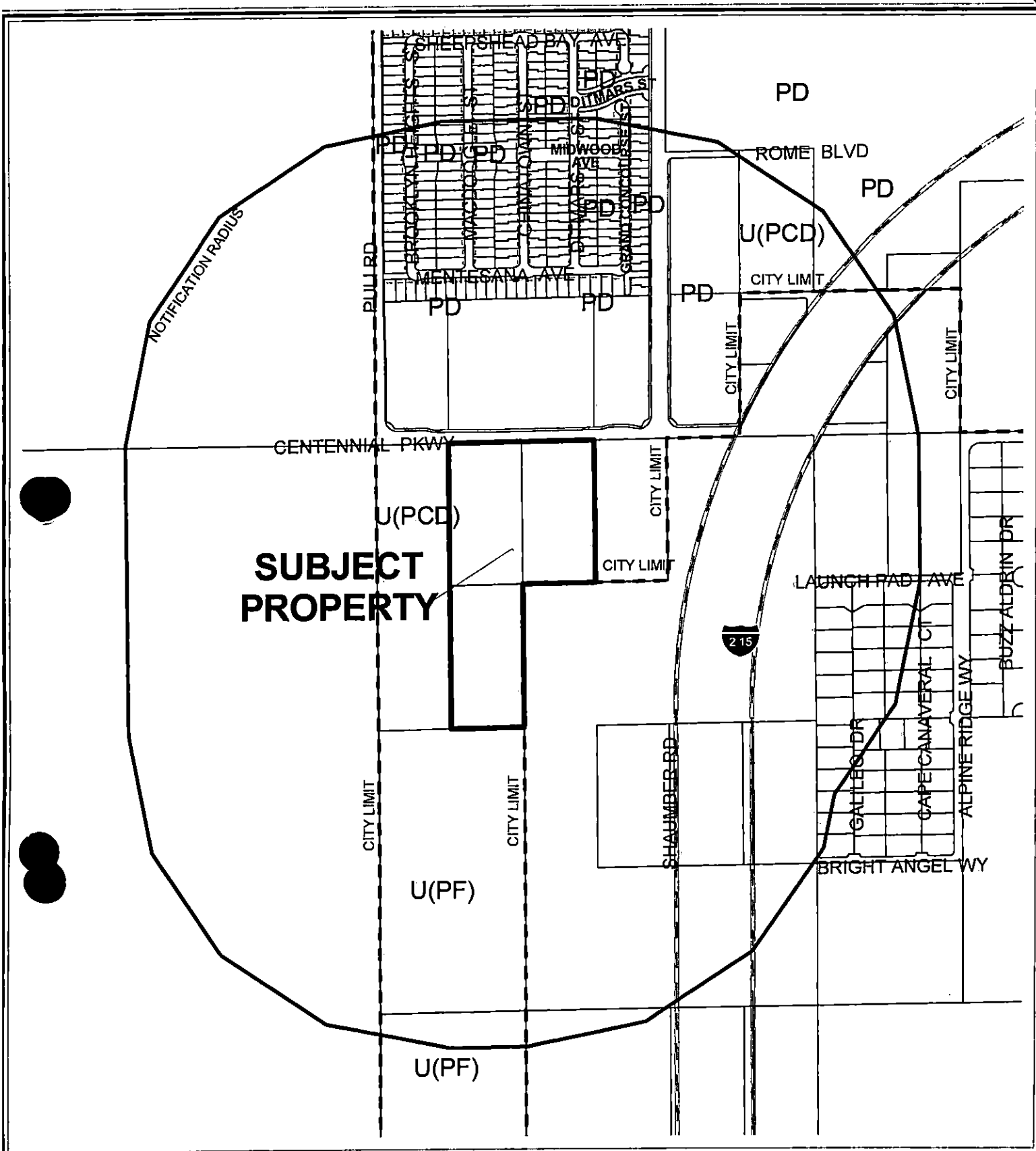
Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Centennial Parkway prior to the issuance of any permits.
5. Construct half street improvements on Centennial Parkway, including appropriate transitional and overpaving adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
6. 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. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 27 – ZON-20479

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
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.

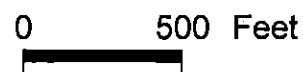


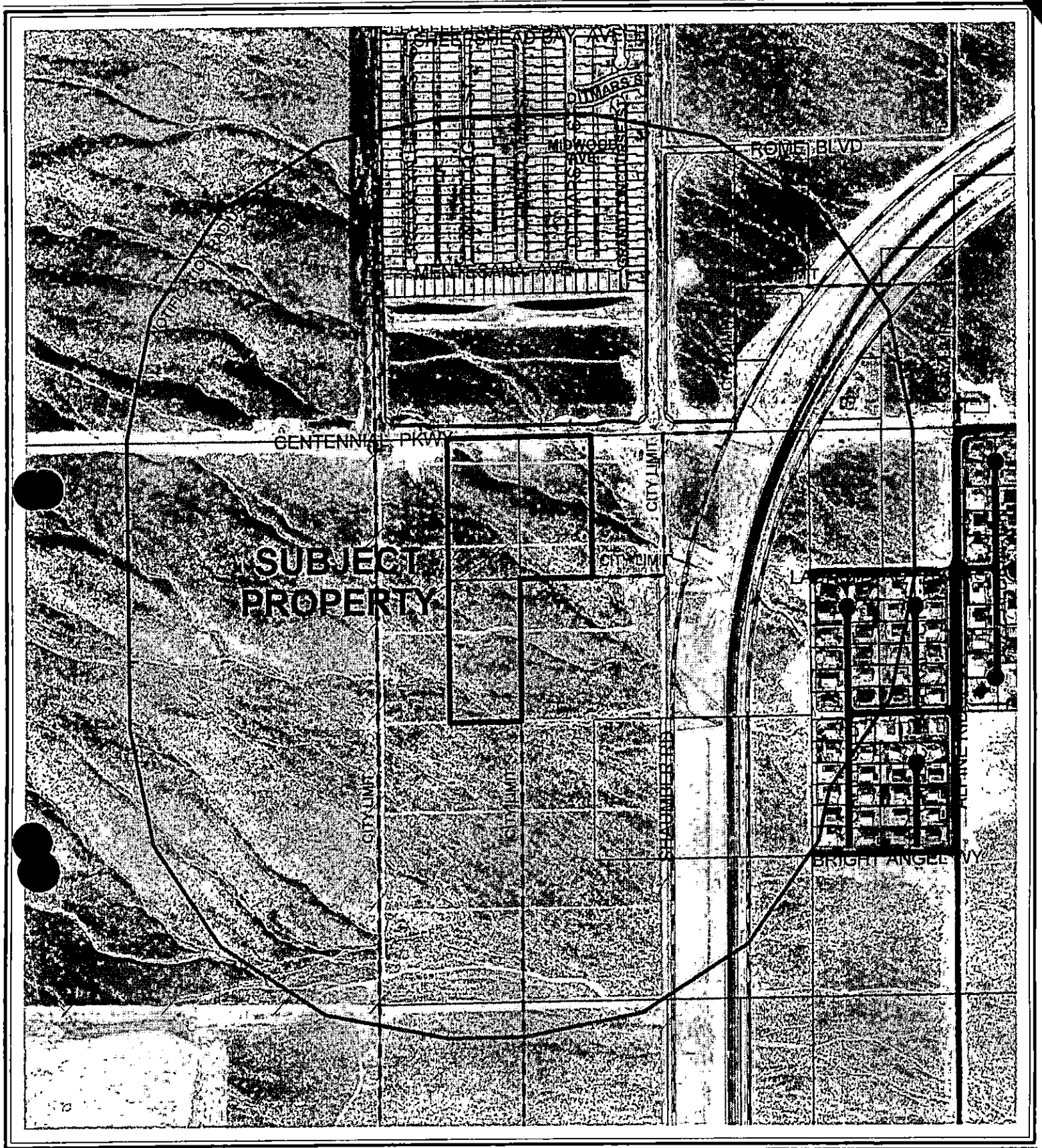
CASE: **ZON-20479**

RADIUS: 1000 FT

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





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*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-20479 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.**

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

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2. A Resolution of Intent with a two-year time limit is hereby granted.
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ZON-20479 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

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ZON-20479 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from PD (Planned Development) to R-4 (High Density Residential) on 15.54 acres located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. The project site currently consists of three undeveloped parcels of land at the western edge of the city's jurisdiction.

The proposed rezoning to the R-4 (High Density Residential) zoning district is consistent with the H (High Density Residential) General Plan designation being proposed as a General Plan Amendment (GPA-20474). While the proposed multi-family residential development is appropriate for an R-4 (High Density Residential) zoning district this project and zoning request are not appropriate for the area and denial of this request is recommended.

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Gross Acres	15.54

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ZON-20479 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

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West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N*
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

* The PD (Planned Development) district is proposed to be changed by this action.

ZON-20479 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	> 6,500 SF	Y
Min. Setbacks			
• Front	10 Feet	> 10 Feet	Y
• Side	5 Feet	> 5 Feet	Y
• Corner	5 Feet	> 5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	> 10 Feet	Y
Max. Building Height	2-stories or 35 Feet (whichever is less)	3-stories / 40 Feet	N*
Trash Enclosure	Screened and Gated	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

* A Variance (VAR-20472) has been requested for this standard to allow three-story buildings where only two-story buildings are permitted in an R-4 zoning district. If approved the variance would allow relief from the city standard.

Existing Zoning	Permitted Density	Units Allowed
PD (Planned Development)	Must meet Master Plan (PCD) requirements and PD District requirements	Not established at this location. (118-lots Approved)
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	26 – 50 du/ac	777 units @ 15.54 acres
General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development) [Proposed: H (High Density Residential)]	8.0 du/ac across the entire PCD area [Proposed: 25.5 du/ac and greater]	124 units @ 15.54 acres [Proposed: 396 units (to unlimited) @ 15.54 acres]

Pursuant to Title 19.10 and 19.12, the following landscaping and open space standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	41 Trees *	41 + Trees	Y
Buffer:				
Min. Trees	1 Tree/ 20 Linear Feet	151 Trees	151 + Trees	Y **
TOTAL		194 Trees	194 + Trees	Y **
Min. Zone Width	10 Feet @ ROW		10+ Feet on the North P/L	Y

ZON-20479 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

	6 Feet @ Interior Property Lines	6+ Feet on the East P/L	Y
		6+ Feet on the West P/L	Y
		6+ Feet on the South P/L	Y

* Parking is provided for 698 vehicles, but only 246 spaces are uncovered surface parking spaces. This calculation is based only on the open parking lot spaces.

** A condition has been added to this review that a table will be needed on the technical landscape plan submission that itemizes the total number of each type of tree to be planted. The condition also requires that the revised plan reflect the type and quantity of shrubs that will be planted to meet the standard of four five-gallon shrubs per required tree within the landscape areas. Further, the technical landscape plan should be revised to reflect adequate spacing of the perimeter trees to comply with the spacing requirements.

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

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	1 Bedroom Units: 293	1.25 spaces / Unit	360 Spaces	6 Spaces	366 Spaces		Y*
	2 Bedroom Units: 121	1.75 spaces / Unit	209 Spaces	3 Spaces	211 Spaces		Y*
	Total Units: 414	1 Guest Space / 6 Units	67 Spaces	2 Spaces	121 Spaces		Y*
Sub-total			648 Spaces	11 Spaces	679 Spaces	12 Spaces	Y*
TOTAL (including handicap)			647 Spaces		698 Spaces		

* The plan indicates that the handicap accessible parking is spread throughout the development and does not indicate a linkage to any specific unit type. More handicap accessible parking is depicted in the plans than is required.

ZON-20479 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

ANALYSIS

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. There is an amendment to the General Plan (GPA-20474) that proposes to change the designation to H (High Density Residential). This designation allows development such as multi-family -plexes, townhouses, high density apartments, and high-rise residential. The category allows 25 or more units per acre. The project proposes to site a multi-family residential development consisting of three-story buildings. The proposed development is in compliance with the proposed H (High Density Residential) designation.

This Rezoning proposes to change the sites zoning from PD (Planned Development) to R-4 (High Density Residential). An R-4 (High Density Residential) zoning district is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments. The proposed multi-family residential use at this location is permissible in an R-4 (High Density Residential) zoning district which is compatible with the H (High Density Residential) General Plan designation.

The site encompasses three parcels with proposed buildings built at or across the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for the proposed R-4 (High Density Residential) zoning district. For this reason a condition has been added to the Site Development Plan Review (SDR-20480) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

This rezoning has been submitted in conjunction with a proposed General Plan Amendment (GPA-20474) to change the designation to H (High Density Residential); Variance (VAR-20472) to allow the building heights up to three-stories where two-stories is the maximum allowed; and a Site Development Plan Review (SDR-20480) to site the proposed 414-unit multi-family residential development.

Due to the incompatibility of this proposed zoning district and the accompanying applications with the surrounding present and future land use designations, staff is recommending denial of this rezoning request.

ZON-20479 - Staff Report Page Seven
May 24, 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 intent and uses of the proposed R-4 (High Density Residential) zoning district would conform to the proposed H (High Density Residential) General Plan designation.

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

The proposed rezoning will allow for the development of a 414-unit multi-family residential project on the site. This density and the proposed height variance are not compatible with the small-lot residential designation on land to the north or the adjacent properties in all other directions which are undeveloped and are designated for future master-planned development and public facilities.

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

Land west of the Beltway is appropriate for residential uses; this is reflected in the future land uses planned for this area by the General Plan.

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

The subject site will be served by Centennial Parkway, a 120-foot primary arterial as designated on the Master Plan of Streets and Highways. Appropriate off-site improvements will be required. These facilities will be adequate to serve the demands of the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

ZON-20479 - Staff Report Page Eight
May 24, 2007 - Planning Commission Meeting

NOTICES MAILED 39 [Mailed with GPA-20474, VAR-20472 and SDR-20480]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Fairfield Residential, LLC

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

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.

APN: _____

Print Name: MANNY PRIN

Subscribed and sworn before me

Barrett M. Wheeler
Notary Public in and for said County and State

Revised 12-03-04



Las Vegas, Nevada

REVISÉ 04/26/07 PC

AZURE DRIVE

CENTENNIAL PARKWAY

SITE PLAN LEGEND	
TYPE #	INDICATES BUILDING TYPE
BLDG. #	INDICATES BUILDING NUMBER
SINGLE BIN TRASH ENCLOSURE IN NECKLE CENTER	
CARPENT	
PROPERTY LINE	
SETBACK LINE	

SITE PLAN SUMMARY	
DWELLING UNITS	414
SITE AREA - GROSS	15.54 ACRES
BUILDING AREA	4.21 ACRES 27%
PAVE AREA	8.81 ACRES 57%
LANDSCAPE AREA	1.71 ACRES 11%



SCALE: 1"= 50'

0 25' 50' 100'

A-1

07-035

07 MAY 2007



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RETRIEVAL SYSTEM
WITHOUT PERMISSION IN
WRITING FROM
ARCHITECTS ORANGE
1111 N. 1ST STREET, SUITE 200
ORANGE, CA 92668
(714) 839-8855

CENTENNIAL PARKWAY APARTMENTS

LAS VEGAS, NEVADA

ZON-20479

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (619) 457-2123 FAX (619) 457-1121

ARCHITECTURAL SITE PLAN

REVISED

05/24/07 PC

ARCHITECTS ORANGE

1111 N. 1ST STREET, SUITE 200, ORANGE, CALIFORNIA 92668 (714) 839-8855

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

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Fax 775.882.0257

May 18, 2007

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) story buildings with a height up to approximately forty (40) feet. The Applicant is proposing a total of 414 units on the Site, which equates to approximately 26.6 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing three story buildings with a height of approximately forty (40) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 26.6 dwelling units per acre. As a result, the

RECEIVED
MAY 24 2007



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

General Plan Amendment

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

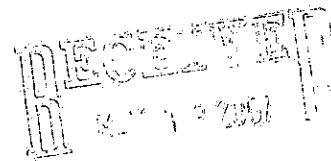
Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following condition as read for the record as follows:

- The maximum height will be 44 feet and three stories.
- UNANIMOUS with TROWBRIDGE excused

To be heard by City Council on 6/20/2007

MINUTES:

See Item 26 for related discussion.

(8:46 – 9:04)

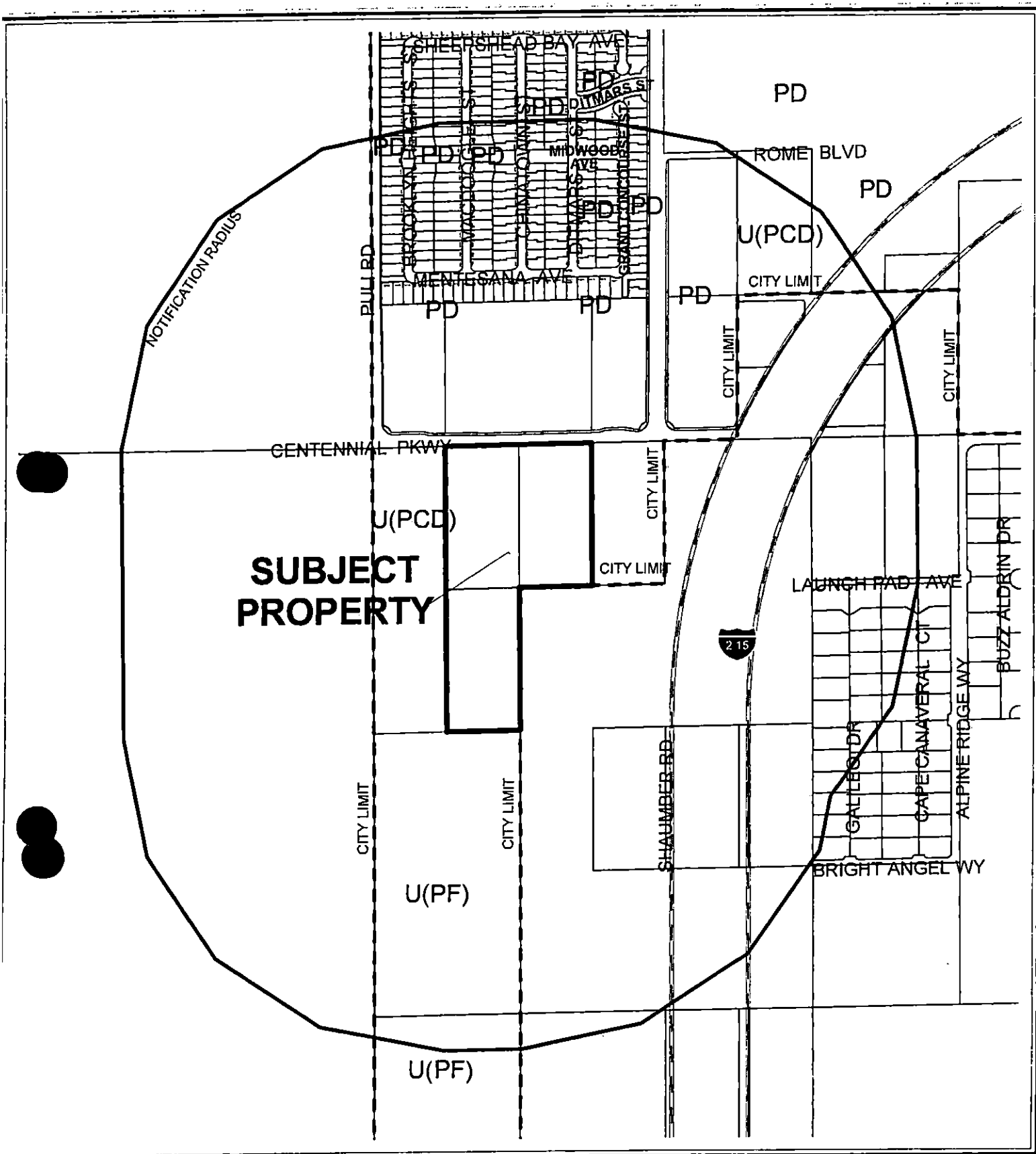
2-1976

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 28 – VAR-20472

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Site Development Plan Review (SDR-20480) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-20472**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - VAR-20472 - APPLICANT: FAIRFIELD
RESIDENTIAL, LLC - OWNER: PN II, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Site Development Plan Review (SDR-20480) 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-20472 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow building heights of up to three stories in a proposed R-4 (High Density Residential) zoning district where only a maximum of two stories are allowed for a 414-unit multi-family residential development on 15.54 acres located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. The project site currently consists of three undeveloped parcels of land at the western edge of the city's jurisdiction that has previously been approved for a 118-lot single family residential development that was approved at three stories. The variance request is due to a self-imposed hardship and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/20/05	The City Council approved an Annexation (ANX-5163) of approximately 60 acres generally located south of Centennial Parkway, east of Puli Drive. The Planning Commission and staff recommended approval. The effective date was 07/29/05.
08/11/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Variance (VAR-7539) to allow a reduction in the amount of required open space in conjunction with a proposed single-family residential development on the subject site. Staff had recommended denial of the Variance.
09/07/05	The City Council approved a Rezoning (ZON-7536) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to R-PD8 (Residential Planned Development – 8 Units per Acre) and a Site Development Plan Review (SDR-7537) for a proposed 120-lot single-family residential development on 15 acres encompassing the subject site. The Planning Commission recommended approval. Staff recommended denial of both requests.
06/07/06	The City Council approved a Rezoning (ZON-12345) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre) to PD (Planned Development) and a Site Development Plan Review (SDR-12342) for a proposed 118-lot single family residential development on the subject site. The Planning Commission and staff recommended approval of both requests.
06/22/06	The Planning Commission approved a Tentative Map (TMP-13538) for a proposed 118-lot single-family residential subdivision. Staff recommended approval.

RTS

VAR-20472 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

12/20/06	The City Council approved a Vacation (VAC-17077) to vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road. The proposal was to vacate 33-foot wide patent easements along perimeter property lines. The Planning Commission and staff recommended approval.
02/09/07	Staff administratively approved a Final Map Technical Review (FMP-19136) for a proposed 118-lot single-family residential subdivision. This map has not been submitted for Mylar review or recorded as of 04/12/07.
04/26/07	The Planning Commission held this item in abeyance at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Site Development Plan Review (SDR-20480) will be heard concurrently with this item.

Related Building Permits/Business Licenses

There are no active or pending building permits or business licenses for this site.

Pre-Application Meeting

03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
----------	--

Neighborhood Meeting

03/26/07	A neighborhood meeting was held at Mountain Crest Community Center, 4701 North Durango Drive. Two members of the public attended. Comments included concerns with traffic, whether Centennial Parkway would go through or over the freeway, requests that the views to the northwest not be obscured, and lighting issues. The applicant responded the on-site light stands would be no higher than ten feet. Citizens were not opposed.
----------	--

Details of Application Request

Site Area

Gross Acres	15.54
-------------	-------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development) [Proposed: H (High Density Residential)]	PD (Planned Development) [Proposed: R-4 (High Density Residential)]

VAR-20472 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation]
South	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
		PF-CC (Public Facilities – Clark County Designation)	Clark County
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N*
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

* The PD (Planned Development) district is proposed to be changed by a companion Rezoning (ZON-20479).

VAR-20472 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	> 6,500 SF	Y
Min. Setbacks			
• Front	10 Feet	> 10 Feet	Y
• Side	5 Feet	> 5 Feet	Y
• Corner	5 Feet	> 5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	> 10 Feet	Y
Max. Building Height	2-stories or 35 Feet (whichever is less)	3-stories / 40 Feet	N*
Trash Enclosure	Screened and Gated	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

* This variance would allow three-story buildings where only two-story buildings are permitted in an R-4 zoning district. If approved this variance would allow relief from the city standard.

ANALYSIS

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. There is an amendment to the General Plan (GPA-20474) that proposes to change the designation to H (High Density Residential). This designation allows development such as multi-family plexes, townhouses, high density apartments, and high-rise residential. The category allows 25 or more units per acre. The project proposes to site a multi-family residential development consisting of three-story buildings. The proposed development is in compliance with the proposed H (High Density Residential) designation.

The companion Rezoning (ZON-20479) proposes to change the site's zoning from PD (Planned Development) to R-4 (High Density Residential). An R-4 (High Density Residential) zoning district is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments. The proposed multi-family residential use at this location is permissible in an R-4 (High Density Residential) zoning district which is compatible with the H (High Density Residential) General Plan designation.

VAR-20472 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

The site encompasses three parcels with proposed buildings built at or across the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for the proposed R-4 (High Density Residential) zoning district. For this reason a condition has been added to this review that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The building elevations illustrate three-story buildings of contemporary design. The previous site development plan review (SDR-12342) approved single family homes of three stories at this location. The maximum proposed height for buildings developed on the site would be 40 feet. The proposed heights exceed the height limitation for an R-4 (High Density Residential) zoning district; therefore necessitating this variance.

This variance has been submitted in conjunction with a proposed General Plan Amendment (GPA-20474) to change the designation to H (High Density Residential); Rezoning (ZON-20479) to R-4 (High Density Residential); and a Site Development Plan Review (SDR-20480) to site the proposed 414-unit multi-family residential development.

Due to the self-imposed hardship that the proposed building heights engender and incompatibility of the accompanying applications with the surrounding present and future land use designations, staff is recommending denial of this variance request.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-20472 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing building heights that exceed the maximum height allowed in the proposed R-4 (High Density Residential) zoning district. Proposing buildings of two stories 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 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 39 [Mailed with GPA-20474, ZON-20479 and SDR-20480]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

APN: 126-25-101-001, 002 & 005

Name of Property Owner: PN II, Inc.

Name of Applicant: Fairfield Residential, LLC

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

Yes

 No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

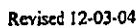
Print Name:

MANNY PATIN

Subscribed and sworn before me

This 6TH day of March, 2007

Annette M. Watkins
Notary Public in and for said County and State



Las Vegas, Nevada

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

AZURE DRIVE

CENTENNIAL PARKWAY

MAY 07 2007



SCALE: 1"= 50'

0 25' 50' 100'

A-1

05/07 07 MAY 2007



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SITE PLAN LEGEND	
TYPE	INDICATES BUILDING TYPE
BLDG #	INDICATES BUILDING NUMBER
[Symbol]	SINGLE HUT TRASH ENCLOSURE CYCLE CENTER
[Symbol]	CARPON
---	PROPERTY LINE
- - -	SETBACK LINE

SITE PLAN SUMMARY	
SITE LING UNITS	419
AREA - GROSS	15.54 ACRES
AREA - NET	4.31 ACRES 27%
AREA - TRASH	0.84 ACRES 43%
AREA - PADDED AREA	4.71 ACRES 30%

ZON-20479 VAR-20472
SDR-20480
REVISED 05/24/07 PC

ARCHITECTURAL SITE PLAN

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200 SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

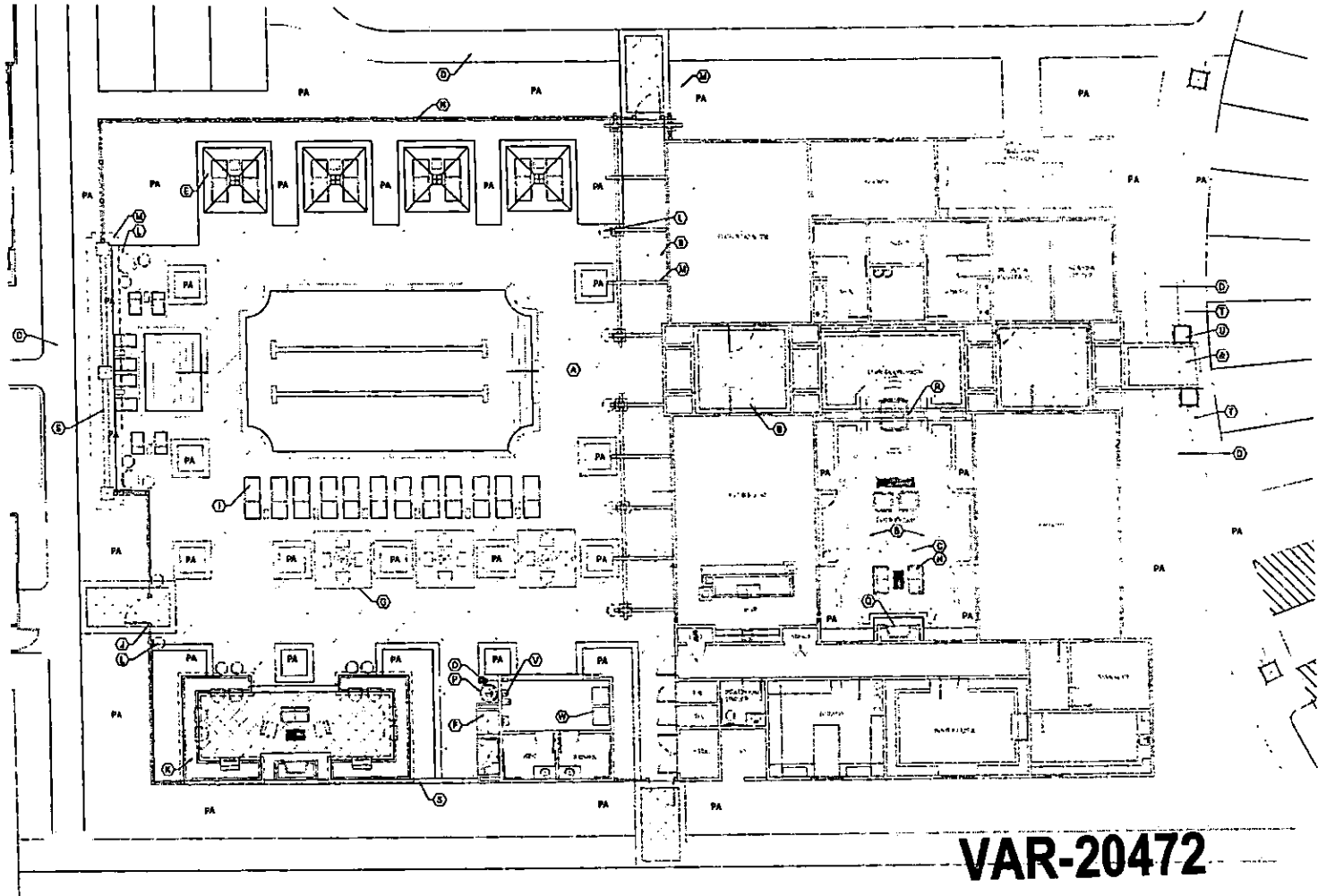
ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92668 (714) 679-2855

AMENITIES LEGEND

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

ABBREVIATION
PA PLANTING AREA



VAR-20472
04/26/07 PC

POOL AND RECREATION ENLARGEMENT PLAN

L-3

FAIRFIELD DEVELOPMENT LP
3310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 619.457.8123
CONTACT: SHON FINCH

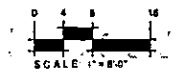


CENTENNIAL PARKWAY

Las Vegas, Nevada



PROJECT NO. 07101.01
03.09.2007



2500 Riverbend Dr.
Suite 215
Irvine, CA 92612
949.250.0021
949.250.0043

GENERAL LANDSCAPE CONCEPT

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

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

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

THE LANDSCAPE PLANTING WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS AND TOWN CENTER GUIDELINES. TREES SHALL NORMALLY BE NOT LESS THAN 5 GALLON. ALL PLANTING AREAS, EXCEPT TURF AREAS, SHALL BE TOP DRESSED WITH ROCK MULCH.

GENERAL IRRIGATION CONCEPT

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

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

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

GENERAL LIGHTING CONCEPT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF LAS VEGAS. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

PUBLIC STREET LIGHTING: THE CITY STANDARD STREET POLE FIXTURE WILL BE PROPOSED AND WILL PROVIDE THE FRONTAGE ILLUMINATION. ACCENT AND SIGNAGE LIGHTING WILL BE PROPOSED FOR THE LEASING OFFICE FRONTAGE.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THIS WILL CONTRIBUTE ALONG THE ROAD TO PROVIDE ADEQUATE LIGHTING FOR WALKWAYS AS WELL. THE APARTMENT GARAGE FRONTS AND BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS. LIGHTING ON THE EXTERIOR SHALL BE SHIELDED AND SHALL BE DOWNWARD-DIRECTED. ADDITIONAL LIGHTING WILL BE PROVIDED AT THE GARAGE ENTRANCES WHICH WILL HELP ILLUMINATE THE STREET IN COMBINATION WITH THE POLE LIGHTS.

INTERIOR OPEN SPACES: THE PROPOSED COURTYARD LIGHTING IS INTENDED TO BE LIT USING POLE LIGHTS FOR THE LARGER SPACES, SCODGE LIGHTS FOR BUILDING ENTRIES, AND DOLLARDS OR POLE FIXTURES FOR WALKS. ACCENT LIGHTS SUCH AS TREE UPLIGHTING AND TRELLIS DOWNLIGHTS ARE ALSO PROPOSED.

PARKING LOT LIGHTING: SHALL BE NO MORE THAN 30 FEET IN HEIGHT AND SHALL UTILIZE DOWNWARD-DIRECTED LIGHTS.

NON-RESIDENTIAL PROPERTY LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTY OR SCREENED AND SHALL NOT CREATE FUGITIVE LIGHTING ON ADJACENT PROPERTIES.

FAIRFIELD SHALL SUBMIT A POINT BY POINT PHOTOMETRIC PLAN ON THE FINAL LIGHTING DESIGN TO THE CITY FOR APPROVAL PRIOR TO IMPLEMENTATION.

PLANTING LEGEND

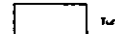
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
	Bursera microphylla	Japanese Bonewood	5 GAL	-----
	Conocarpus glaucus	Yellow Bird of Paradise	5 GAL	-----
	Callodaphne eroposky	Native Fory Duster	5 GAL	-----
	Calceolaria glaucophylla	Grey Leaf Calceolaria	5 GAL	-----
	Camellia maritima	Cliff Rose	5 GAL	-----
	Dalmania frutescens	Black Dalea	5 GAL	-----
	Elaeagnus edangei	Silverberry	5 GAL	-----
	Evonymus hybrid	Evonymus	5 GAL	-----
	Ficus elastica	Pinapple Guava	5 GAL	-----
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5 GAL	-----
	Leguminosae sp	Privet	5 GAL	-----
	Phoradendron	Fraser's Phoradendron	5 GAL	-----
	Raphanistrum indica	Indian Hawthorne	5 GAL	-----
	Schima graysii	Red Sage	5 GAL	-----
	Tylosmia congesta 'compacta'	Xylema	5 GAL	-----
ACCENTS				
	Agave americana	Century Plant	5 GAL	-----
	Agave viviparum	Octopus Agave	5 GAL	-----
	Dioscorea wheeleri	Green Desert Spider	5 GAL	-----
	Dietes sp.	Iris	1 GAL	-----
	Dodonaea viscosa	Purple Hopsed Bush	5 GAL	-----
	Hamamelis	Day Lily	1 GAL	-----
	Hesperaloe parviflora	Hesperaloe	1 GAL	-----
	Muhlenbergia rigens	Autumn Glow Deer Grass	1 GAL	-----
	Nandina domestica	Heavenly Bamboo	5 GAL	-----
	Penstemon sp.	Penstemon	1 GAL	-----
	Penstemon 'Rubrum'	Purple Fountain Grass	1 GAL	Non-invasive variety
	Yucca baccata	Romano Yucca	5 GAL	-----
GROUND COVER				
	Acacia radicans 'Desert Carpet'	Low Bay Desert Carpet	1 GAL	-----
	Baccharis 'Centennial'	Centennial Baccharis	1 GAL	-----
	Boltonia multiradiata	Desert Marigold	1 GAL	-----
	Ceanothus mexicanus	Cliff Rose	1 GAL	-----
	Dalmania copata	Black Dalea	1 GAL	-----
	Juniperus sabina 'Buffalo'	Buffalo Juniper	1 GAL	-----
	Juniperus 'tamariscifolia'	Tamarisk Juniper	1 GAL	-----
	Lantana camara 'New Gold'	New Gold Lantana	1 GAL	-----
	Myrica communis 'Compacta'	Compact Myrica	1 GAL	-----
	Oenothera biennis	Mexican Evening Primrose	1 GAL	-----
	Pyracantha sp	Yell Elf Pyracantha	1 GAL	-----
	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	1 GAL	-----
	Verbena goodenifolia	Goodenifolia Verbena	1 GAL	-----

PLANTING LEGEND (cont.)

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
VINES				
	Cissampelos sempervirens	Carolina Jasmine	5 GAL	-----
	Pyracantha sp.	Pyracantha 'Festum'	5 GAL	-----
	Rosa banksiae	Lady Banks' Rose	5 GAL	-----

PLANTING LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
○	Cercidium floridanum	Blue Palo Verde	24" Box	Per Plan	-	Multi-trunk
○	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	-	Columnar
○	Fraxinus velutina	Arizona Ash	24" Box	Per Plan	-	Standards
○	Magnolia grandiflora 'Savoy'	Southern Magnolia	36" Box	Per Plan	-	Standards
✱	Phoenix dactylopera	Date Palm	20' BTH	Per Plan	-	Wetland w/ Adjacent Ponds
○	Pinus edulis	Alhambra Pine	24" Box	Per Plan	-	Low Branching Screen Trees
○	Platanus arborescens	Arizona Sycamore	24" Box / 15 Gallon	Per Plan	-	Standard
○	Rhus typhina	Alhambra Sumac	24" Box	Per Plan	-	Standards, Parking Lot Trees
○	Taxus canadensis 'Purple Robe'	Purple Robe Locust	24" Box	Per Plan	-	Standards
✱	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	-	Wetland



CONCEPT STATEMENTS and PLANTING LEGENDS

L-4

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 202, SAN DIEGO, CA 92121 619.457.2123
CONTACT: GORDY FINCH



CENTENNIAL PARKWAY

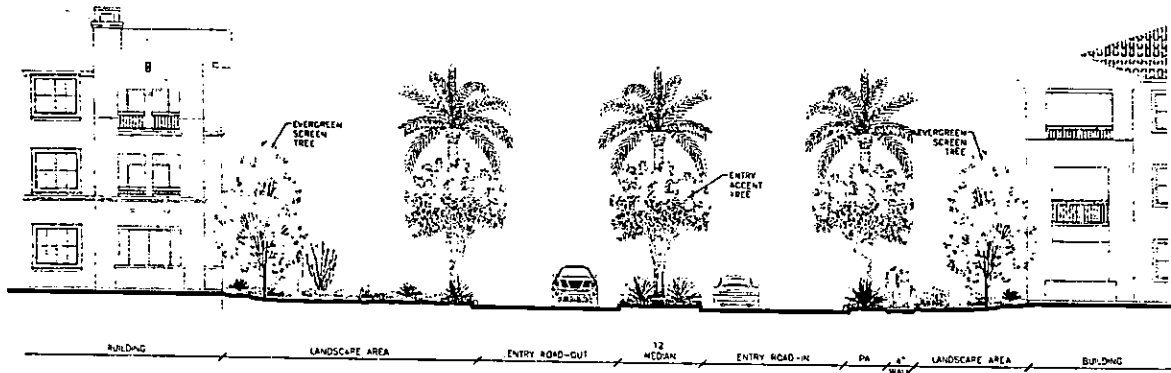
Las Vegas, Nevada

VAR-20472
04/26/07 PC

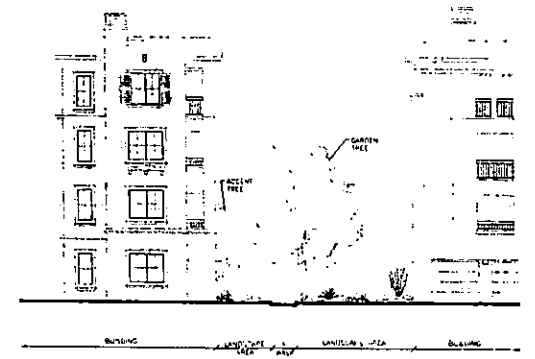
PROJECT: 1011-11417.01
03.09.2007

imd design

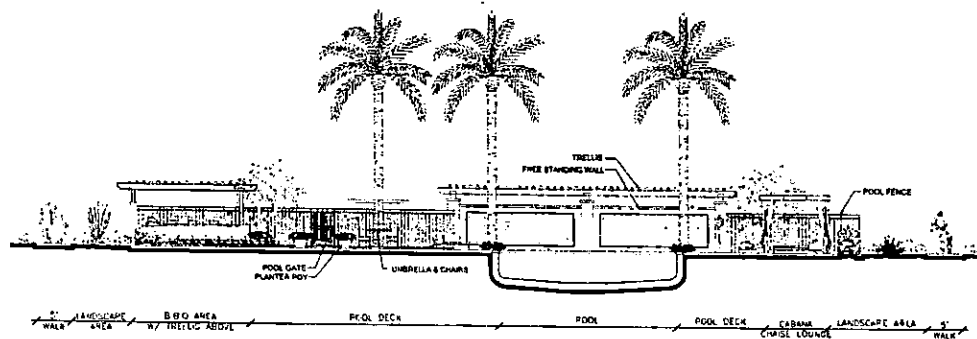
2580 MICHIGAN AVE
SUITE 125
ANN ARBOR MI 48106
PH: 734.250.0423
FAX: 734.250.0431



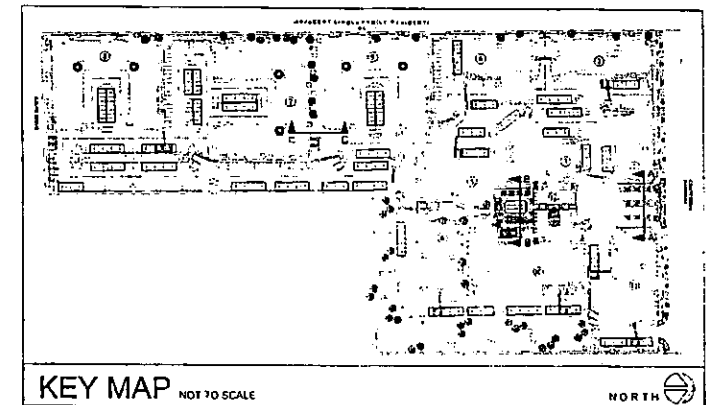
SECTION A-A
SCALE: 1/8"=1'-0"



1"=10'-0"
SECTION C-C
SCALE: 1/8"=1'-0"



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



LANDSCAPE SECTIONS

FAIRFIELD DEVELOPMENT LP
3515 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.957.2123
CONTACT: SHON FINCH



CENTENNIAL PARKWAY

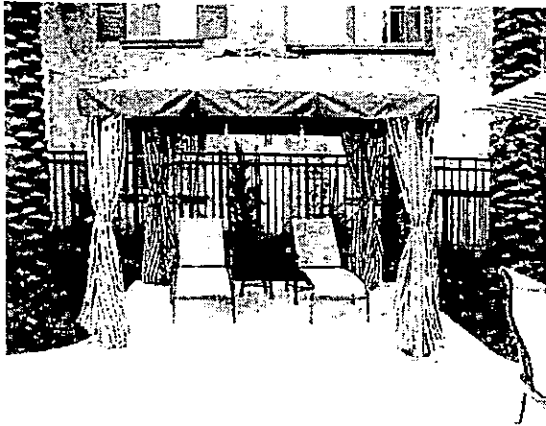
Las Vegas, Nevada

VAR-20472
04/26/07 PC

PROJECT NO. 2710701
03.09.2007

ima design
2500 W. JENSEN AVE.
SUITE 200
LAS VEGAS, NV 89102
702.735.0022
702.735.0023

L-5



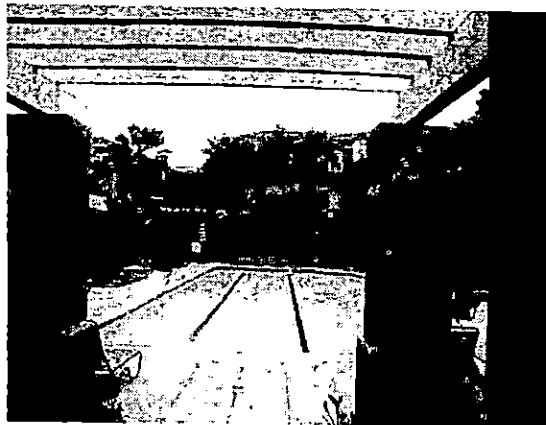
CABANA - AMENITY IMAGE
(SIMILAR)



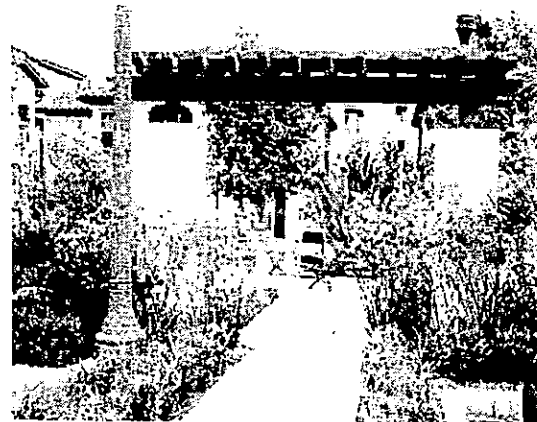
POOL FURNISHINGS - AMENITY IMAGE
(SIMILAR)



COURTYARD FURNISHINGS- AMENITY IMAGE
(SIMILAR)



POOL - AMENITY IMAGE
(SIMILAR)



WOOD TRELLIS/ARBOR - AMENITY IMAGE
(SIMILAR)



PLANT POCKET AT GARAGE - AMENITY IMAGE
(SIMILAR)

LANDSCAPE CONCEPT IMAGES

FAIRFIELD DEVELOPMENT LP
1310 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858-457-1123
CONTACT: SHON FINCH



CENTENNIAL PARKWAY

Las Vegas, Nevada

VAR-20472
04/26/07 PC

03.09.2007

imd design

JASON STEPHENSON
JASON STEPHENSON
JASON STEPHENSON
JASON STEPHENSON

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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aceleste@kkbrf.com
702.693.4215

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Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

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

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

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

May 18, 2007

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) story buildings with a height up to approximately forty (40) feet. The Applicant is proposing a total of 414 units on the Site, which equates to approximately 26.6 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing three story buildings with a height of approximately forty (40) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 26.6 dwelling units per acre. As a result, the

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MAY 18 2007

**VAR-20472
REVISED
05/24/07 PC**



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

General Plan Amendment

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

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

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MAY 24 2007

**VAR-20472
REVISED
05/24/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-20480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20474, ZON-20479 AND VAR-20472 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC. - Request for a Site Development Plan Review FOR A 464-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FIVE FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE A SIX-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following condition as read for the record as follows:

- No waiver is hereby approved.
- UNANIMOUS with TROWBRIDGE excused

To be heard by City Council on 6/20/2007

MINUTES:

See Item 26 for related discussion.

(8:46 – 9:04)

2-1976

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 29 – SDR-20480

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Variance (VAR-20472) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/07/07, except as amended by conditions herein.
4. The minimum distance between buildings shall be ten feet.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: a table that indicates the quantity of all trees to be planted such that the quantities meet or exceed those depicted on the conceptual plan. The revised plans should also include the total number, plant species, and size of all shrubs to be planted to meet or exceed the standard of four five-gallon shrubs per required tree within all landscape areas. All spacing requirements of Title 19.12.040 should be met: all perimeter trees planted a maximum of 20 feet on center, unless in conformance with an approved alternative.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Air conditioning units shall not be mounted on rooftops.

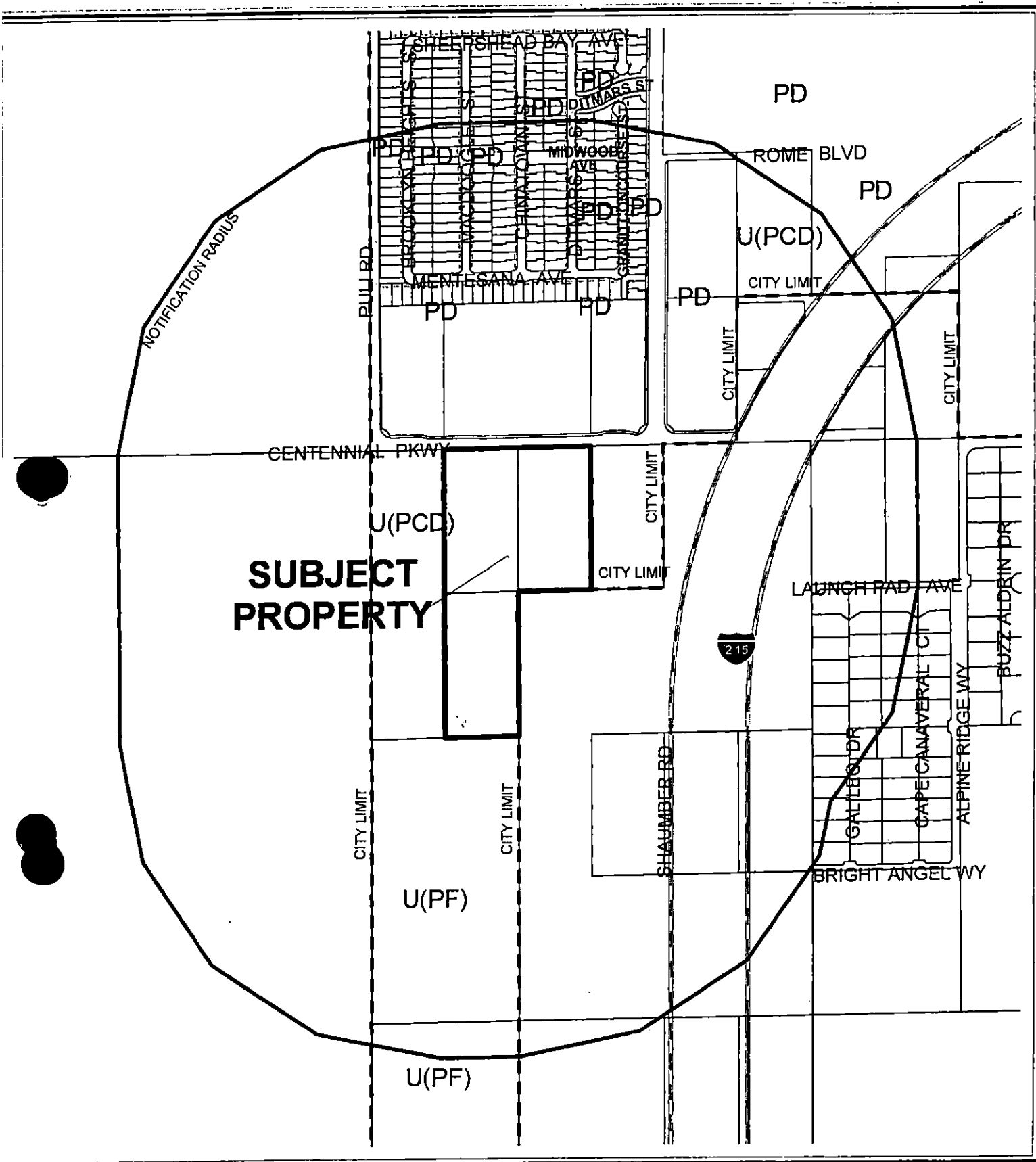
PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 29 – SDR-20480

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. The main access driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and the easternmost access driveway shall be designed as an emergency crash gate; alternatively submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. 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.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20479 and all other applicable site-related actions.



CASE: SDR-20480

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-20480 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.**

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

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Variance (VAR-20472) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/07/07, except as amended by conditions herein.
4. The minimum distance between buildings shall be ten feet.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: a table that indicates the quantity of all trees to be planted such that the quantities meet or exceed those depicted on the conceptual plan. The revised plans should also include the total number, plant species, and size of all shrubs to be planted to meet or exceed the standard of four five-gallon shrubs per required tree within all landscape areas. All spacing requirements of Title 19.12.040 should be met: all perimeter trees planted a maximum of 20 feet on center, unless in conformance with an approved alternative.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-20480 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. The main access driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and the easternmost access driveway shall be designed as an emergency crash gate; alternatively submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.

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16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. 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.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20479 and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 414-unit multi-family residential development on 15.54 acres located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. The project site currently consists of three undeveloped parcels of land at the western edge of the city's jurisdiction that has previously been approved for a 118-lot single family residential development.

The applicant is requesting a Variance (VAR-20472) to allow building heights of three-stories where the proposed Rezoning (ZON-20479) to an R-4 (High Density Residential) zoning district would only allow a maximum of two stories. The intensity of this project and the needed variance make this project inappropriate for the area and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/20/05	The City Council approved an Annexation (ANX-5163) of approximately 60 acres generally located south of Centennial Parkway, east of Puli Drive. The Planning Commission and staff recommended approval. The effective date was 07/29/05.
08/11/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Variance (VAR-7539) to allow a reduction in the amount of required open space in conjunction with a proposed single-family residential development on the subject site. Staff had recommended denial of the Variance.
09/07/05	The City Council approved a Rezoning (ZON-7536) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) and a Site Development Plan Review (SDR-7537) for a proposed 120-lot single-family residential development on 15 acres encompassing the subject site. The Planning Commission recommended approval. Staff recommended denial of both requests.
06/07/06	The City Council approved a Rezoning (ZON-12345) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to PD (Planned Development) and a Site Development Plan Review (SDR-12342) for a proposed 118-lot single family residential development on the subject site. The Planning Commission and staff recommended approval of both requests.

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06/22/06	The Planning Commission approved a Tentative Map (TMP-13538) for a proposed 118-lot single-family residential subdivision. Staff recommended approval.
12/20/06	The City Council approved a Vacation (VAC-17077) to vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road. The proposal was to vacate 33-foot wide patent easements along perimeter property lines. The Planning Commission and staff recommended approval.
02/09/07	Staff administratively approved a Final Map Technical Review (FMP-19136) for a proposed 118-lot single-family residential subdivision. This map has not been submitted for Mylar review or recorded as of 04/12/07.
04/26/07	The Planning Commission held this item in abeyance at the applicant's request.
05/24/07	Companion items for a General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Variance (VAR-20472) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no active or pending building permits or business licenses for this site.	
Pre-Application Meeting	
03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
Neighborhood Meeting	
03/26/07	A neighborhood meeting was held at Mountain Crest Community Center, 4701 North Durango Drive. Two members of the public attended. Comments included concerns with traffic, whether Centennial Parkway would go through or over the freeway, requests that the views to the northwest not be obscured, and lighting issues. The applicant responded the on-site light stands would be no higher than ten feet. Citizens were not opposed.

Field Check	
No field check was conducted for this site.	

Details of Application Request	
Site Area	
Gross Acres	15.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development) [Proposed: H (High Density Residential)]	PD (Planned Development) [Proposed: R-4 (High Density Residential)]

RTS

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North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation]
South	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
		PF-CC (Public Facilities – Clark County Designation)	Clark County
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N*
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

* The PD (Planned Development) district is proposed to be changed by a companion Rezoning (ZON-20479).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	> 6,500 SF	Y
Min. Setbacks			
• Front	10 Feet	> 10 Feet	Y
• Side	5 Feet	> 5 Feet	Y
• Corner	5 Feet	> 5 Feet	Y
• Rear	20 Feet	20 Feet	Y

RTS

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Min. Distance Between Buildings	10 Feet	> 10 Feet	Y
Max. Building Height	2-stories or 35 Feet (whichever is less)	3-stories / 40 Feet	N*
Trash Enclosure	Screened and Gated	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

- * A Variance (VAR-20472) has been requested for this standard to allow three-story buildings where only two-story buildings are permitted in an R-4 zoning district. If approved this variance would allow relief from the city standard.

Pursuant to Title 19.10 and 19.12, the following landscaping and open space standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	41 Trees *	41 + Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	151 Trees	151 + Trees	Y **
TOTAL		194 Trees	194 + Trees	Y **
Min. Zone Width	10 Feet @ ROW		10+ Feet on the North P L	Y
	6 Feet @ Interior Property Lines		6+ Feet on the East P L	Y
			6+ Feet on the West P L	Y
			6+ Feet on the South P L	Y

- * Parking is provided for 698 vehicles, but only 246 spaces are uncovered surface parking spaces. This calculation is based only on the open parking lot spaces.

- ** A condition has been added to this review that a table will be needed on the technical landscape plan submission that itemizes the total number of each type of tree to be planted. The condition also requires that the revised plan reflect the type and quantity of shrubs that will be planted to meet the standard of four five-gallon shrubs per required tree within the landscape areas. Further, the technical landscape plan should be revised to reflect adequate spacing of the perimeter trees to comply with the spacing requirements.

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

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	1 Bedroom Units: 293	1.25 spaces / Unit	360 Spaces	6 Spaces	366 Spaces		Y*
	2 Bedroom Units: 121	1.75 spaces / Unit	209 Spaces	3 Spaces	211 Spaces		Y*
	Total Units: 414	1 Guest Space / 6 Units	67 Spaces	2 Spaces	121 Spaces		Y*
Sub-total			648 Spaces	11 Spaces	679 Spaces	12 Spaces	Y*
TOTAL (including handicap)			647 Spaces		698 Spaces		Y

- * The plan indicates that the handicap accessible parking is spread throughout the development and does not indicate a linkage to any specific unit type. More handicap accessible parking is depicted in the plans than is required.

Comparison of the most recent approval versus current proposal:		
	Approved per SDR-12342	Proposed per SDR-20480
Project Description	118-Lot Single Family Subdivision on 15 net acres	414-Unit Multi-Family Resident Development on 15.54 gross acres
Zoning	PD (Planned Development)	R-4 (High Density Residential)
Density		
- Max. Allowed by Zoning	8.00 du/ac	50.00 du/ac
- Requested per the Project	7.87 du/ac	26.64 du/ac
Typical Lot Size	2,774	n/a
Floor Plan Square Footage	2,607 SF to 3,199 SF	753 SF to 1,283 SF
Building Heights		
- Elevation Height	36 Feet	40 Feet
- Number of Stories	3-Stories	3-Stories
Setbacks Allowed		
- Front	11 Feet	10 Feet
- Side	5 Feet	5 Feet
- Corner Side	10 Feet	5 Feet
- Rear	4 Feet	20 Feet

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ANALYSIS

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. There is an amendment to the General Plan (GPA-20474) that proposes to change the designation to H (High Density Residential). This designation allows development such as multi-family-plexes, townhouses, high density apartments, and high-rise residential. The category allows 25 or more units per acre. The project proposes to site a multi-family residential development consisting of three- and four-story buildings. The proposed development is in compliance with the proposed H (High Density Residential) designation.

The companion Rezoning (ZON-20479) proposes to change the sites zoning from PD (Planned Development) to R-4 (High Density Residential). An R-4 (High Density Residential) zoning district is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments. The proposed multi-family residential use at this location is permissible in an R-4 (High Density Residential) zoning district which is compatible with the H (High Density Residential) General Plan designation.

The site encompasses three parcels with proposed buildings built at or across the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for the proposed R-4 (High Density Residential) zoning district. For this reason a condition has been added to this review that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

- **Site Plan**

The site is located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. This site consists of three undeveloped parcels of land at the western edge of the city's jurisdiction.

The site has had prior residential approvals, including the most recent site development plan review (SDR-12342) which allowed a 118-lot residential subdivision to be sited here. That prior approved development made it through to the Final Map Technical Review (FMP-19136) process, but has not recorded a map.

The site plan illustrates 14 multi-family buildings spread throughout the project area. There is a proposed community pool and club house along with a maintenance building and a number of covered and gated trash enclosures spread throughout the development. There are pedestrian walkways and a small amount of turf area near the community pool / club house area.

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- **Landscape Plan**

The landscape plan depicts various landscape buffers around the perimeter of this site. There is adequate buffering area along all of the property lines; however, there are portions of the buffer that do not meet the tree spacing requirement of a maximum of 20 feet on center separation. Included in the standard condition that requires a technical landscape plan is a requirement that the plan be revised to reflect the appropriate tree spacing within the buffer areas as per Title 19.12.040.

The perimeter landscape buffers are depicted as having multiple tree species with most meeting the size standard of a minimum 24-inch box. The trees are planted in various groupings for much of the perimeter. The current plan does not identify the total number of trees and shrubs to be planted but from the conceptual plan appears to exceed the minimum number of trees required. A condition has been added that the required technical landscape plan must tabulate the total number of trees and shrubs to be planted and must meet or exceed the requirements of Title 19.12.040 for plantings in the buffer areas. Due to much of the parking being enclosed or covered parking there is limited parking lot landscaping.

- **Elevations/Floor Plan**

The building elevations illustrate three-story buildings of contemporary design. The previous site development plan review (SDR-12342) approved single family homes of three stories at this location. The maximum proposed height for buildings developed on the site would be 40 feet. The proposed heights exceed the height limitation for an R-4 (High Density Residential) zoning district; therefore a Variance (VAR-20472) has been necessitated.

The floor plans show that there will be a mix of one and two bedroom residential units in each building. Some of the units will have garage access. The average unit has approximately 910 square feet of living area.

This site development plan review has been submitted in conjunction with a proposed General Plan Amendment (GPA-20474) to change the designation to H (High Density Residential); Rezoning (ZON-20479) to R-4 (High Density Residential); and Variance (VAR-20472) to allow the building heights of three-stories where two-stories is the maximum allowed.

Due to the incompatibility of the proposed building heights requiring a Variance (VAR-20472) and the accompanying applications with the surrounding present and future land use designations, staff is recommending denial of this site development plan review request.

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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 will have a density that is not compatible with the small-lot residential designation on land to the north or the adjacent property in all other directions which is undeveloped and is designated for future master-planned development and public facilities.

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

The proposed development's density would be consistent with the proposed general plan and zoning district designations; however would not meet the development standards for the proposed R-4 (High Density Residential) zoning district.

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

The subject site will be served by Centennial Parkway, a 120-foot primary arterial as designated on the Master Plan of Streets and Highways. Appropriate off-site improvements will be required. These facilities will be adequate to serve the demands of the proposed development.

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

The building elevations depict design and materials that provide an acceptable building appropriate for this area. The landscaping material identified would also be appropriate for the area.

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

The proposed multi-family residential development is not compatible with other development in the area with regard to proposed building heights. Other than the height issue the building elevations are compatible to other proposals in the area with regard to design characteristics and aesthetic features.

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

The proposed multi-family residential development is subject to regular building inspections and therefore should not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 39 [Mailed with GPA-20474, ZON-20479 and VAR-20472]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Fairfield Residential, LLC

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

Yes _____ No _____

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: W. J. Patton.

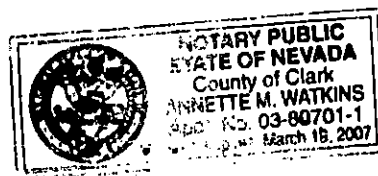
Print Name: MANNY PATTNI

Subscribed and sworn before me

This 6TH day of March, 2007

Arnette M. Watkins
Notary Public in and for said County and State

Revised 12-03-04



Las Vegas, Nevada

LANDSCAPE ARCHITECT:
BAA & DESIGN
3700 W. 10TH AVE. SUITE 200
DENVER, CO 80202
TEL: 303-733-0062
FAX: 303-733-0062
ATTENTION: JOURNALISM

ACCOUNTABLE PARTY APPROVED	%	QTY
PERCENTAGE OF OPEN SPACE	1%	9
RESIDENTIAL CREATIVE SHELTER	1%	9
SUB-TOTAL	2%	12

FUNCTIONS PERMITS	%	QTY
TOTAL PARKING STALLS	23%	170
TOTAL OFF-PARKING STALLS	23%	170
TOTAL TRAIL STALLS	24%	181
SUB-TOTAL	64%	481
TOTAL PARKING PERMITS	100%	698

SUB-TOTAL	2	2,341	8.16	74%
TOTAL	14	103,187	8.28	100%

LENSIG	COLUMBIA	1	4.12	0	0	4.12
LENSIG	CARMA	1	3.07	0	0	3.07
SUB-TOTAL		2	7.19	0	0	7.19

05	001	01	000	0000
06	000	00	000	0000
07	000	00	000	0000

1. Name of the person	2. Date of birth	3. Sex	4. Marital status	5. Occupation	6. Address	7. Signature	8. Stamp
1. Name of the person	2. Date of birth	3. Sex	4. Marital status	5. Occupation	6. Address	7. Signature	8. Stamp

FOR BUILDINGS D AND V														
UNIT NO	UNIT TYPE	UNIT SF	OFF	OFFC SF	GRAND TOTAL	OFF	IF SUB TOTAL	ADDED BALCONY	OFF	IF SUB TOTAL	SQ FT	QTY	CU FT	WT
D1	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D2	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D3	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D4	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D5	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D6	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D7	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D8	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D9	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D10	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D11	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D12	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D13	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D14	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D15	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D16	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D17	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D18	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D19	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D20	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D21	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D22	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D23	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D24	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D25	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D26	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D27	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D28	OFFC 1800	702	21	0	18,000	72	7	618	0	24	642	179	72	1018
D29	OFFC 1800	702	21	0										

FOR BUILDINGS OF KIND 17												
BUDG NO	TYPE	QTY	1-BDRM UNITS				2-BDRM UNITS				TOTAL UNITS	2074 FAPPS
			A1	A2	A3	A4	B1	B2	B3	B4		
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2	1	1	1	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1	1	1	1
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37	1	1	1	1	1	1	1	1	1	1	1	1
38	1	1	1	1	1	1	1	1	1	1	1	1
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40	1	1	1	1								

0:00 MAY 2007

COVER SHEET

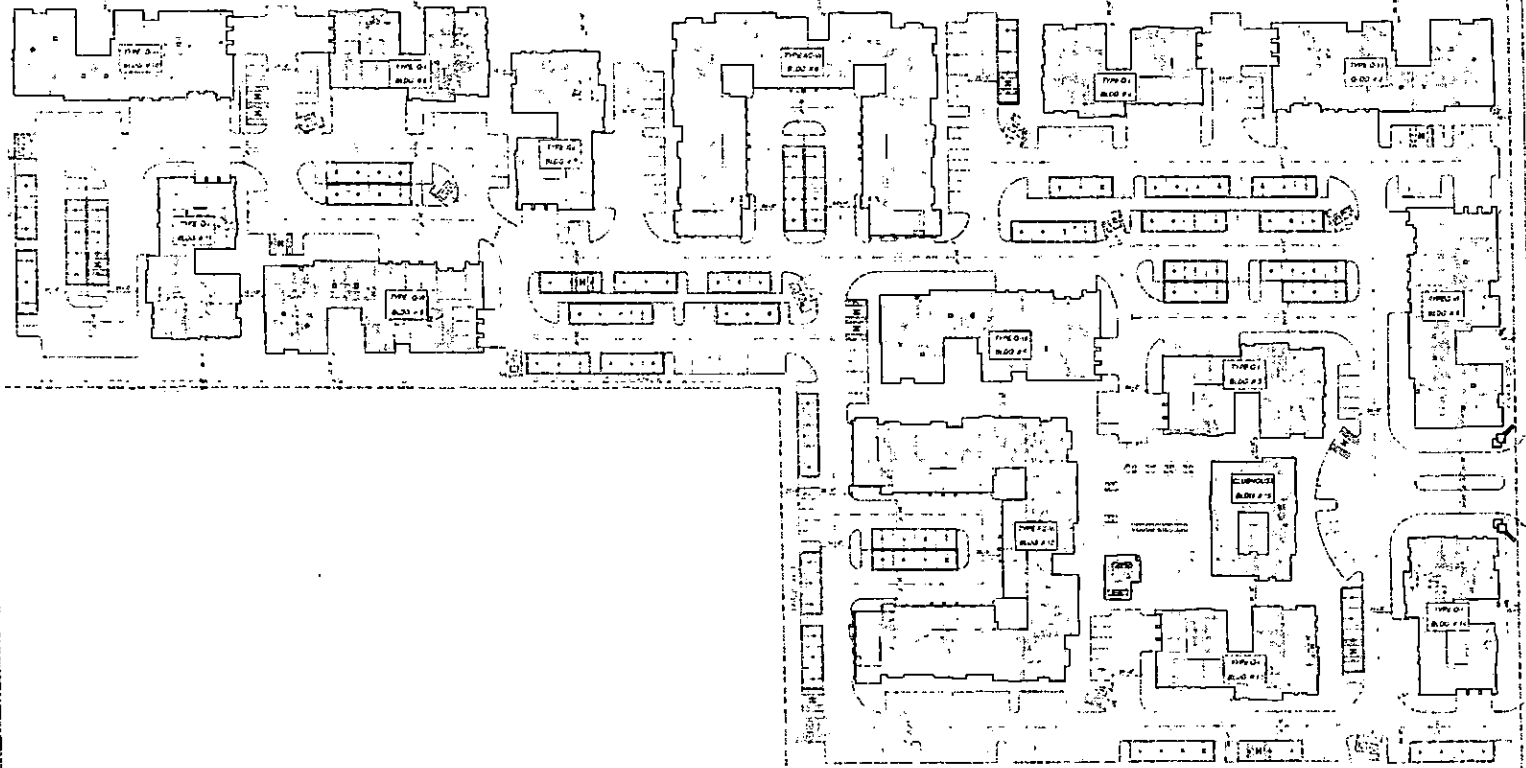
ARCHITECTS ORANGE

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AZURE DRIVE

CENTENNIAL PARKWAY

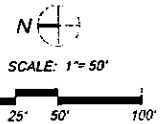


SITE PLAN LEGEND

- TYPE # INDICATES BUILDING TYPE
- BLDG # INDICATES BUILDING NUMBER
- GARAGE, TRASH ENCLOSURE, OR RECYCLED-TIRE
- CARPORT
- PROPERTY LINE
- SETBACK LINES

SITE PLAN SUMMARY

DWELLING UNITS	474
SITE AREA - GROSS	13.54 ACRES
BUILDING AREA	4.21 ACRES 31%
PAVED AREA	6.61 ACRES 48%
LANDSCAPE AREA	1.71 ACRES 12%



A-1

MAY 07 2007

07-035 07 MAY 2007



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05/24/07 PC ARCHITECTURAL SITE PLAN

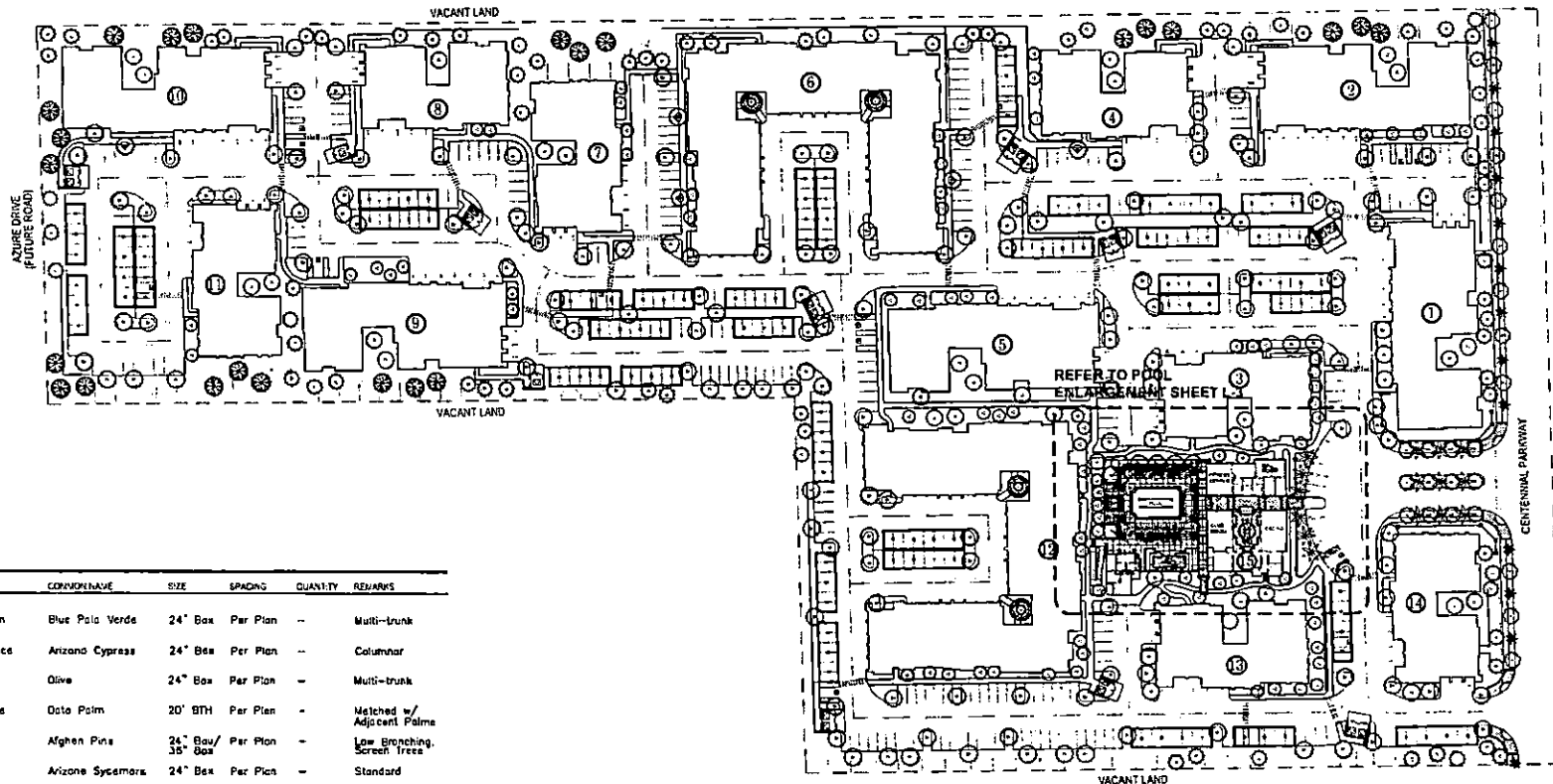
CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200 SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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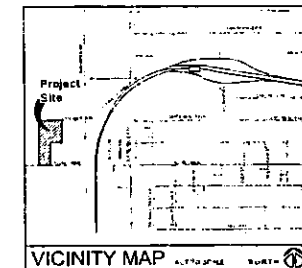
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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
⊙	Cercidium floridum	Blue Palo Verde	24" Box	Per Plan	-	Multi-trunk
⊙	Cupressus arizonica	Arizona Cypress	24" Box	Per Plan	-	Columnar
⊙	Olea europaea	Olive	24" Box	Per Plan	-	Multi-trunk
✱	Phoenix dactylifera	Date Palm	20' BTH	Per Plan	-	Natched w/ Adjacent Palms
⊙	Pinus edulis	Alghen Pine	24" Box/ 35" Box	Per Plan	-	Low Branching, Screen Trees
⊙	Platanus wrightii	Arizona Sycamore	24" Box	Per Plan	-	Standard
⊙	Rhus lancea	African Sumac	24" Box	Per Plan	-	Standard, Parking Lot Trees
⊙	Robinia ambigua 'Purple Robe'	Purple Rebe Locust	24" Box	Per Plan	-	Standard
✱	Washingtonia robusta	Mexican Fan Palm	20' BTH	Per Plan	-	Standard

OVERALL SITE LANDSCAPE PLAN



L-1

FAIRFIELD DEVELOPMENT LP
5517 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 619 457 2125
CONTACT SHON FANG



CENTENNIAL PARKWAY

Las Vegas, Nevada

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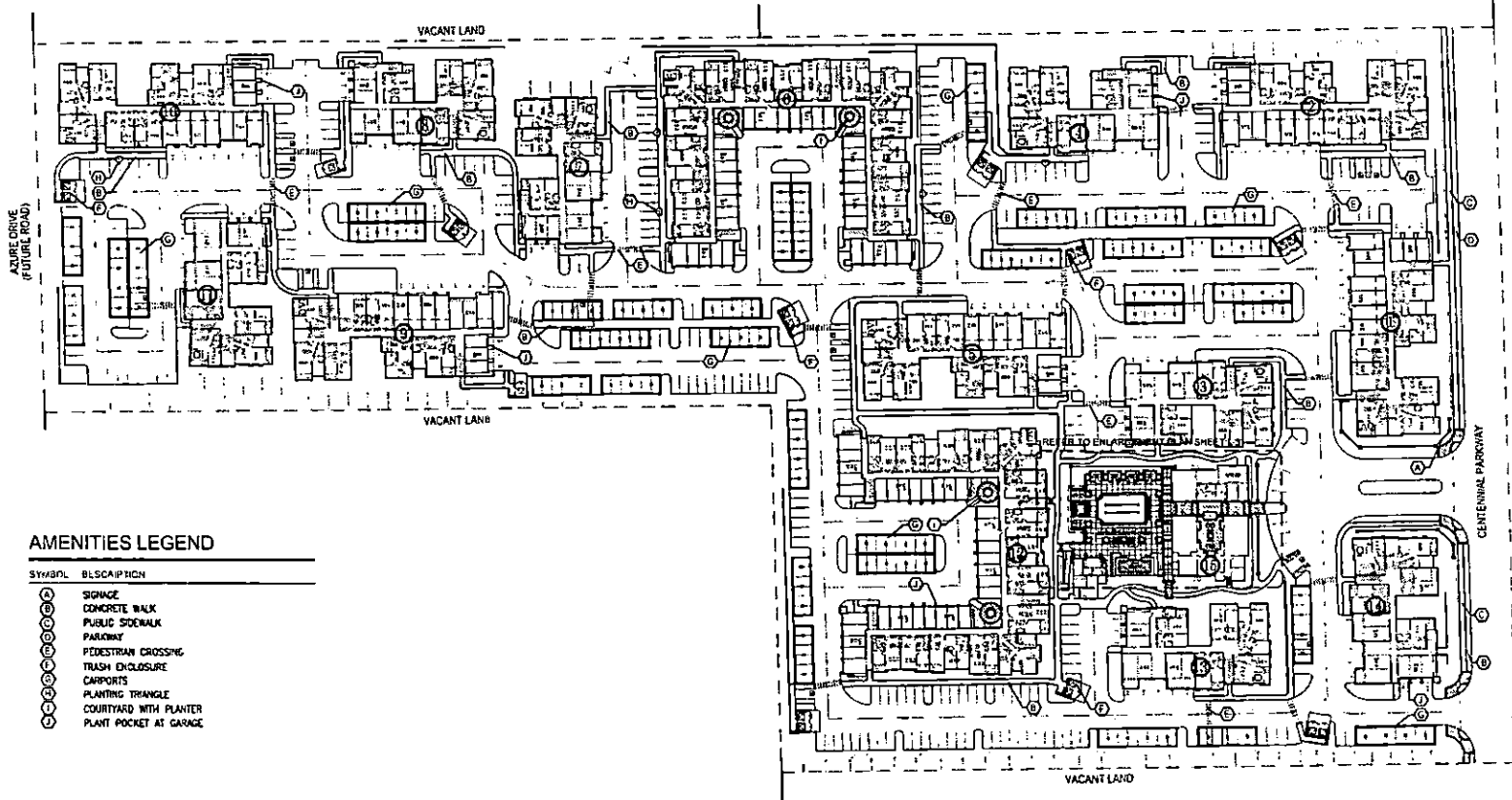


NORTH
PROJECT NO. 07-107-01
04.27.07



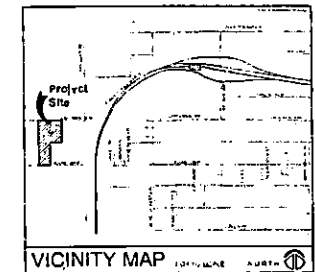
7500 michelson dr
suite 125
san diego ca 92121
619 250 0023
619 250 0063

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AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	SIGNAGE
2	CONCRETE WALK
3	PUBLIC SIDEWALK
4	PARKWAY
5	PEDESTRIAN CROSSING
6	TRASH ENCLOSURE
7	CARPORTS
8	PLANTING TRIANGLE
9	COURTYARD WITH PLANTER
10	PLANT POCKET AT GARAGE



OVERALL SITE HARDSCAPE PLAN

CENTENNIAL PARKWAY

Las Vegas, Nevada

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NOTES
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04.27.07

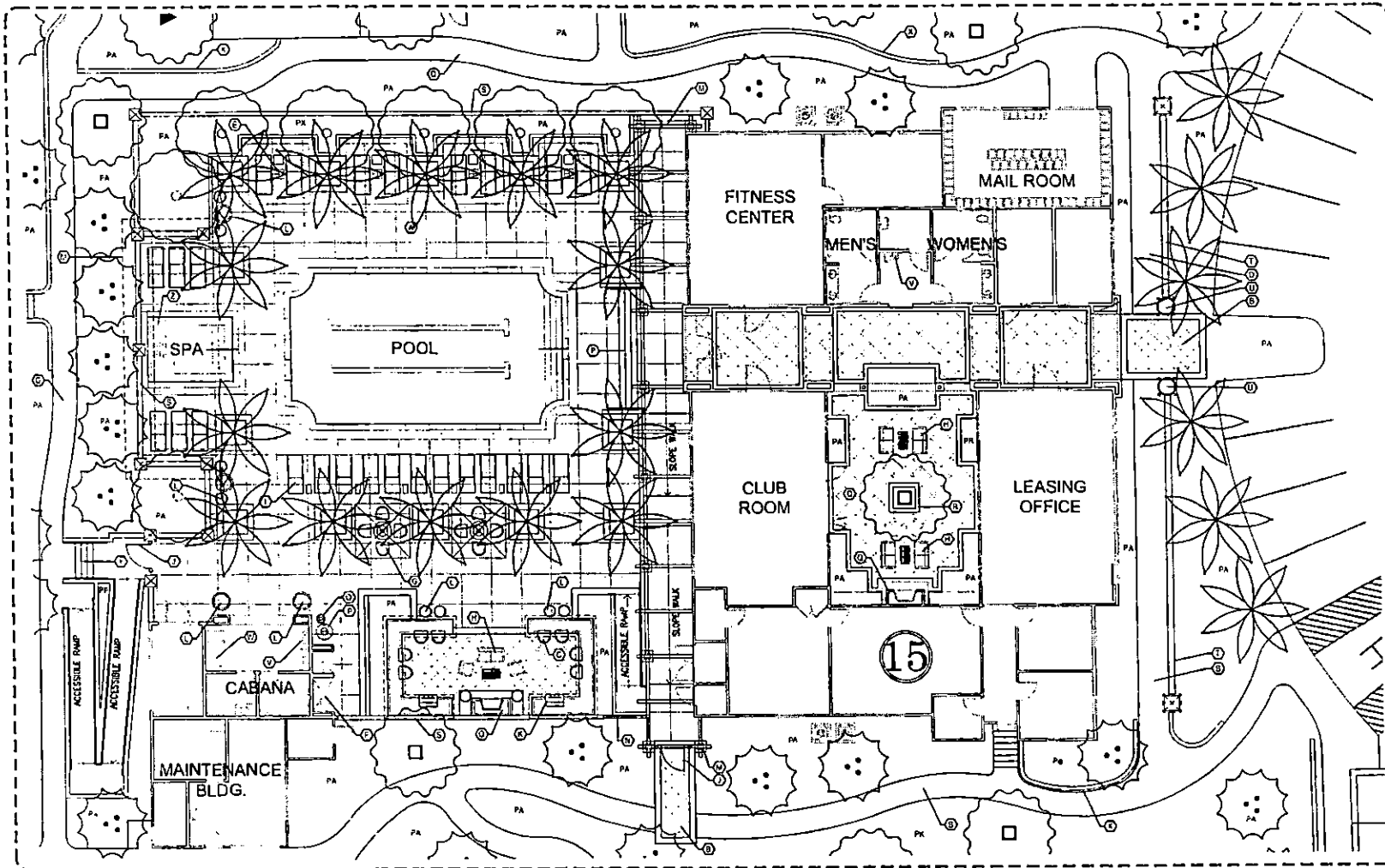


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949.250.0431

FAIRFIELD DEVELOPMENT LP
15134 MAREHOUSE DRIVE SUITE 202 SAN DIEGO CA 92121 619.457.2123
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AMENITIES LEGEND

SYMBOL	DESCRIPTION
①	POOL/SPA DECK
②	ENHANCED PAVING
③	BAR CHAIR (TYP.)
④	CONCRETE WALK
⑤	CABANA WITH CHAIRS LOUNGE
⑥	POOL/SPA SHOWER
⑦	UMBRELLA WITH TABLES & CHAIRS (TYP.)
⑧	SOFAS & TABLE
⑨	POOL CHAIRS LOUNGE (TYP.)
⑩	POOL GATE
⑪	B.B.Q. AND COUNTER
⑫	PLANTER POTS (TYP.)
⑬	TRELLIS (OPTIONAL)
⑭	POOL FENCE
⑮	ASH TRAY RECEPTACLE
⑯	TRASH RECEPTACLE
⑰	FIREPLACE (OPTIONAL AT BBQ)
⑱	PLANTER
⑲	FREESTANDING WALL
⑳	LOW ENTRY WALL
㉑	WALL PILASTER WITH POT
㉒	DRINKING FOUNTAIN
㉓	VENDING MACHINES
㉔	RETAINING WALL
㉕	STEPS/STAIRS
㉖	SPA WATER FEATURE (OPTIONAL)

ABBREVIATION

PA PLANTING AREA

POOL AND RECREATION ENLARGEMENT PLAN

NOTE: REFER TO SHEET L-4 FOR TREE AND SHrub LEGENDS

L-3

FAIRFIELD DEVELOPMENT LP
15111 KAYE DRIVE SUITE 200 SAN JUAN CA 92121 951.457.2129
CONTACT: KIM FOLEY



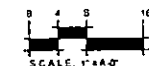
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GENERAL LANDSCAPE CONCEPT

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

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

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

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

GENERAL IRRIGATION CONCEPT

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

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

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

GENERAL LIGHTING CONCEPT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT LIGHTING. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF LAS VEGAS. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

PUBLIC STREET LIGHTING: THE CITY STANDARD STREET POLE FIXTURE WILL BE PROPOSED AND WILL PROVIDE THE FRONTAGE ILLUMINATION. ACCENT AND SIGNAGE LIGHTING WILL BE PROPOSED FOR THE LEASING OFFICE FRONTAGE.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THIS WILL CONTINUE ALONG THE ROAD TO PROVIDE ADEQUATE LIGHTING FOR WALKWAYS AS WELL. THE APARTMENT GARAGE FRONTAGES AND BUILDING ENTRIES SHALL BE ILLUMINATED BY ARCHITECTURALLY LOCATED AREA DOWNLIGHTS. LIGHTING ON THE EXTERIOR SHALL BE SHIELDED AND SHALL BE DOWNWARD-DIRECTED. ADDITIONAL LIGHTING WILL BE PROVIDED AT THE CARPORTS WHICH WILL HELP ILLUMINATE THE STREET IN COMBINATION WITH THE POLE LIGHTS.

INTERIOR OPEN SPACES: THE PROPOSED COURTYARD LIGHTING IS INTENDED TO BE ILLUMINATED BY POLE LIGHTS FOR THE LARGER SPACES. SCENE LIGHTS FOR BUILDING ENTRIES AND BOLLARDS OR POLE FIXTURES FOR WALKS. ACCENT LIGHTS SUCH AS TREE UPLIGHTING AND TRELLIS DOWNLIGHTS ARE ALSO PROPOSED.

PARKING LOT LIGHTING: SHALL BE NO MORE THAN 30 FEET IN HEIGHT AND SHALL UTILIZE DOWNWARD-DIRECTED LIGHTS.

NON-RESIDENTIAL PROPERTY LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTY OR SCREENED, AND SHALL NOT CREATE FUGITIVE LIGHTING ON ADJACENT PROPERTIES.

FAIRFIELD SHALL SUBMIT A SCENE BY POINT PHOTOMETRIC PLAN ON THE FINAL LIGHTING DESIGN TO THE CITY FOR APPROVAL PRIOR TO IMPLEMENTATION.

PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
	<i>Buxus microphylla</i>	Japanese Boxwood	5 GAL	-----
	<i>Ceanothus glaucus</i>	Valley Bird of Paradise	5 GAL	-----
	<i>Calliandra eriophylla</i>	Native Fairy Duster	5 GAL	-----
	<i>Calliandra glauca</i>	Grey Leaf Calliandra	5 GAL	-----
	<i>Coronilla medeolae</i>	Cliff Rose	5 GAL	-----
	<i>Dalea triflora</i>	Black Dalea	5 GAL	-----
	<i>Desmodium illinoense</i>	Shrubbery	5 GAL	-----
	<i>Eucalyptus hybrid</i>	Eucalyptus	5 GAL	-----
	<i>Ficus benjamina</i>	Pineapple Queen	5 GAL	-----
	<i>Leucophyllum frutescens</i>	Green Cloud Sage	5 GAL	-----
	<i>Liquidambar sp.</i>	Privet	5 GAL	-----
	<i>Photinia fraseri</i>	Fraser's Photinia	5 GAL	-----
	<i>Sophora japonica</i>	Indian Hawthorne	5 GAL	-----
	<i>Sedum greggii</i>	Red Sage	5 GAL	-----
	<i>Xylocarpus congestus</i>	Xylocarpus	5 GAL	-----
ACCENTS				
	<i>Agave americana</i>	Century Plant	5 GAL	-----
	<i>Agave vivipara</i>	Octopus Agave	5 GAL	-----
	<i>Dasylirion wheeleri</i>	Green Desert Spoon	5 GAL	-----
	<i>Dialia sp.</i>	Iris	5 GAL	-----
	<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5 GAL	-----
	<i>Hemerocallis</i>	Daylily	5 GAL	-----
	<i>Hesperaloe parviflora</i>	Hesperaloe	1 GAL	-----
	<i>Muhlenbergia rigens</i>	Autumn Grass Deer Grass	1 GAL	-----
	<i>Mandevilla domestica</i>	Heavenly Bamboo	5 GAL	-----
	<i>Penstemon sp.</i>	Penstemon	1 GAL	-----
	<i>Penstemon 'Rubrum'</i>	Purple Fountain Grass	1 GAL	Non-invasive variety
	<i>Yucca baccata</i>	Bachata Yucca	5 GAL	-----
GROUND COVER				
	<i>Acacia redolens</i>	Low Bay Desert Carpet	1 GAL	-----
	<i>Baccharis 'Canadensis'</i>	Canadensis Baccharis	1 GAL	-----
	<i>Balea multiflora</i>	Desert Marigold	1 GAL	-----
	<i>Ceanothus mexicanus</i>	Cliff Rose	1 GAL	-----
	<i>Dalea copulata</i>	Black Dalea	1 GAL	-----
	<i>Juniperus sibirica</i>	Buffalo Juniper	1 GAL	-----
	<i>Juniperus s. 'Tamariscifolia'</i>	Tamariscifolia Juniper	1 GAL	-----
	<i>Lantana camara</i>	New Gold Lantana	1 GAL	-----
	<i>Myrica communis</i>	Compact Myrica	1 GAL	-----
	<i>Oenothera biennis</i>	Mexican Evening Primrose	1 GAL	-----
	<i>Pyracantha sp.</i>	Red Elf Pyracantha	1 GAL	-----
	<i>Rosa multiflora</i>	Trailing Rosemary	1 GAL	-----
	<i>Verbena goodenifolia</i>	Goodenifolia Verbena	1 GAL	-----

PLANTING LEGEND (cont.)

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
VINES				
	<i>Celastrum sempervirens</i>	Carolina Jasmine	5 GAL	-----
	<i>Pyracantha sp.</i>	Pyracantha 'Firethorn'	5 GAL	-----
	<i>Rosa banksia</i>	Lady Banks' Rose	5 GAL	-----

NOTES:

IN ALL NON-PAVED AREAS AND PLANTING AREAS, INSTALL 3/4" SCREENED PEW CORRAL DECOMPOSED GRANITE ROCK MULCH FOR SLOPES 4:1 OR GREATER, OR FOR DRAINAGE USE 2" 4" ROCK FROM THE SAME PAYMENT SOURCE.

PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
○	<i>Cercidium floridum</i>	Bur Palo Verde	24" Box	Per Plan	-	Multi-trunk
○	<i>Cupressus arizonica</i>	Arizona Cypress	24" Box	Per Plan	-	Columnar
○	<i>Olea europaea</i>	Olive	24" Box	Per Plan	-	Multi-trunk
✱	<i>Phoenix dactylifera</i>	Date Palm	20" BTH	Per Plan	-	Watched w/ Adjacent Palms
○	<i>Pinus edulis</i>	Alghon Pine	24" Box/ 30" Box	Per Plan	-	Low Branching, Screen Trees
○	<i>Platanus wrightii</i>	Arizona Sycamore	24" Box	Per Plan	-	Standard
○	<i>Rhus lancea</i>	African Sumac	24" Box	Per Plan	-	Standard, Parking Lot Trees
○	<i>Robinia ambigua</i>	Purple Robe Locust	24" Box	Per Plan	-	Standard
✱	<i>Washingtonia robusta</i>	Mexican Fan Palm	20" BTH	Per Plan	-	Standard

CONCEPT STATEMENTS and PLANTING LEGENDS

FAIRFIELD DEVELOPMENT LP
5510 MIDHOUSE DRIVE, SUITE 200 SAN DIEGO, CA 92121 619 457 2123
CONTACT SHON FANCH



CENTENNIAL PARKWAY

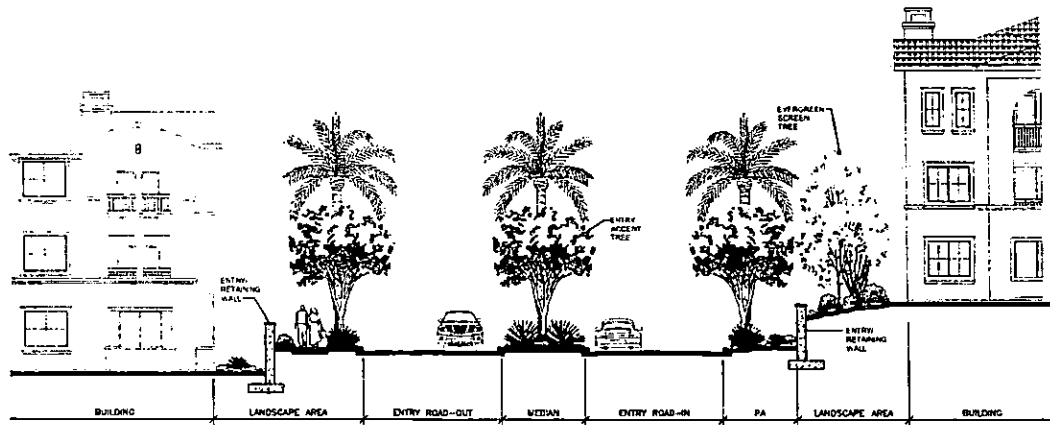
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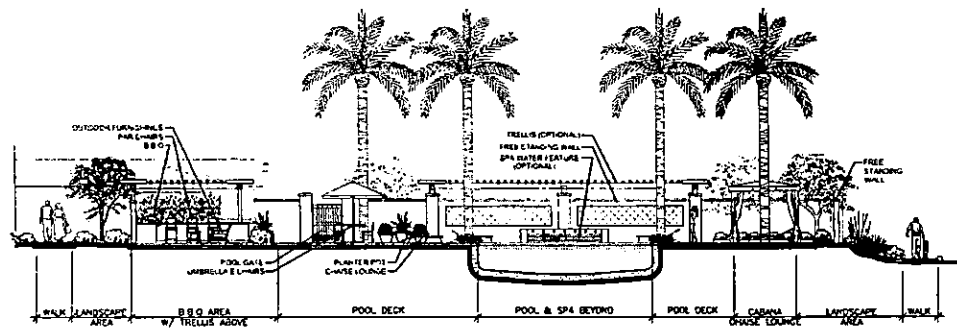
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949 250 0043

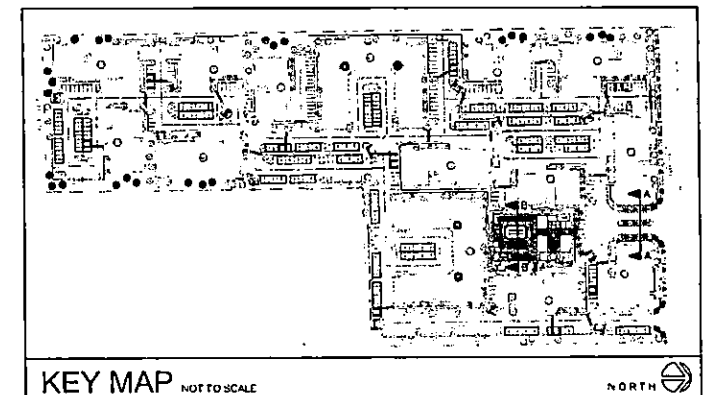


SECTION A-A
SCALE: 1/8"=1'-0"



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

LANDSCAPE SECTIONS



L-5

FAIRFIELD DEVELOPMENT LP
5516 ANDERHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 619 457 2122
CONTACT: SHON FINCH



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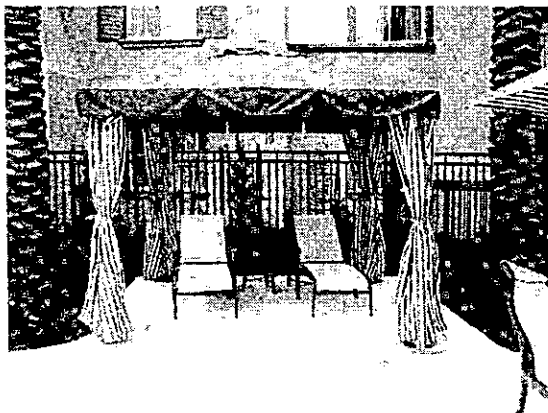
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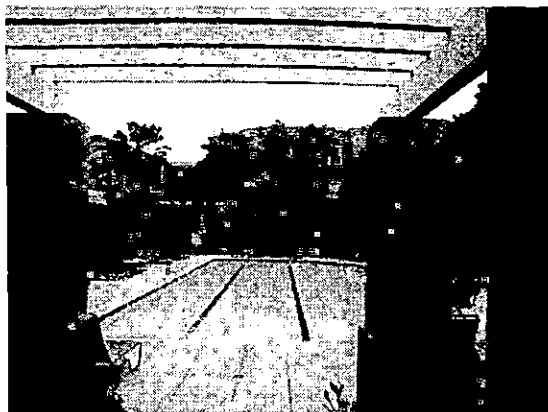
CABANA - AMENITY IMAGE
(SIMILAR)



POOL FURNISHINGS - AMENITY IMAGE
(SIMILAR)



COURTYARD FURNISHINGS- AMENITY IMAGE
(SIMILAR)



POOL - AMENITY IMAGE
(SIMILAR)



METAL TRELLIS/ARBOR - AMENITY IMAGE
(SIMILAR - OPTIONAL)



PLANT POCKET AT GARAGE - AMENITY IMAGE
(SIMILAR)

LANDSCAPE CONCEPT IMAGES

FAIRFIELD DEVELOPMENT LP
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 858.457.2123
CONTACT: SHON FRUCH



CENTENNIAL PARKWAY

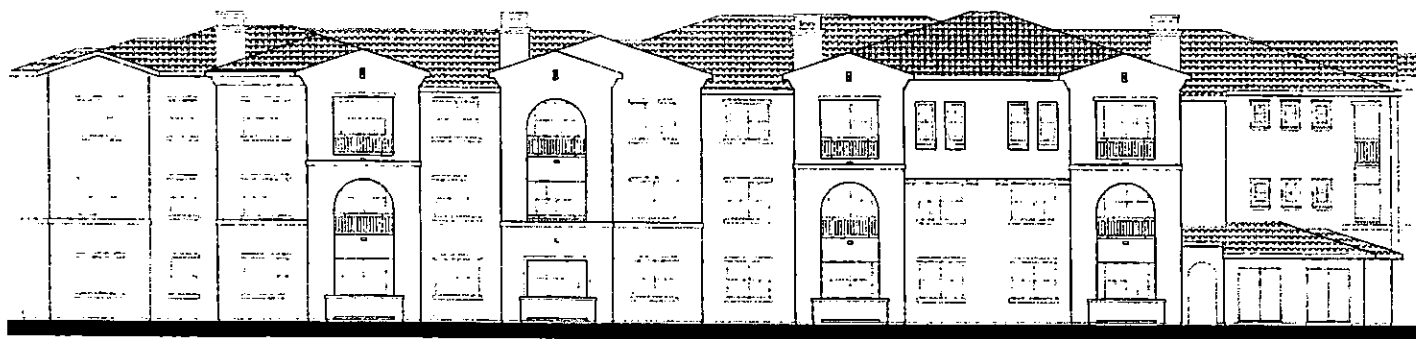
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SIDE ELEVATION - RIGHT

MATERIAL LEGEND

- 1 CONCRETE T&G ROOF
- 2 LT. LAVE STUCCO
- 3 TRIM, CORBELS, FASCIA, GABLE TRIM
- 4 DECORATIVE TILE
- 5 PAINTED METAL HANDRAILS
- 6 STUCCO RECESS W/ WROUGHT IRON
- 7 PREFABRISHED WOOD HELDOW W/ CLEAR GLAZING
- 8 FALSE CHIMNEYS
- 9 EAVE W/ FOAM TRIM



FRONT ELEVATION

A-2

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LAS VEGAS, NEVADA

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7 2007

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

AUTOCOURT-VI



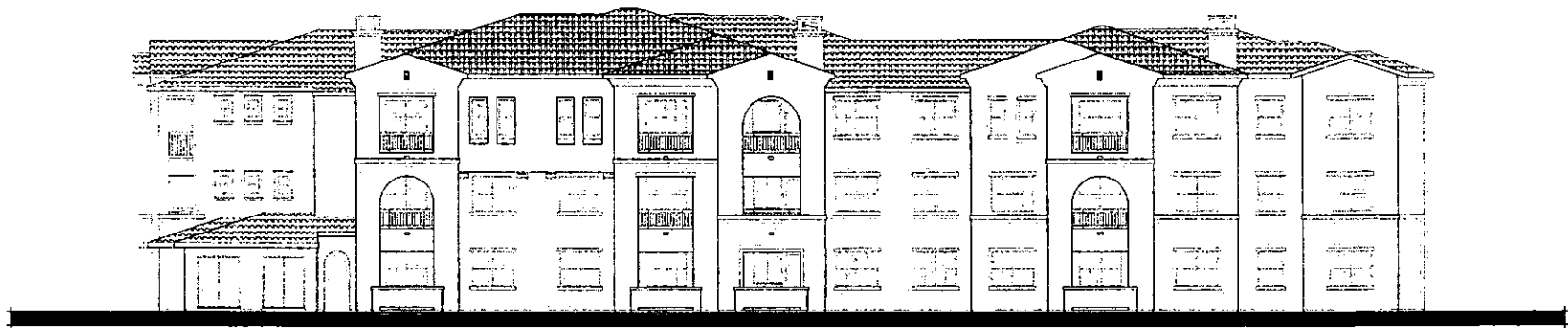
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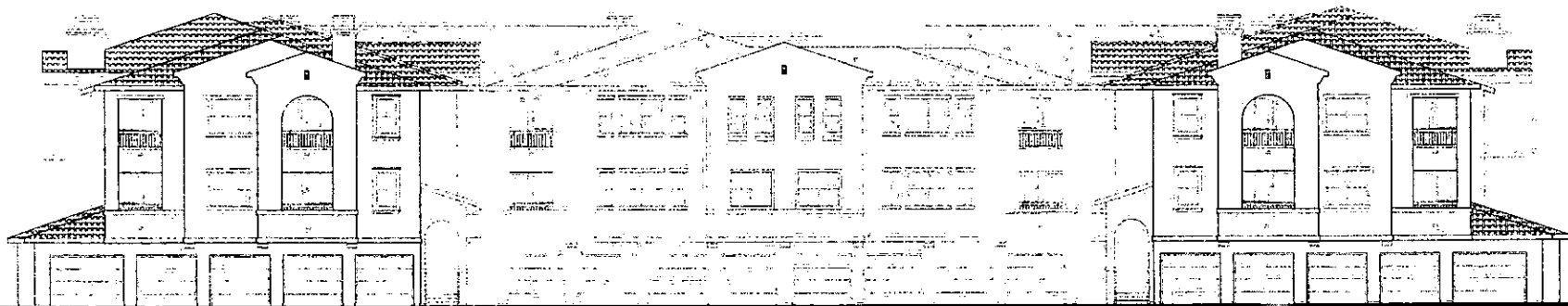
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SIDE ELEVATION - LEFT



REAR ELEVATION

A-3

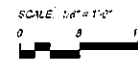
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AUTOCOURT-VI

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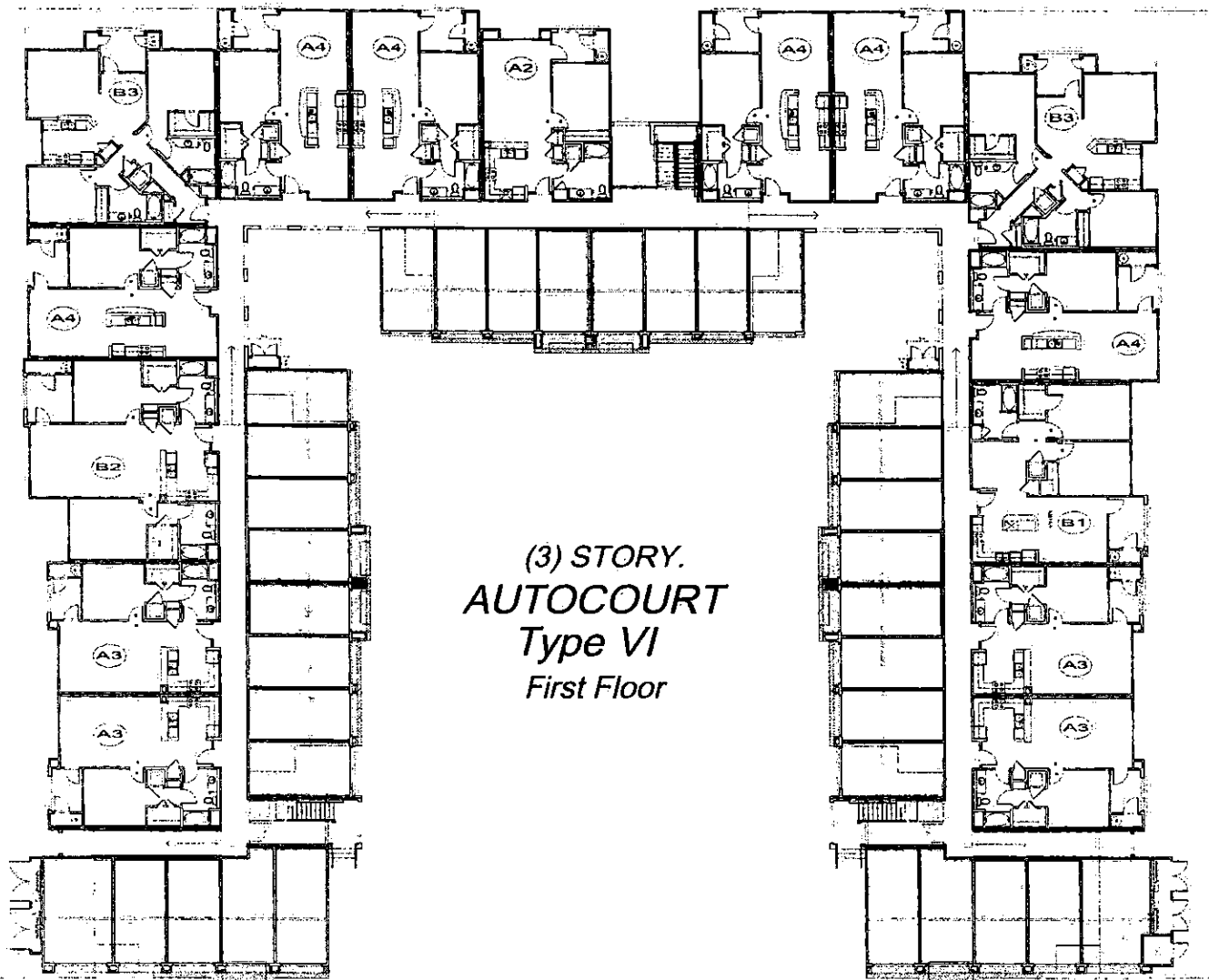
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(3) STORY.
AUTOCOURT
 Type VI
 First Floor

MAY 07 2007

SCALE: 3/32" = 1'-0"

0 5' 10' 20'

A-4

07-035

07 MAY 2007



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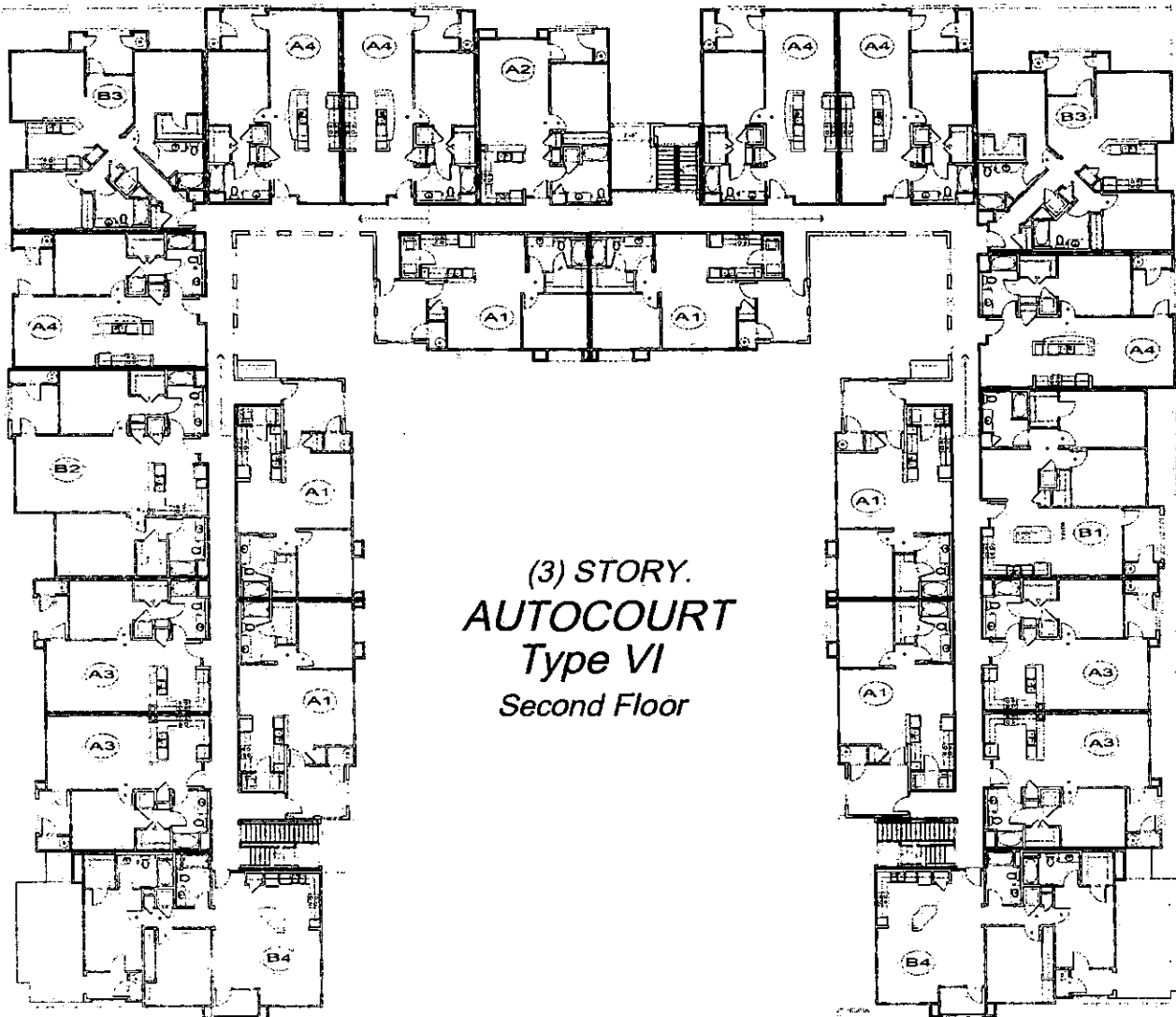
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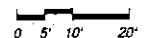
AUTOCOURT-VI



(3) STORY.
AUTOCOURT
Type VI
Second Floor

MAY 07 2007

SCALE: 3/32" = 1'-0"



A-5

07-005

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AUTOCOURT-VI

FF DEVELOPMENT L.P.

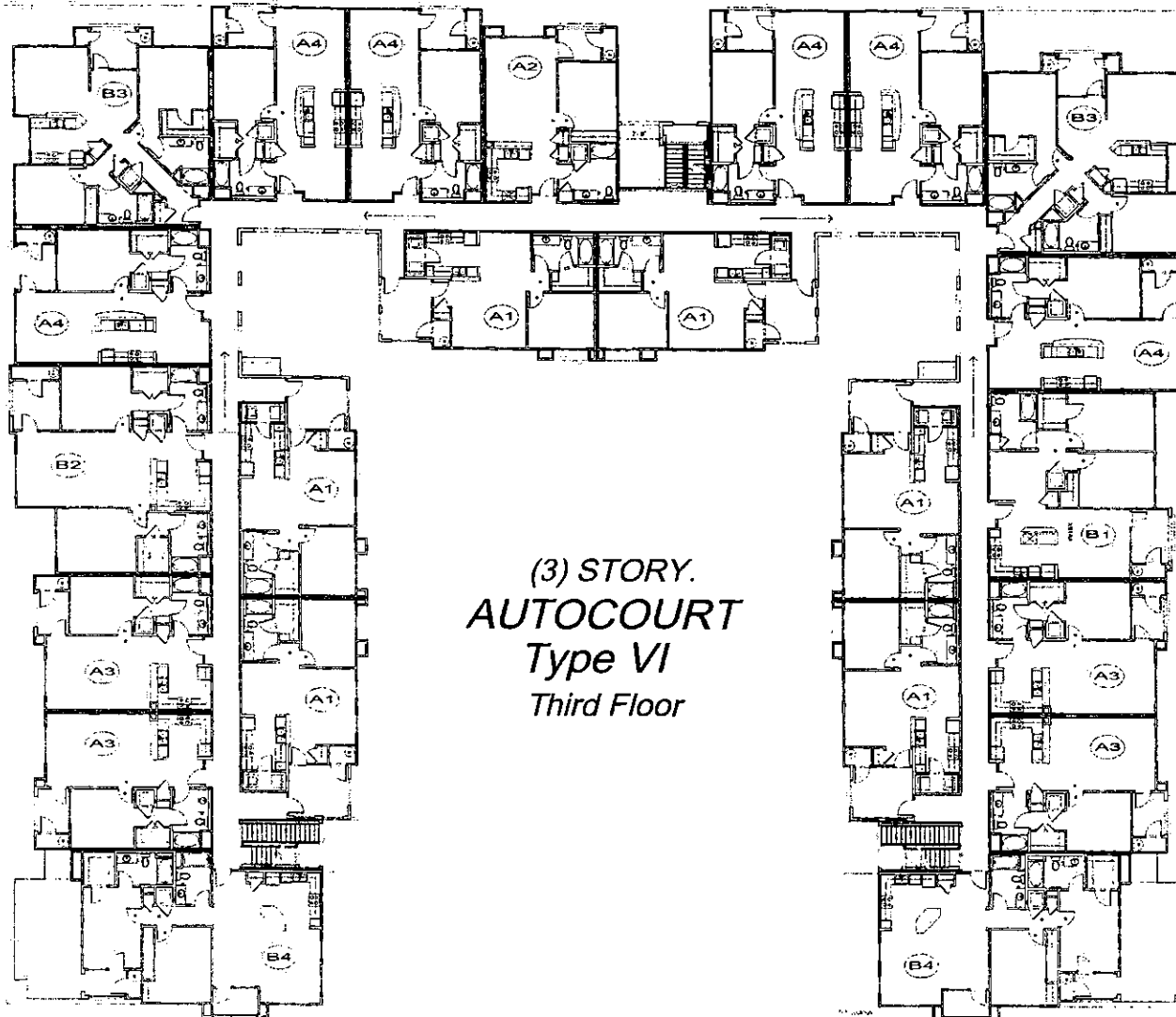
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141 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92665 (714) 638-3860



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(3) STORY.
AUTOCOURT
Type VI
Third Floor

MAY 07 2007

SCALE: 3/32" = 1'-0"

0' 5' 10' 20'

A-6

07 MAY 2007



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CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (619) 457-2123 FAX (619) 457-1121

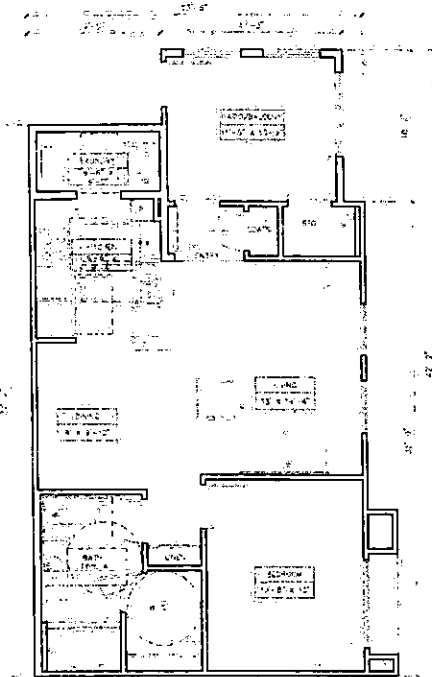
SDR-20480

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05/24/07 PC ARCHITECTS ORANGE

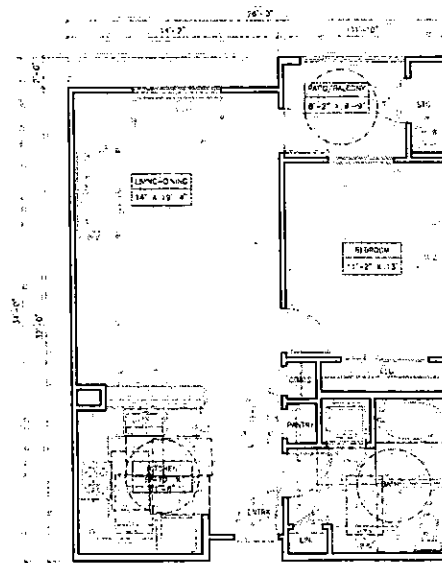
AUTOCOURT-VI

144 NORTH CRAYCE STREET, CHICAGO, CALIFORNIA 92066 (714) 639-8860



UNIT A1

UNIT A1 AREA	
LIVING	168 SQ. FT.
KITCHEN	100 SQ. FT.
BATH	35 SQ. FT.
BEDROOM	121 SQ. FT.
STORAGE	116 SQ. FT.



UNIT A2

UNIT A2 AREA	
LIVING	168 SQ. FT.
KITCHEN	100 SQ. FT.
BATH	35 SQ. FT.
BEDROOM	121 SQ. FT.
STORAGE	116 SQ. FT.

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (MIN.)

ONE BEDROOM AUTOCOURT UNITS A1 & A2 FLOOR PLANS

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE SUITE 200 SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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144 NORTH ORANGE STREET ORANGE, CALIFORNIA 92665 (714) 639-9806

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

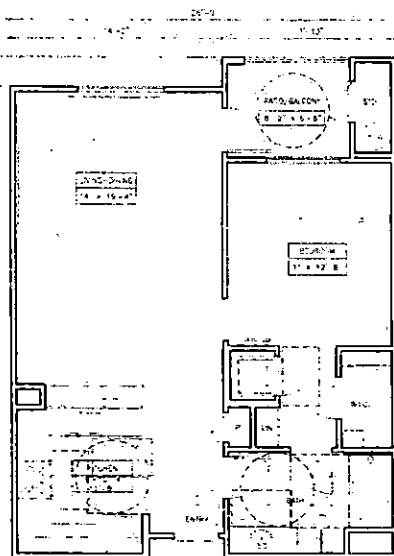
MAY 07 2007

A-7

PC-035 07 MAY 2007

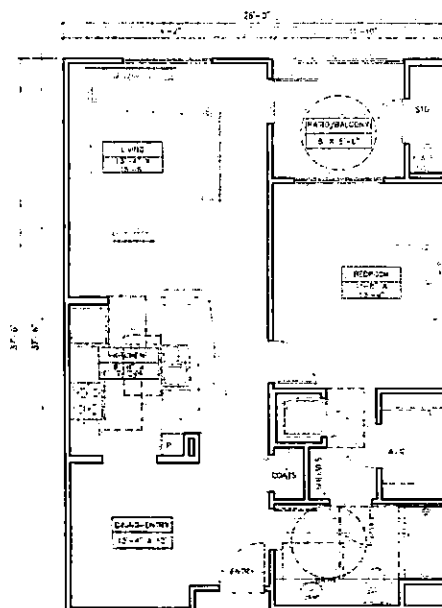


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UNIT A3

UNIT A3 AREA	
Living	236.00 sq. ft.
Kitchen	126.00 sq. ft.
Bath	33.00 sq. ft.
Bedroom	138.00 sq. ft.
Patio	138.00 sq. ft.



UNIT A4

UNIT A4 AREA	
Living	236.00 sq. ft.
Kitchen	126.00 sq. ft.
Bath	33.00 sq. ft.
Bedroom	138.00 sq. ft.
Patio	138.00 sq. ft.

NOTE: CEILING HEIGHTS ARE NOM. VAL. 9'-0" (TYPICAL)

ONE BEDROOM AUTOCOURT UNITS A3 AND A4 - FLOOR PLANS

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

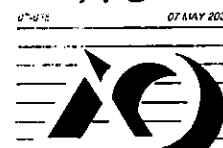
FF DEVELOPMENT L.P.

5510 MCNEHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (658) 457-2123 FAX (658) 457-1121

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

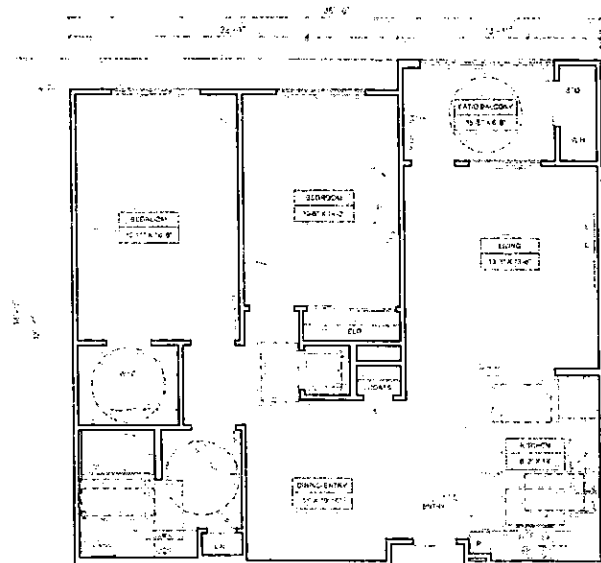
07 MAY 2007
A-8



ARCHITECTS ORANGE

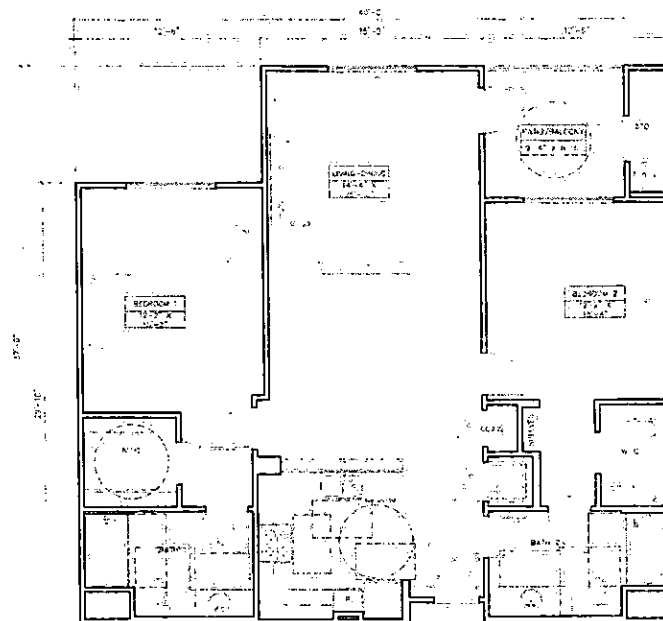
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UNIT B1

UNIT B1 AREA	
LIVING	14.81 SQ. FT.
BED	10.73 SQ. FT.
STORAGE	18.20 SQ. FT.



UNIT B2

UNIT B2 AREA	
LIVING	12.84 SQ. FT.
BED	10.73 SQ. FT.
STORAGE	18.20 SQ. FT.

ALL CEILING HEIGHTS ARE NOMINAL 9'-6" (L.I.N.O.)

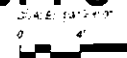
TWO BEDROOM AUTOCOURT UNITS B1 & B2 FLOOR PLANS

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

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A-9

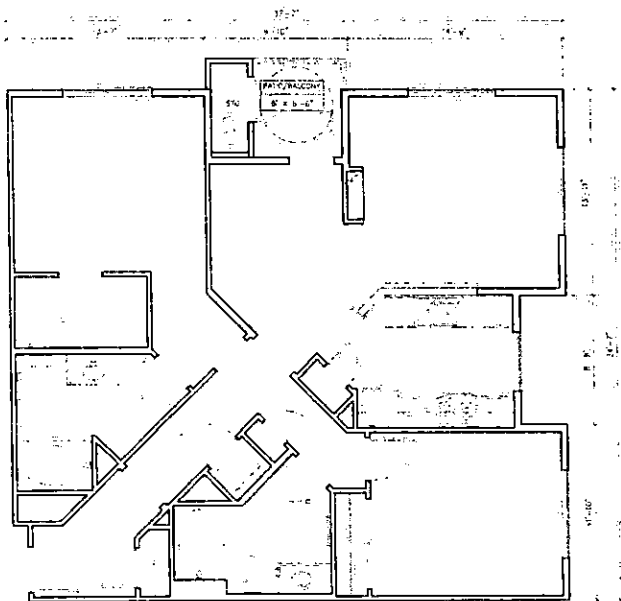
07 MAY 2007



ARCHITECTS ORANGE

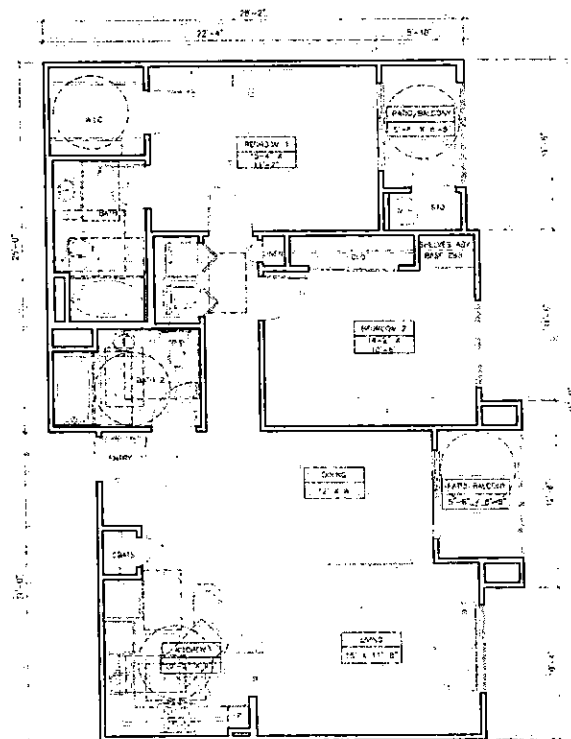
111 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92665 (714) 639-6862

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UNIT B3

UNIT B3 AREA	
UNIT	1115.52 S.F.
PAVING	45.00 S.F.
STORAGE	11.52 S.F.



UNIT B4

UNIT B4 AREA	
UNIT	1115.52 S.F.
PAVING	45.00 S.F.
STORAGE	11.52 S.F.

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (C.A.D.)

TWO BEDROOM AUTOCOURT UNITS B3 & B4 - FLOOR PLANS

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

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05/24/07 PC

SCALE: 1/4" = 1'-0"
0 4' 8'

MAY 07 2007
A-10

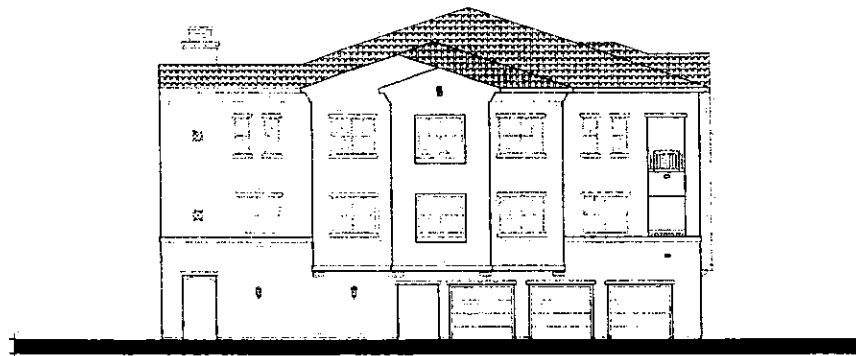
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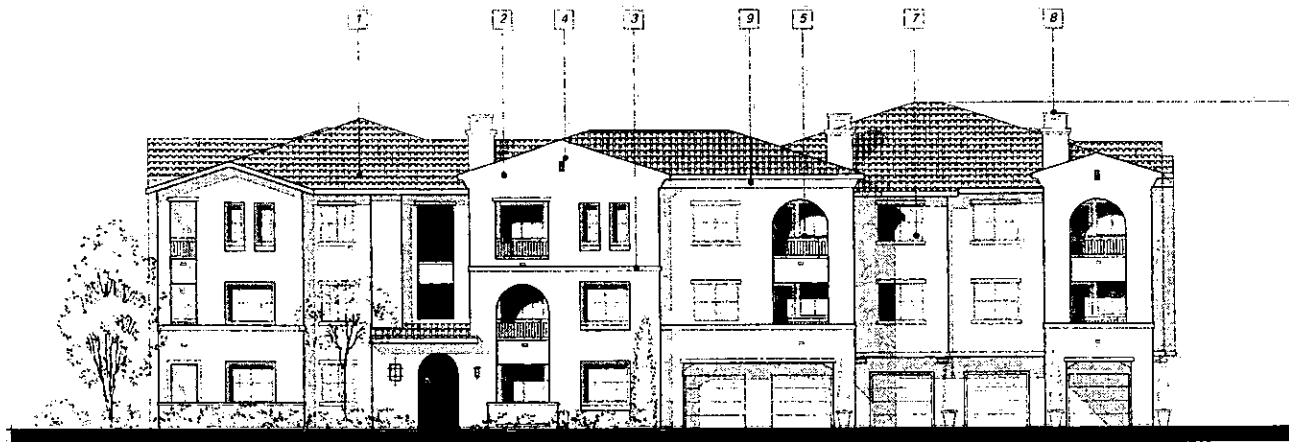
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SIDE ELEVATION - RIGHT

MATERIAL LEGEND

- 1 CONCRETE TILE ROOF
- 2 LT LACE STUCCO
- 3 TRIM CORBELS, FASCIA WALL TRIM
- 4 DECORATIVE FILLS
- 5 PAINTED METAL HANDRAILS
- 6 STUCCO RECESS W/ WROUGHT IRON
- 7 PREFINISHED VINYL WINDOW W/ CLEAR GLAZING
- 8 FALSE CHIMNEYS
- 9 EAVE W/ FOAM TRIM



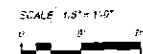
FRONT ELEVATION

MAY 07 2007

A-11

07-005

07 MAY 2007



Q-BUILDING (TYPE I)



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CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

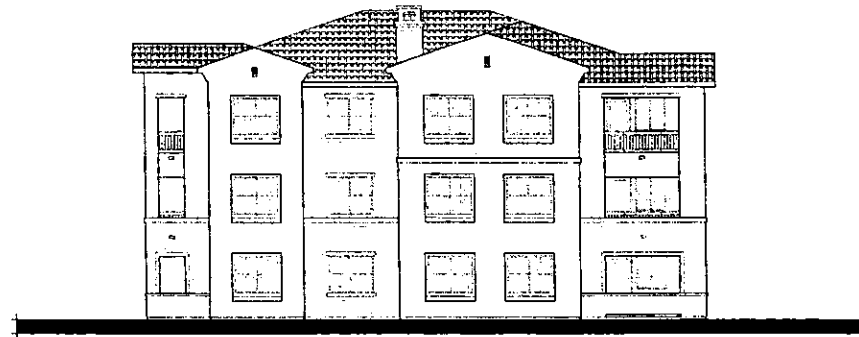
FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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141 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92668 (714) 639-9360



SIDE ELEVATION - LEFT



REAR ELEVATION

MAY 03 2007

A-12

07 025 07 MAY 2007

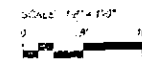
CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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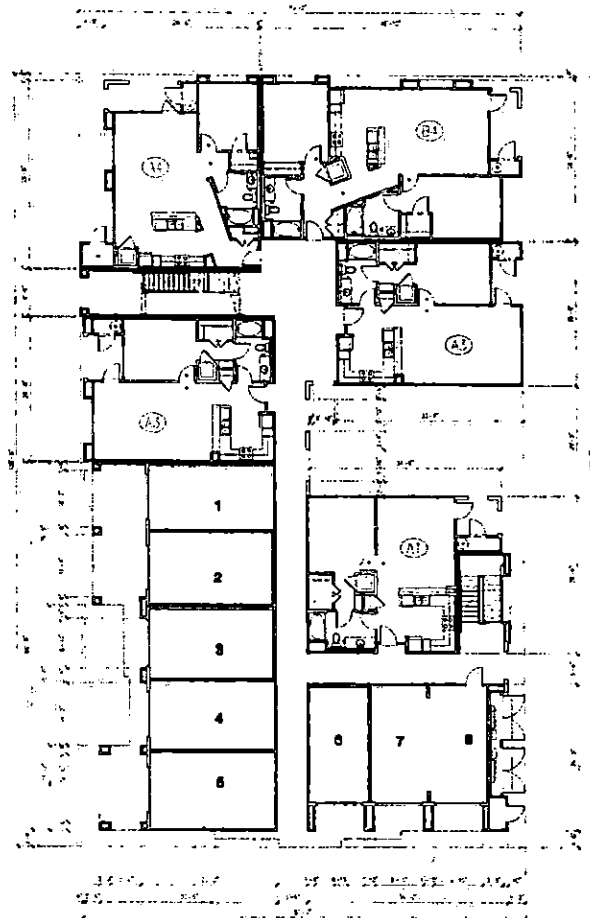
Q-BUILDING (TYPE I)



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*"Q" Product
Type I
First floor*

MAY 07 2007

A-13

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CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

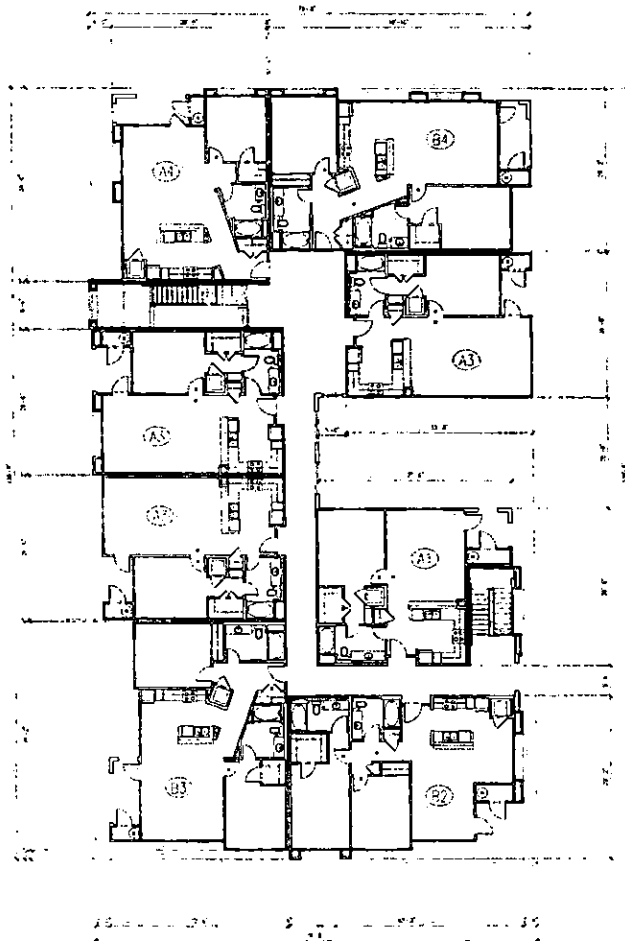
FF DEVELOPMENT L.P.

2510 MOREHOUSE DRIVE SUITE 200 SAN DIEGO, CA 92121 (658) 457-2123 FAX (658) 457-1121

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*"Q" Product
Type I
Second floor*

MAY 07 2007

A-14

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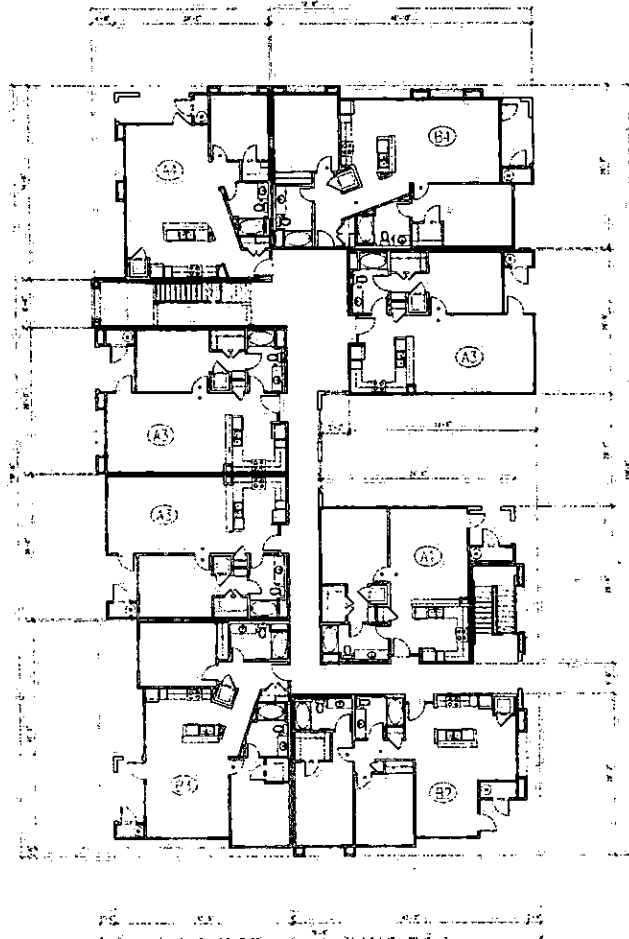
CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOKEHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (658) 457-2123 FAX (658) 457-1121

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*"Q" Product
Type I
Third floor*

MAY 07 2007

A-15

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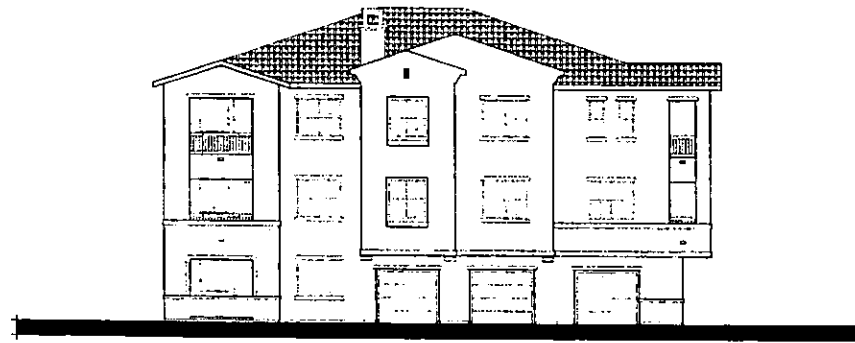
CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

ARCHITECTS ORANGE

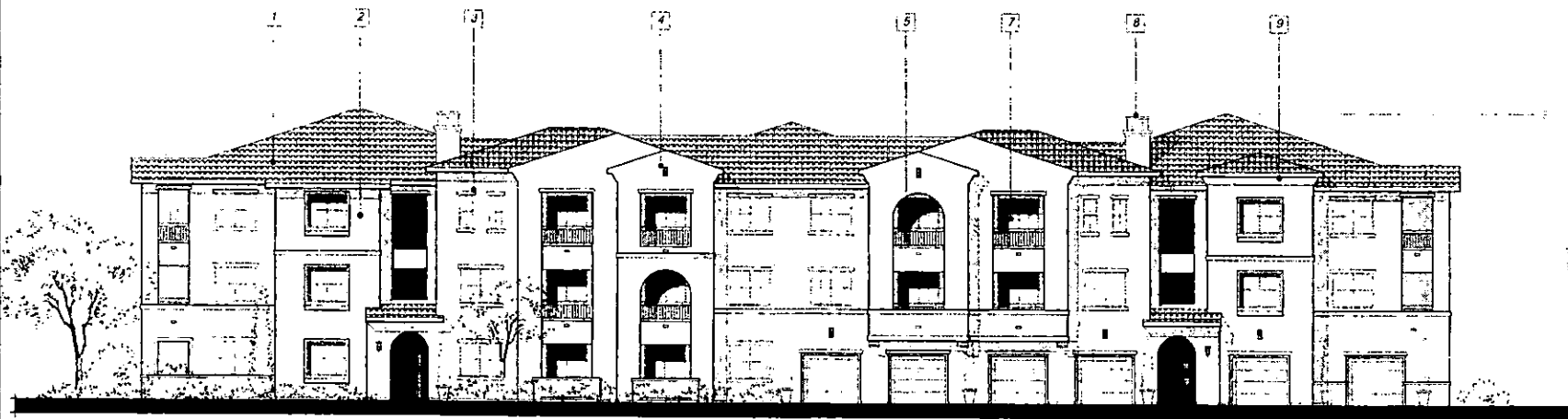
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92667 (714) 639-5860



SIDE ELEVATION - RIGHT

MATERIAL LEGEND

- 1 CONCRETE TILE ROOF
- 2 LT LACE STUCCO
- 3 TRIM CORBELS, FASCIA WALL TRIM
- 4 DECORATIVE TILE
- 5 PAINTED METAL HANDRAILS
- 6 STUCCO RECESSED 11/16" HIGHT 1/2" W
- 7 PREFINISHED VINYL WINDOW 11/16" CLEAR GLAZING
- 8 FALSE CHIMNEYS
- 9 EXPOSED 1/2" FOAM TRIM



FRONT ELEVATION

MAY 07 2007

A-16

07-005 07 MAY 2007

CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

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5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

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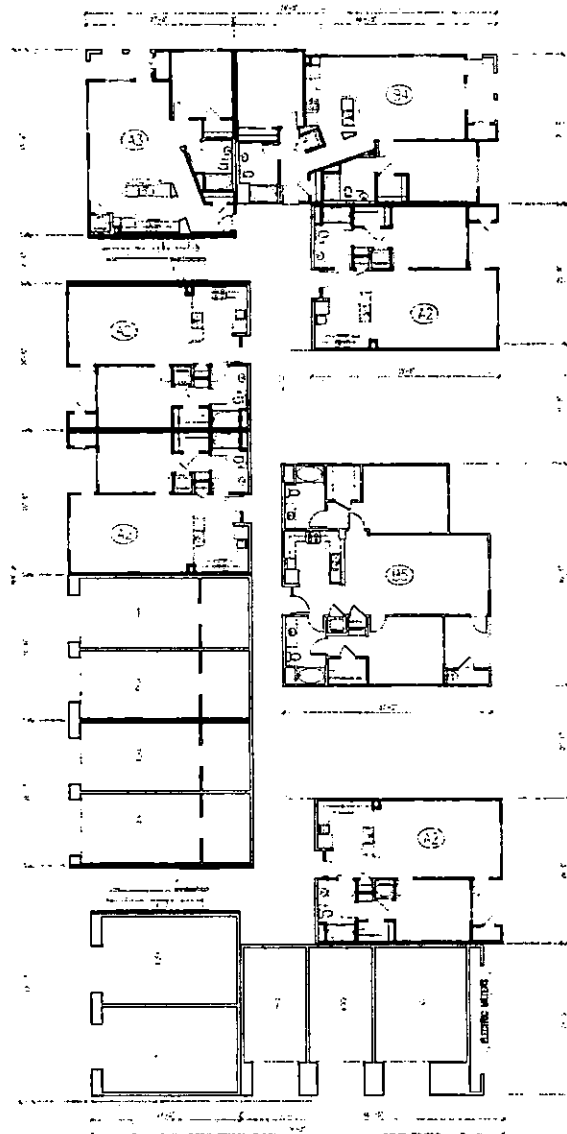
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SCALE 1/8" = 1'-0"
0' 6' 12'
Q-BUILDING (TYPE VI)



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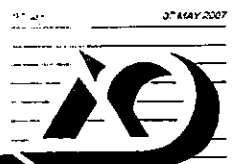


*"Q" Product
Type VI
First floor
Study 2*

MAY 07 2007

A-18

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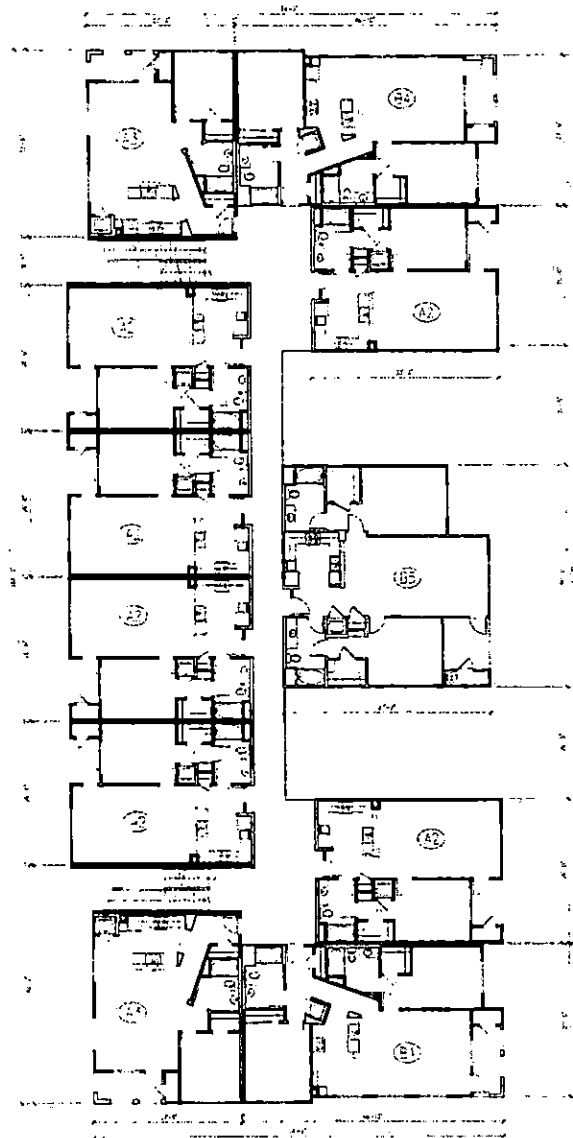


CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

551 VAIOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (659) 457-1123 FAX (659) 457-1121

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111 NORTH ORANGE STREET ORANGE, CALIFORNIA 92667 (714) 619-8700



*"Q" Product
Type VI
Second floor
Study 2*

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A-19

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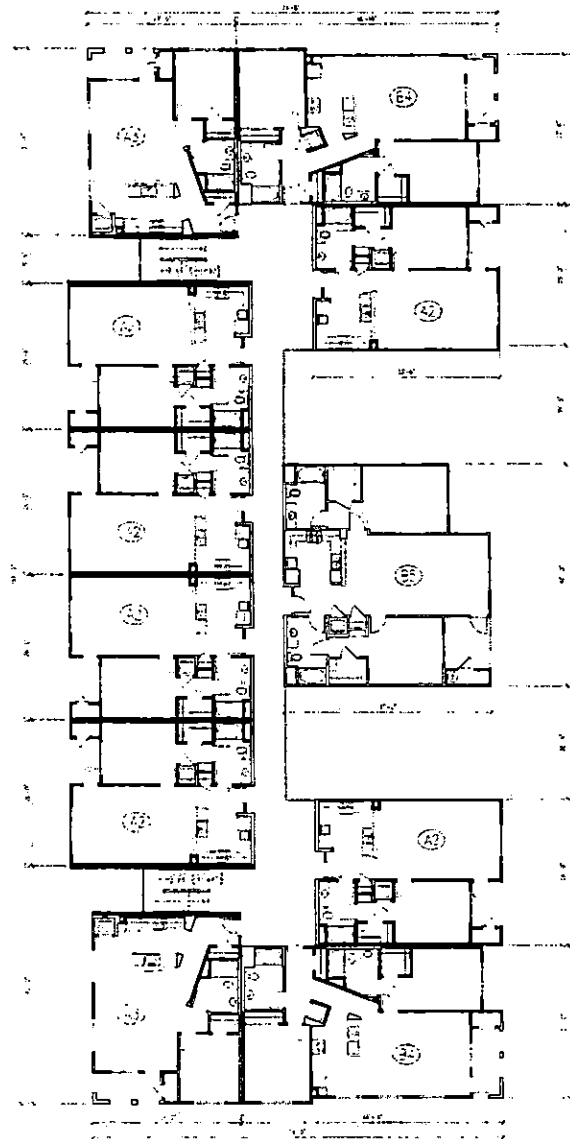
CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (658) 457-2123 FAX (658) 457-1121

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"Q" Product
Type VI
Third floor
Study 2

MAY 17 2007

A-20

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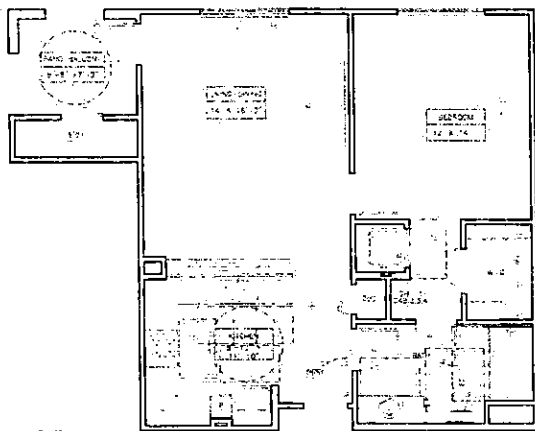
CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

FF DEVELOPMENT L.P.

5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (658) 457-2123 FAX (658) 457-1121

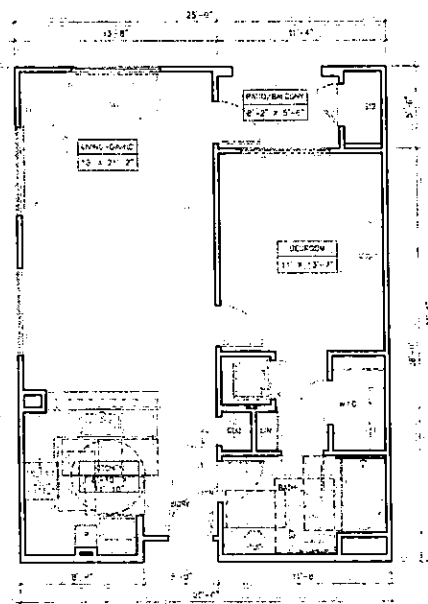
ARCHITECTS ORANGE
144 NORTH ORANGE STREET ORANGE, CALIFORNIA 92666 (714) 879-8800

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



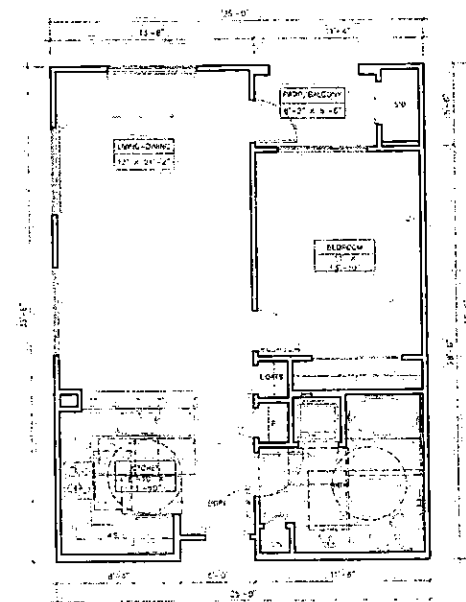
UNIT A1

AREA	250.00
PERMITS	1.00
TOTAL	251.00



UNIT A2a

AREA	250.00
PERMITS	1.00
TOTAL	251.00



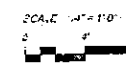
UNIT A2a - Accessible

AREA	250.00
PERMITS	1.00
TOTAL	251.00

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07-035

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CENTENNIAL PARKWAY APARTMENTS

LAS VEGAS, NEVADA Q UNITS A1, A2a & A2a Accessible - FLOOR PLANS

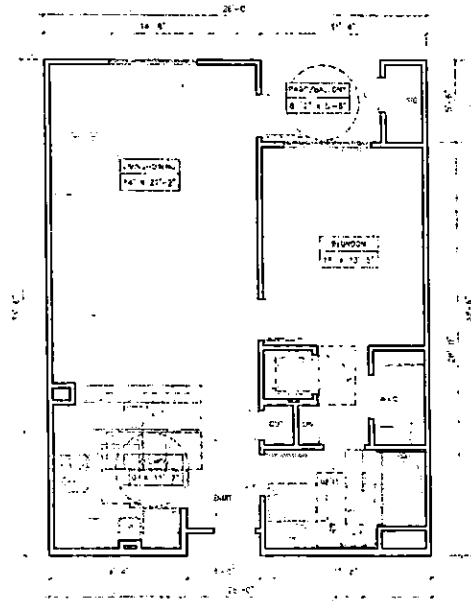
FF DEVELOPMENT L.P.

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5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123 FAX (858) 457-1121

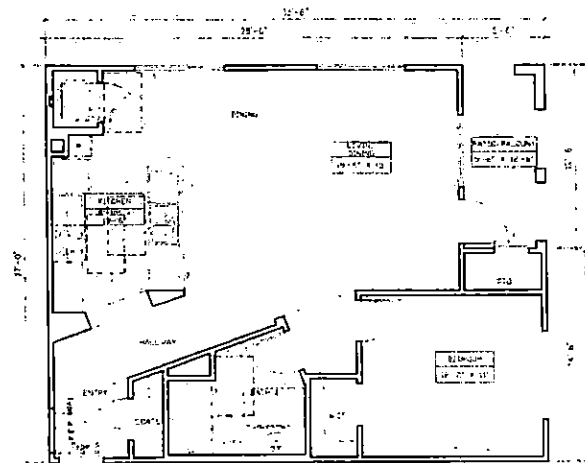
144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92668 (714) 639-1960

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT A-3

1. KITCHEN	10' 0" x 10' 0"
2. LIVING	12' 0" x 12' 0"
3. BEDROOM	10' 0" x 10' 0"
4. BEDROOM	10' 0" x 10' 0"
5. BATH	5' 0" x 5' 0"
6. HALL	3' 0" x 3' 0"
7. ENTRY	3' 0" x 3' 0"
8. CLOSET	3' 0" x 3' 0"
9. CLOSET	3' 0" x 3' 0"
10. CLOSET	3' 0" x 3' 0"
11. CLOSET	3' 0" x 3' 0"
12. CLOSET	3' 0" x 3' 0"
13. CLOSET	3' 0" x 3' 0"
14. CLOSET	3' 0" x 3' 0"
15. CLOSET	3' 0" x 3' 0"
16. CLOSET	3' 0" x 3' 0"
17. CLOSET	3' 0" x 3' 0"
18. CLOSET	3' 0" x 3' 0"
19. CLOSET	3' 0" x 3' 0"
20. CLOSET	3' 0" x 3' 0"



UNIT A-4

1. KITCHEN	10' 0" x 10' 0"
2. LIVING	12' 0" x 12' 0"
3. BEDROOM	10' 0" x 10' 0"
4. BEDROOM	10' 0" x 10' 0"
5. BATH	5' 0" x 5' 0"
6. HALL	3' 0" x 3' 0"
7. ENTRY	3' 0" x 3' 0"
8. CLOSET	3' 0" x 3' 0"
9. CLOSET	3' 0" x 3' 0"
10. CLOSET	3' 0" x 3' 0"
11. CLOSET	3' 0" x 3' 0"
12. CLOSET	3' 0" x 3' 0"
13. CLOSET	3' 0" x 3' 0"
14. CLOSET	3' 0" x 3' 0"
15. CLOSET	3' 0" x 3' 0"
16. CLOSET	3' 0" x 3' 0"
17. CLOSET	3' 0" x 3' 0"
18. CLOSET	3' 0" x 3' 0"
19. CLOSET	3' 0" x 3' 0"
20. CLOSET	3' 0" x 3' 0"

MAY 07 2007

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

07-035

07 MAY 2007



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CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

Q UNITS A3 & A4 - FLOOR PLANS

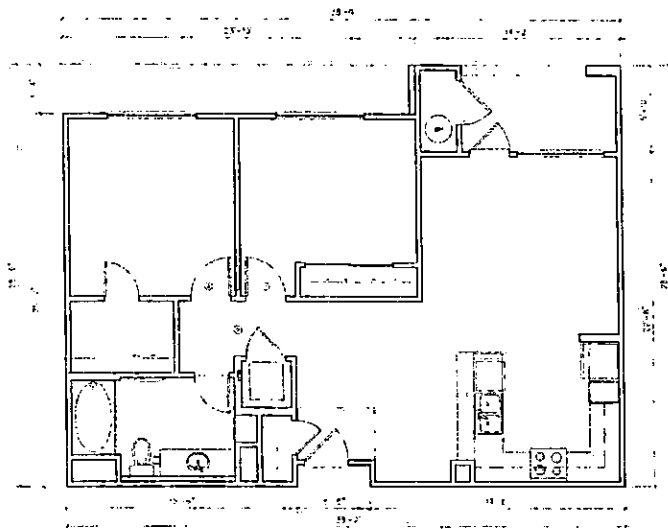
FF DEVELOPMENT L.P.

ARCHITECTS ORANGE

5510 MOREHOUSE DRIVE, SUITE 200 SAN DIEGO, CA 92121 (658) 457-2123 FAX (658) 457-1121

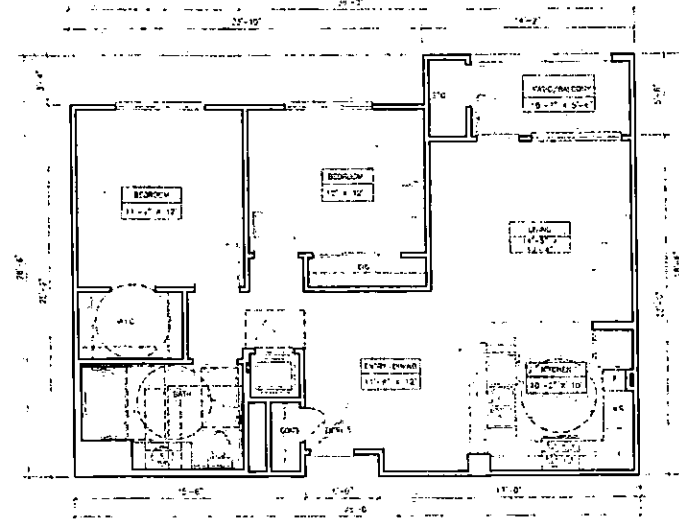
144 NORTH ORANGE STREET ORANGE CALIFORNIA 92666 (714) 839-1860

NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B1

11'-0"	17'-0"
11'-0"	12'-0"
11'-0"	12'-0"



UNIT B1-Accessible

11'-0"	17'-0"
11'-0"	12'-0"
11'-0"	12'-0"

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CENTENNIAL PARKWAY APARTMENTS LAS VEGAS, NEVADA

Q UNITS B1 & B1 Accessible - FLOOR PLANS

FF DEVELOPMENT L.P.

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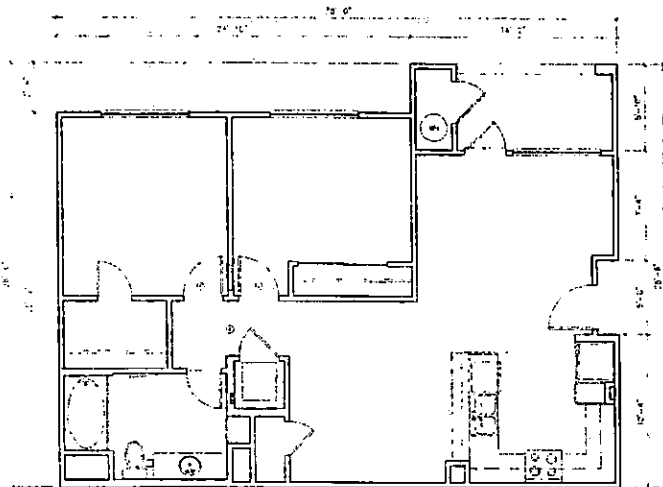
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07-035 07 MAY 2007

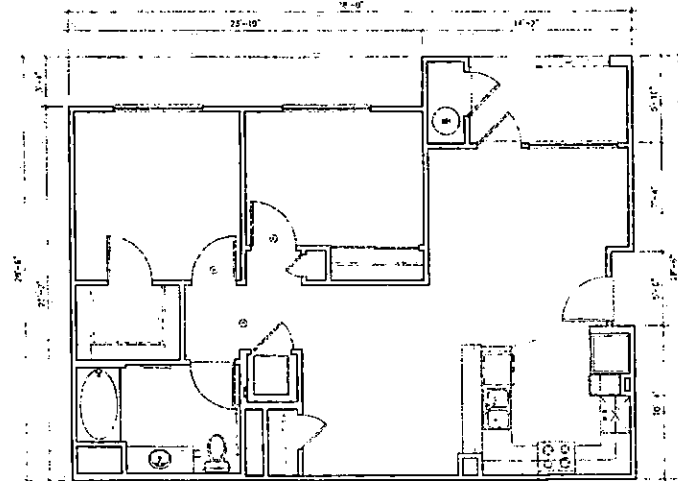
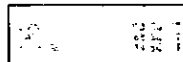


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NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B1a

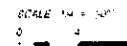


UNIT B1a - Accessible

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07 MAY 2007

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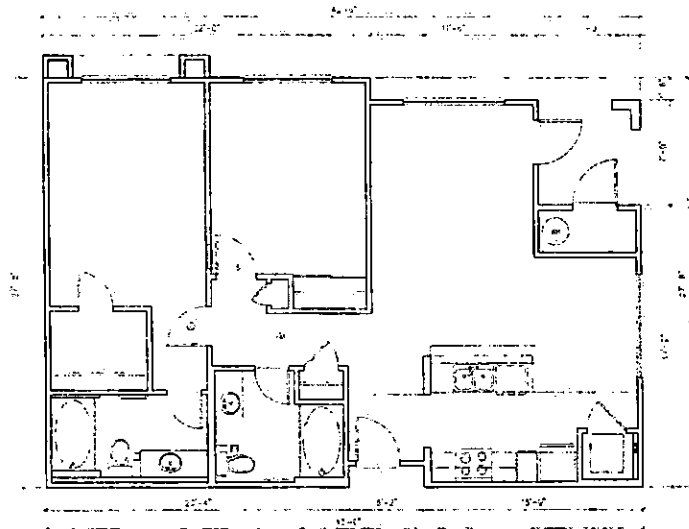
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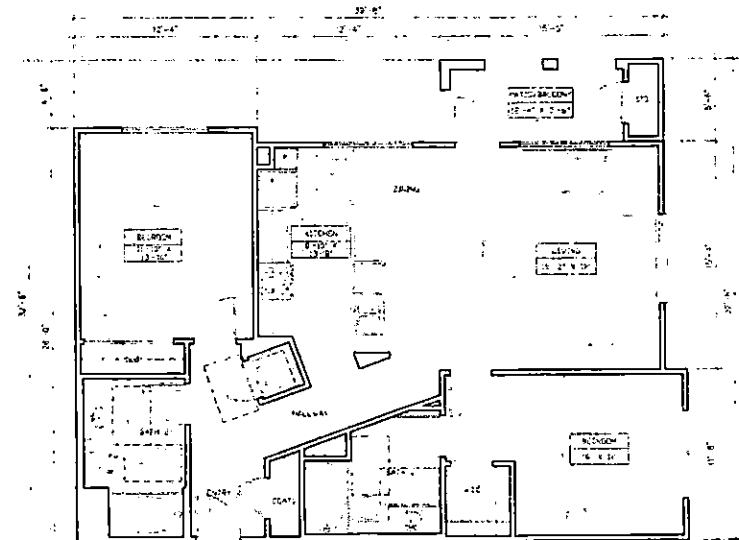
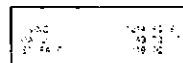


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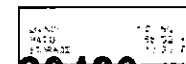
NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B2



UNIT B3



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Q UNITS B2 & B3 - FLOOR PLANS

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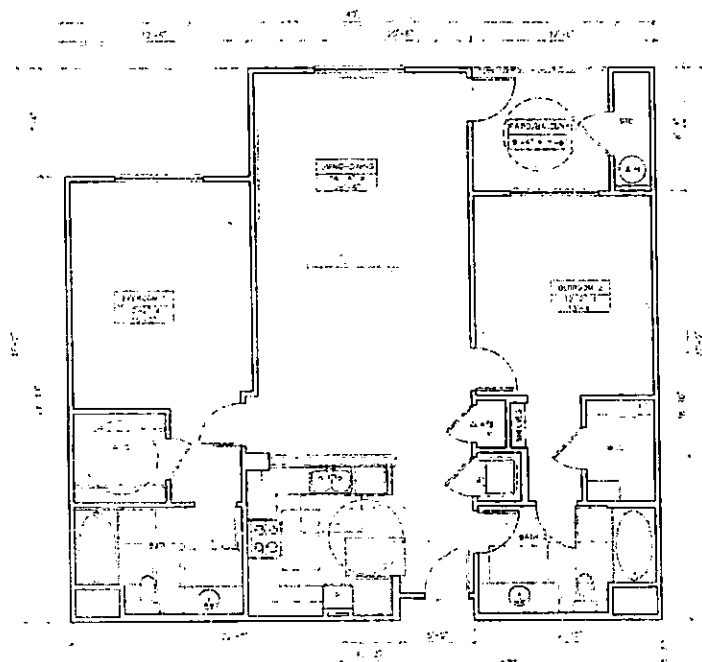
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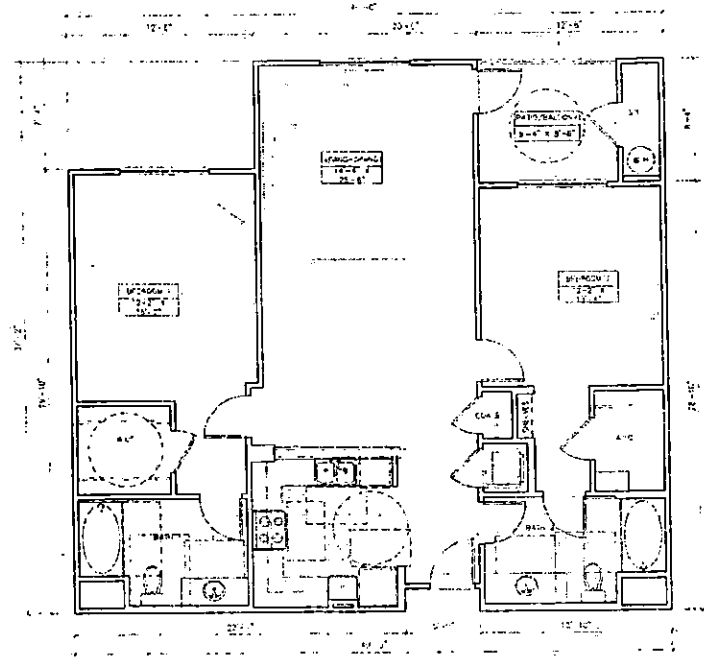
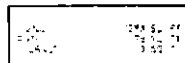
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NOTE: CEILING HEIGHTS ARE NOMINAL 9'-0" (U.N.O.)



UNIT B4



UNIT B5

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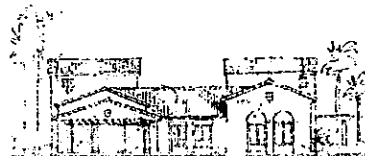
REAR



SIDE - LOUNGE & OFFICES



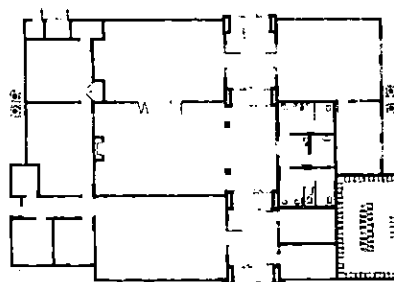
FRONT



SIDE - MAIL & FITNESS

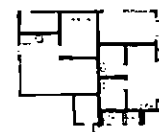
ELEVATIONS

SCALE: 1"=16'-0"



CLUB HOUSE
FLOOR PLAN

SCALE: 1"=16'-0"



CABANA / MAINTENANCE
FLOOR PLAN

SCALE: 1"=16'-0"

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FF DEVELOPMENT L.P.

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CLUB HOUSE AND CABANA

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07 MAY 2007



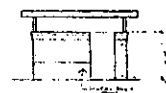
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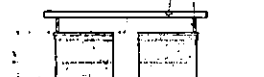
SIDE ELEVATION



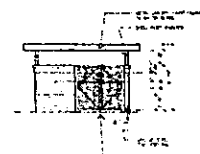
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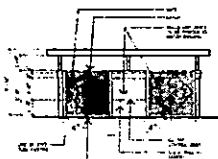
REAR ELEVATION



REAR ELEVATION



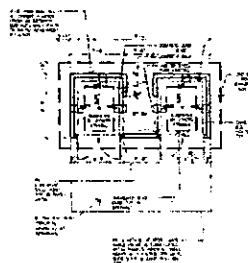
FRONT ELEVATION



FRONT ELEVATION

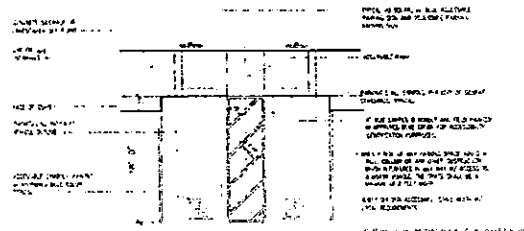


1-BIN PLAN

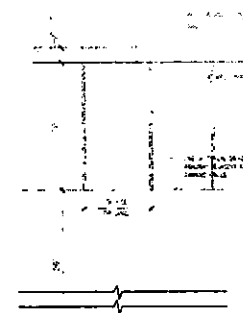


2-BIN PLAN

TRASH ENCLOSURE
DETAILS TO THE ARCHITECT



ACCESSIBLE PARKING STRIPING



STANDARD PARKING STRIPING (TYP.)

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LAS VEGAS, NEVADA

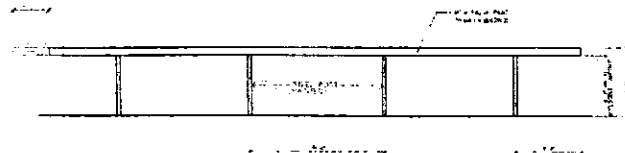
MAINTENANCE, TRASH ENCLOSURE DETAILS & PARKING

FF DEVELOPMENT L.P.

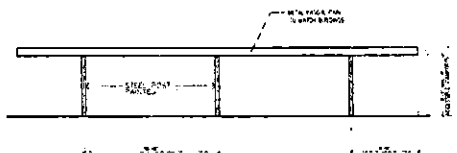
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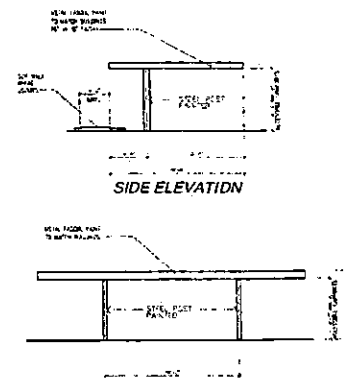
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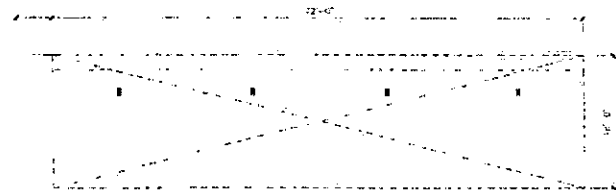
FRONT AND REAR ELEVATION



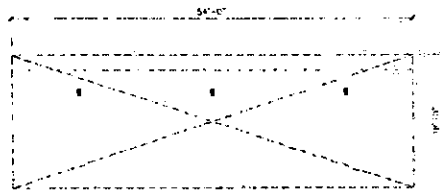
FRONT AND REAR ELEVATION



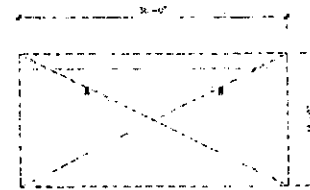
FRONT AND REAR ELEVATION



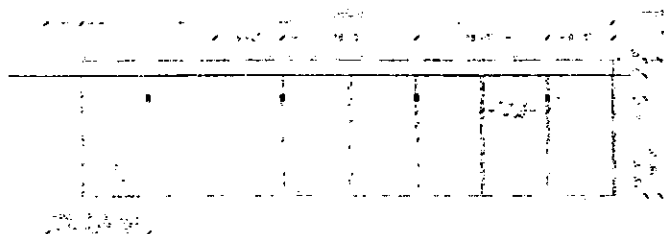
8-UNIT FLAT ROOF COVERED PARKING



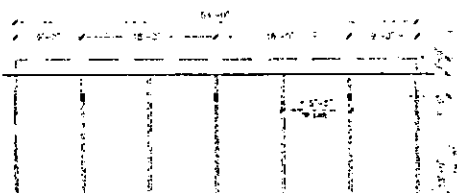
6-UNIT FLAT ROOF COVERED PARKING



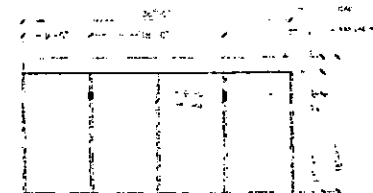
4-UNIT FLAT ROOF COVERED PARKING



8-UNIT COVERED PARKING



6-UNIT COVERED PARKING



4-UNIT COVERED PARKING

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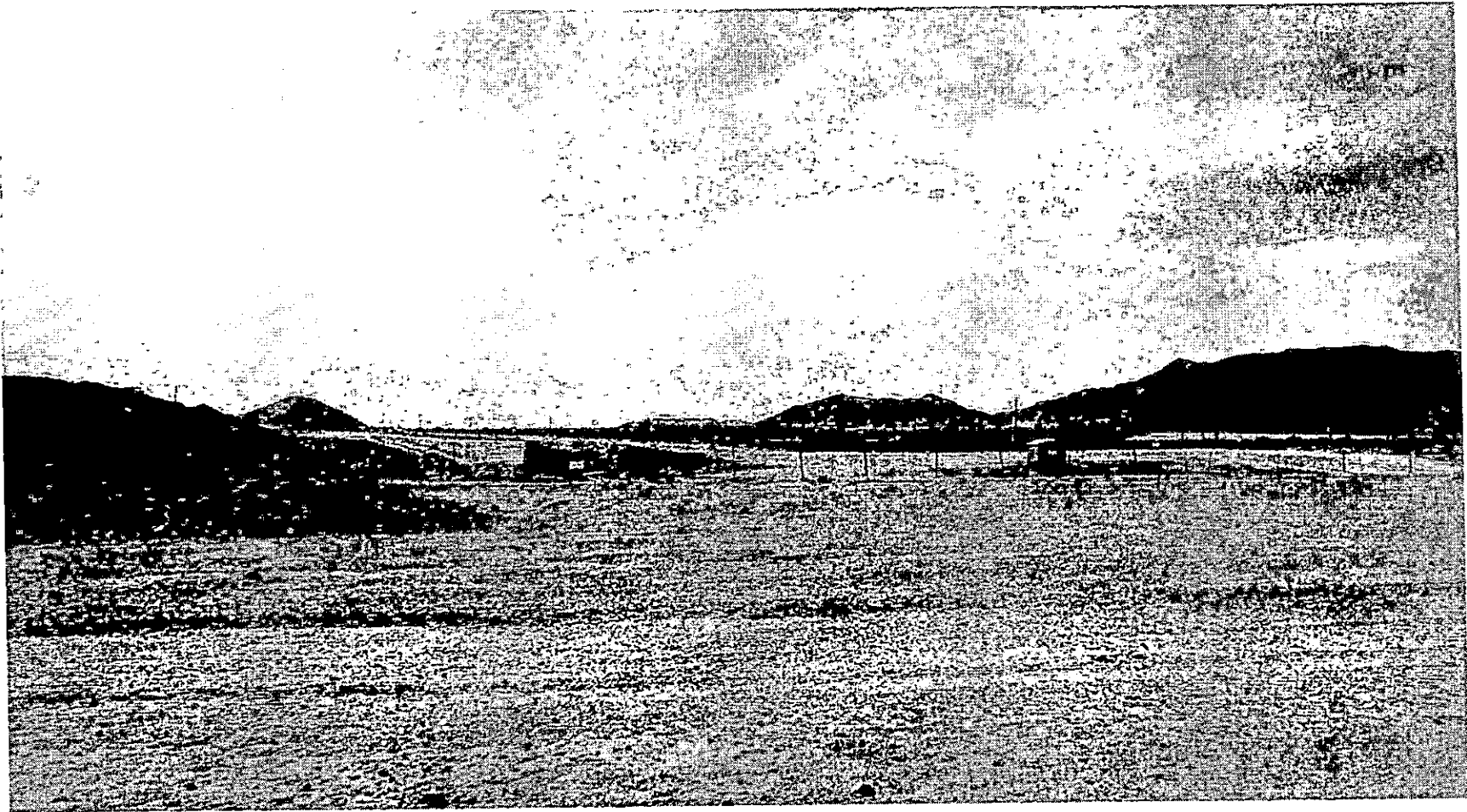
LAS VEGAS, NEVADA

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144 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92668-1144, 714.630.0800



GPA-20474, ZON-20479, VAR-20472 & SDR-20480 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC -
OWNER: PN II, INC.

SOUTH SIDE OF CENTENNIAL PARKWAY APPROXIMATELY 350 FEET EAST OF PULI ROAD
MAY 24, 2007 PLANNING COMMISSION

03/26/07

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

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Tel: 775.882.1311
Fax: 775.882.0257

May 18, 2007

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) story buildings with a height up to approximately forty (40) feet. The Applicant is proposing a total of 414 units on the Site, which equates to approximately 26.6 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing three story buildings with a height of approximately forty (40) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 26.6 dwelling units per acre. As a result, the

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

General Plan Amendment

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

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

AJC/dmf

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MAY 24 2007