

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-20636 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – DENIED – Motion carried with DAVENPORT and STEINMAN voting NO and GOYNES and TROWBRIDGE excused

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 46-49.

DOUG RANKIN, Planning Manger, recommended approval of the zoning application since it is in conformance with the general plan and surrounding zoning. He recommended denial of the site plan, requested Variance and landscape waivers as the project is too intense for the site.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 46 – ZON-20636

MINUTES – Continued:

ANA GUGI, 3606 Gold Sluice Avenue, North Las Vegas, stated that the project an attempt to use the building at its highest and best use. She explained the property is near an elementary school and has been plagued by drug addicts and homeless people. The Variances were requested to allow the property to conform to the general plan since adjacent properties are zoned Limited Commercial. Although staff recognized that the proposed use would be compatible, Title 19 regulations prevent staff's support. The project proposes limited office use to comply with neighbors as the lot has been unusable and the parking, minimum lot width and landscaping. She pointed out the Variances are a direct result of the new guidelines that did not affect adjacent lots. MS. GUGI stated that even a new development would meet similar constraints and she respectfully requested support. SAM CAMILLA, 3606 Gold Sluice Avenue, North Las Vegas, noted that vagrants still remain in the subject area and stated it is their desire to improve the area.

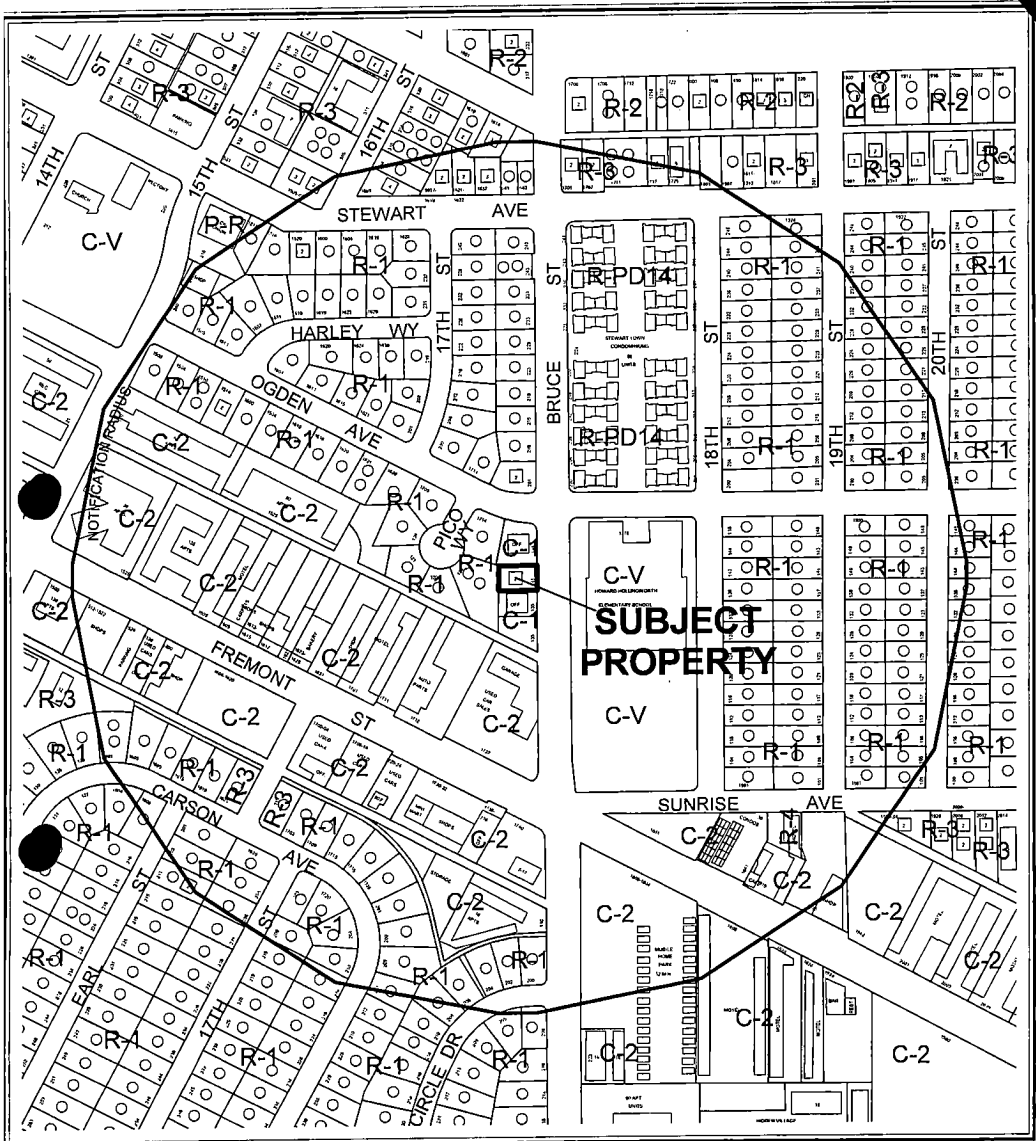
TODD FARLOW 240, North 19th Street, expressed opposition because of the density that would be created, the location nearby the elementary school, and because of its interference with transportation. He pointed out many problems with the immediate area and disagreed with owners who allow their property to degrade and later request entitlements to another zone. He suggested another location for the project.

COMMISSIONER EVANS inquired the hours of the business and MR. CAMILLA stated that the type of office use planned would not operate at night but security surveillance would be provided. The land was purchased with the false understanding that it was already zoned Limited Commercial and the requested zone change was merely to offer compliance with the surrounding area.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 46-49.

(10:19 – 10:36)

3-2110



CASE: **ZON-20636**

RADIUS: 1000 FT

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

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



CASE: **ZON-20636**

RADIUS: 1000 FT

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

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20636 - APPLICANT/OWNER: PAMOJA, LLC

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20634) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

ZON-20636 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on 0.12 acres at 141 North Bruce Street.

The proposed commercial use for the site is appropriate for this area as C-1 (Limited Commercial) Zoning and MXU (Mixed Use) General Plan Designations are adjacent to the north and south, which are compatible and comparable land uses and zoning districts.

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 at 141 North Bruce Street.
<i>Pre-Application Meeting</i>	
02/12/07	A pre-application meeting was held with the applicant. The applicant was informed that their proposal would require a Rezoning to C-1 (Limited Commercial) and their lack of parking demonstrated in their site plan would require a Variance of Title 19.10 Parking Standards. In addition, the front yard is completely paved requiring the applicant to ask for a waiver of Title 19.12 Landscape Standards.
04/23/07	A meeting was held on 04/23/07 with traffic. The applicant was asked to reconfigure their parking plan so that parking did not back onto Bruce Street. The applicant was also informed that a utility (sewer) easement is located in the rear yard that prohibits the planting of trees. In addition, the utility company requires access to the rear which deletes landscaping on the south side of the property.
<i>Field Check</i>	<i>Description</i>
04/3/07	The front yard is paved as well as the backyard. There is a distinct slope from the front yard to the street on Bruce.

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 at 141 North Bruce Street.

JM

ZON-20636 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
02/12/07	A pre-application meeting was held with the applicant. The applicant was informed that their proposal would require a Rezoning to C-1 (Limited Commercial) and their lack of parking demonstrated in their site plan would require a Variance of Title 19.10 Parking Standards. In addition, the front yard is completely paved requiring the applicant to ask for a waiver of Title 19.12 Landscape Standards.

Details of Application Request	
Site Area	
Net Acres	0.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)
North	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Elementary School	PF (Public Facilities)	C-V (Civic)
West	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)

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

ANALYSIS

The applicant is requesting a Rezoning from R-1 (Single Family Residential) to a C-1 (Limited Commercial) District. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the MXU (Mixed Use) Land Use Designation of the General Plan.

JM

ZON-20636 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

The applicant is proposing to convert the existing 1,582 square-foot single family residential building into a 1,465 square foot commercial building. The parking is in the front of the site with two of the spaces parked east to west, parallel with the building. There is a van accessible space that backs onto Bruce Street. This is a public safety concern for staff as the design of the parking area does not meet Title 19.10J Parking standards for access.

The project as designed, the project requires several deviations from standards, including landscape waivers for the perimeter buffer width and landscape fingers in the parking lot area. Additionally, two Variances (VAR-20635 & VAR-21635) have been requested for lot width requirements and parking respectively.

FINDINGS

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

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

The proposed C-1 (Limited Commercial) zone request would be in conformance with the MXU (Mixed-Use) 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 commercial use for the site is appropriate for this area as C-1 (Limited Commercial) Zoning and MXU (Mixed Use) General Plan Designations are adjacent to the north and south, which are compatible and comparable land uses and zoning districts.

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

The proposed use as a commercial establishment is compatible with surrounding development and appropriate for a rezoning.

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

The site gains access from an alley way to the west of the parcel with access to Clark Avenue to the north and Bonneville Avenue to the south. These streets provide adequate access to the property.

ZON-20636 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 352 [Mailed with VAR-20635, VAR-21635 and SDR-20634]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20636** APN: 139-35-312-060

Name of Property Owner: Pamoja LLC

Name of Applicant: Sam Kuria & Anna Ngugi

Name of Representative: _____

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

☐ Yes

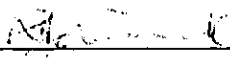
☒ No

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

City Official: _____

Partner(s): _____

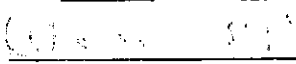
APN: _____

Signature of Property Owner: 

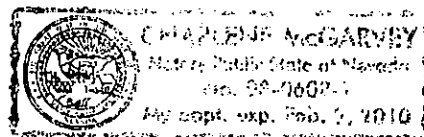
Print Name: Sam Kuria

Subscribed and sworn before me

This 11 day of June, 2010

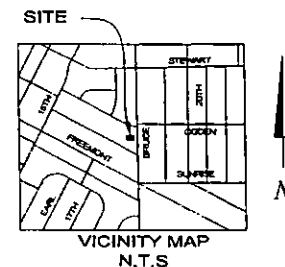
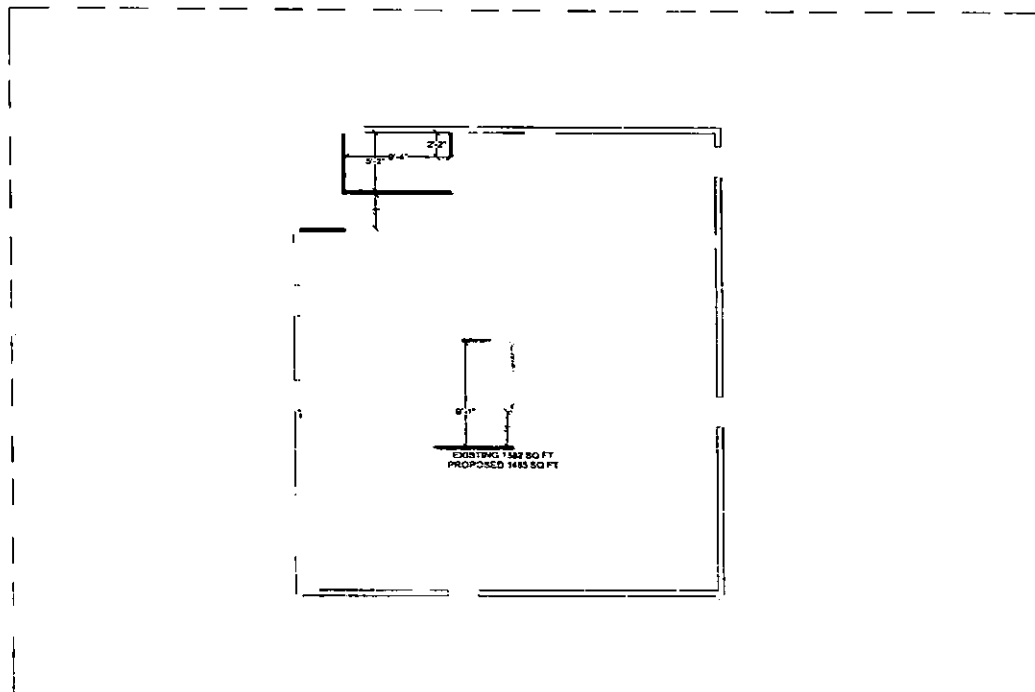


Notary Public in and for said County and State



RECEIVED

N
1" = 5'



141 N. BRUCE
APN 13955312060
R-1 ZONING

NOTES:
THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY QUALITY.

LEGEND:
UNDOCUMENTED BUILDING ADDITIONS
DEMOLITION
PROPOSED CHANGES
CONCRETE

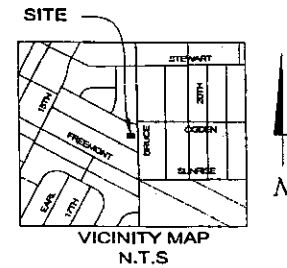
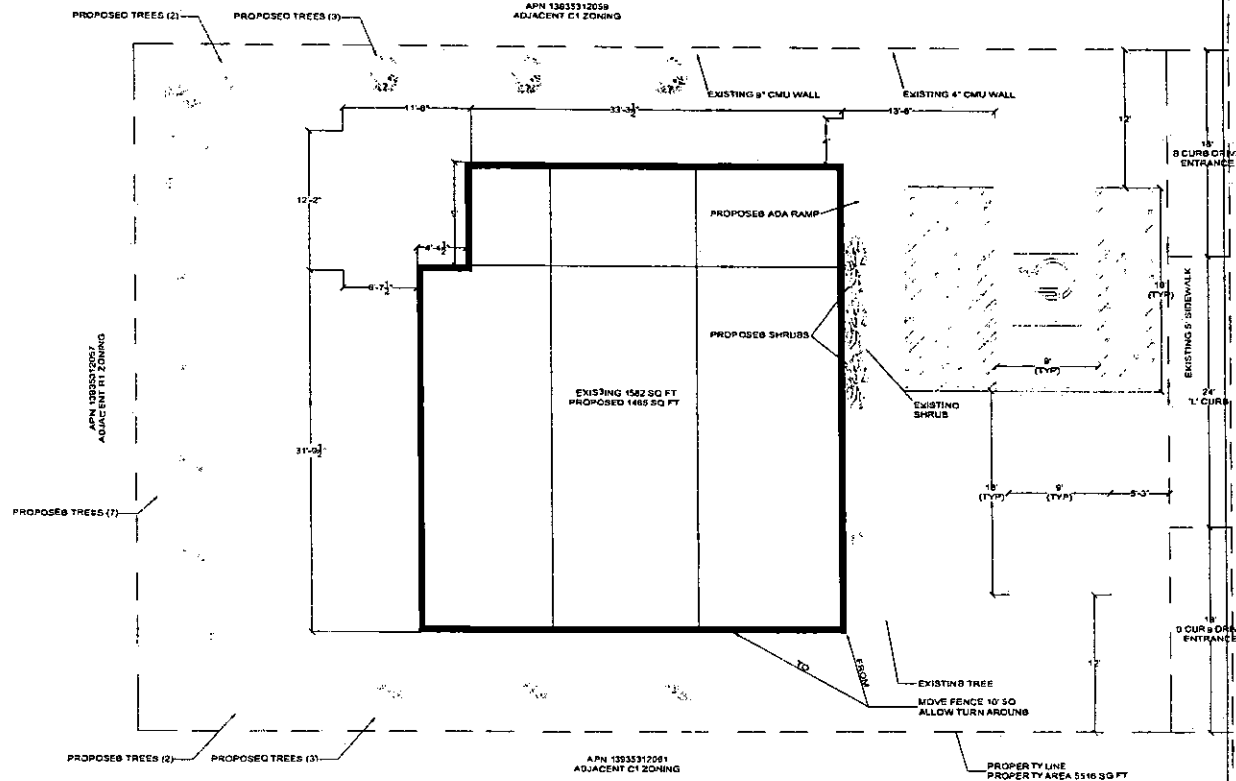
EXHIBIT 01		PAMOJA LLC <i>Empowering people with better options!</i>	SCALE: 1"= 5'
141 NORTH BRUCE			DRAWN BY: STEPHANIE HOLLINGSWORTH
1 of 3			DATE: 2-24-07

PAMOJA LLC
empowering people with better options

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC

RECEIVED

N
1" = 5'



141 N. BRUCE
APN 13635312060
R-1 ZONING

NOTES:
THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY QUALITY.

INGRESS EGRESS NOTES:
EXISTING DUAL INGRESS EGRESS CONFIGURATION TO BE MAINTAINED TO RETAIN CONTINUITY WITH ADJACENT PROPERTIES.

LEGEND:
PARKING AREA

LEGEND:
DECIDUOUS TREE
SHRUB
DECORATIVE SHRUB

RECEIVED
MAR 19 2007

RECEIVED

SCALE: 1" = 5'
DRAWN BY: STEPHANIE HOLLINGSWORTH
DATE: 2-24-07

PAMOJA LLC
Engaging people with Better Opinions

SITE PLAN
141 NORTH BRUCE

2 OF 3

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC

PAMOJA LLC
Empowering people with Better Choices

Sam Kuria & Anna Ngugi
3606 Gold Sluice Ave
North Las Vegas, NV 89032
02/27/07

City of Las Vegas
Planning and Zoning Department

RECEIVED
APR 4 / 2007

To Whom it May Concern,

Ref: Rezoning application Justification Letter 141 N Bruce Las Vegas

This letter has been drafted to justify a conforming zone change of the above named property from an R1 to a C1 zone in this area of Las Vegas. The subject property is surrounded by C1 zoned lots and is the only one that does not have a commercial zone approved. It is part of the master plan / general plan of the City Of Las Vegas, and our request is to do what you already plan to do in the future now. We are faced with a few challenges which is why we are requesting the following waivers,

Code: Title 19.12 Landscape and Buffer

We are proposing a 3 ft landscape buffer in to the right of way where 15 feet is required and another 3ft landscape buffer for the side of the building where 8ft is required. Due to the limited space we have with our lot, our project does not allow for us to allocate 15 feet because this shall take up the space we have allocated for parking, The building was built in the 50's and most of the new design standards were not present then however, we are proposing to compensate the waiver by increasing our landscaping behind the building to buffer the single family home that is adjacent to the south side of our building.

Staff recommended reducing the landscape density to shrubs on the west side of the building to create access to a utility easement on the back of the building. There is a sewer line that runs behind the property and we have complied with this request to make it easier for work to be done if needed in the future.

ZON-20636

REVISED

05/24/07 PC

PAMOJA LLC

3606 Gold Sluice Ave North Las Vegas, Nv 89032 Tel 702-278-9150 Fax 702-278-9151



Code: Title 19.10 Variance for Parking: For a commercial lot where 1 parking space per 300 sq ft is required we can only fit three parking spaces including our Van accessible handicap parking space, we are requesting the ability to allow our handicap parking to back into the street. Our site plan clearly shows the limited space available on the lot. To help make our project meet the required design standards we have reduced the square footage of the house removing some un-permitted work however, there is on street parking available to help with the parking burden that will be created.

Code: Title 19.08.045(c) Variance for Minimum lot width:

As set forth on title 19 the development standards for commercial and industrial developments are set at a minimum lot width of 100ft. Our project is unique in size and location and does not match up to otherwise newer developments that have more space available to them. Our building is also pre-existing and had been built under different codes. The adjacent parcels to the south has similar dimensions to ours, and they were successfully able to change their zoning, leaving our lot an R1, sandwiched between the two lots zoned C1.

Your consideration is greatly appreciated

Sincerely

Sam Kuria / Anna Ngugi

Managing Members

Pamoja LLC

RECEIVED
APR 27 2007

ZON-20636

REVISED

05/24/07 PC

PAMOJA LLC

3606 Gold Sluice Ave North Las Vegas, Nv 89032 Tel 702-278-9154 Fax 702-543-2671

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20635 - VARIANCE RELATED TO ZON-20636 - PUBLIC HEARING -
APPLICANT/OWNER: PAMOJA, LLC - Request for a Variance TO ALLOW THREE
PARKING SPACES WHERE NINE PARKING SPACES ARE REQUIRED on 0.12 acres at
141 North Bruce Street (APN 139-35-312-060), R-1 (Single-Family Residential) Zone
[PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

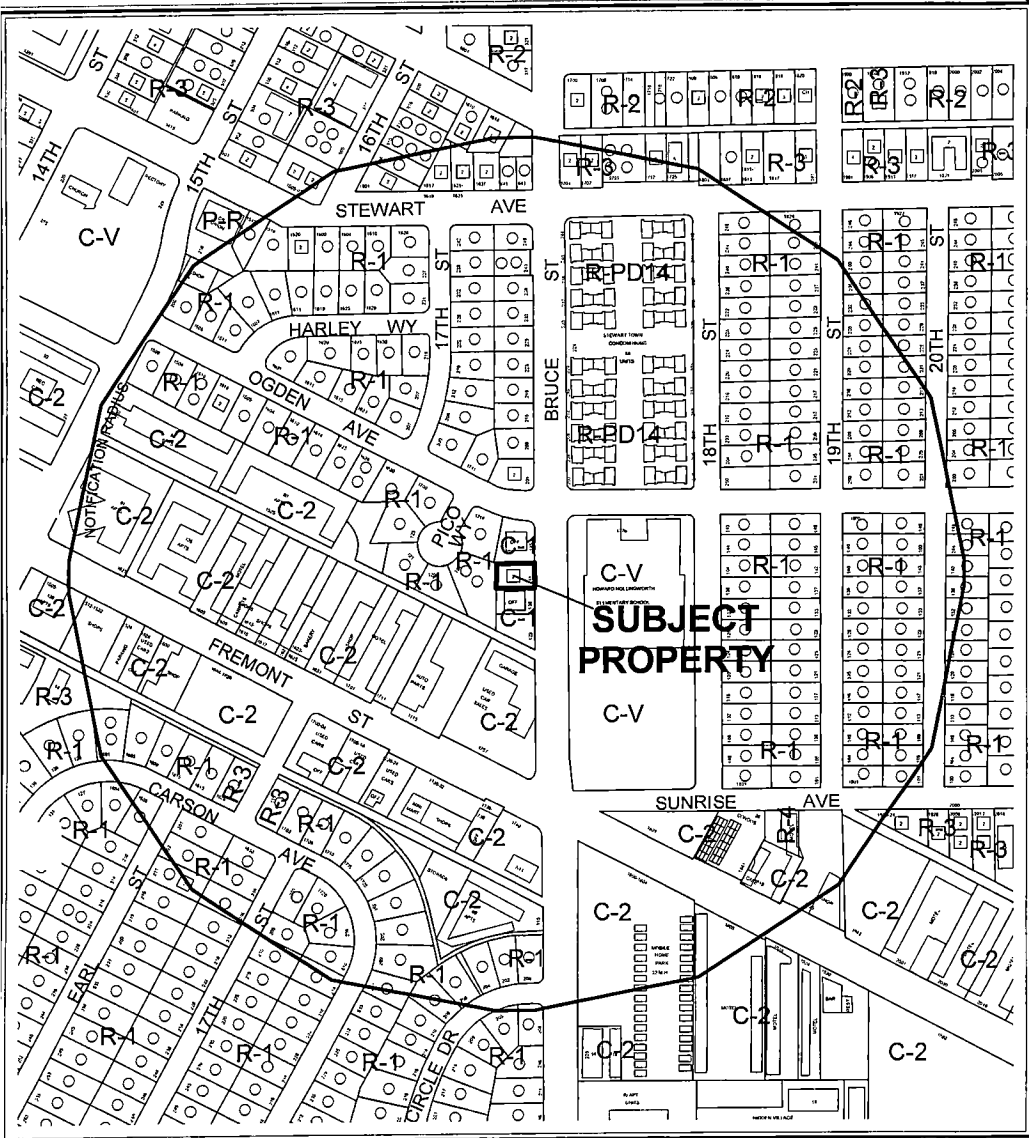
EVANS – DENIED – Motion carried with **DAVENPORT** and **STEINMAN** voting **NO** and
GOYNES and **TROWBRIDGE** excused

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

MINUTES:

See Item 46 for related discussion.

(10:19 – 10:36)
3-2110



CASE: VAR-20635

RADIUS: 1000 FT

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

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20635 - APPLICANT/OWNER: PAMOJA, LLC

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a 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-20635 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow three parking spaces where nine parking spaces are required for a proposed 1,465 square foot commercial building on 0.12 acres at 141 North Bruce Street. There is no hardship associated with this site; therefore, staff recommends denial.

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 at 141 North Bruce Street.
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04/23/07	A meeting was held on 04/23/07 with traffic. The applicant was asked to reconfigure their parking plan so that parking did not back onto Bruce Street. The applicant was also informed that a utility (sewer) easement is located in the rear yard that prohibits the planting of trees. In addition, the utility company requires access to the rear which deletes landscaping on the south side of the property.

Field Check	Description
04/3/07	The front yard is paved as well as the backyard. There is a distinct slope from the front yard to the street on Bruce.

BACKGROUND INFORMATION

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JM

VAR-20635 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
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Details of Application Request	
Site Area	
Net Acres	0.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)
North	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Elementary School	PF (Public Facilities)	C-V (Civic)
West	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)

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

VAR-20635 - Staff Report Page Three
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 Width	100 Feet	60 Feet	N*
Min. Setbacks			
• Front	20 Feet	29 Feet	
• Side	10 Feet	10.6 Feet	Y
• Corner	15 Feet	N/A	
• Rear	20 Feet	25 Feet	
Max. Lot Coverage	50%	28%	Y
Max. Building Height	N/A	16 Feet	Y
Trash Enclosure	Yes	Street Curb	Y
Mech. Equipment	Screened	Not shown	Y

**Applicant requests a Variance (VAR-21635) for Lot Width in C-1 (Limited Commercial).*

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	Zero Trees	Zero Trees	Y
Buffer:				
Min. Trees (adjacent to Residential)	1 Tree/ 20 Linear Feet	3 Trees	Zero Trees	N*
Min. Trees (adjacent to Commercial)	1 Tree/ 30 Linear Feet	6 Trees	3 Trees	N*
Min. Trees (adjacent to R.O.W.)	1 Tree/ 20 Linear Feet	3 Trees	Zero Trees	
TOTAL		12 Trees	3 Trees#	N*
Min. Zone Width (Right-of-Way)	15 Feet		Zero Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		Existing	N/A

**Applicant requests Waiver to Title 19.12 Landscape Requirements
#13 additional trees are placed throughout the site.*

VAR-20635 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store	1465 SF	1/175	8	1	2	1	N*
TOTAL			9		3		N*
Percent Deviation			66%				

The applicant has requested a parking Variance (VAR-20635).

Waivers		
Request	Requirement	Staff Recommendation
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial
Waivers of perimeter landscape buffer requirements to allow a zero foot buffer along a portion of the east property line where 15 feet is required.	15 Feet	Denial
Waivers of perimeter landscape buffer requirements to allow a zero foot wide buffer along a portion of the south and west property lines where eight feet is the minimum required.	8 Feet	Approval, sewer easement prohibits planting of trees.
Waivers of perimeter landscape buffer requirements to allow a three foot wide buffer along a portion of the north property lines where eight feet is the minimum required.	8 Feet	Denial

ANALYSIS

The applicant has requested a Variance to allow three parking spaces on this site where nine are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance.

In addition, this will require a Variance (VAR-21635) to allow a 60 foot lot width where 100 feet is the lot width required for C-1 (Limited Commercial) zone.

VAR-20635 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 352 [Mailed with ZON-20636, VAR-21635 and SDR-20634]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20635** APN: 139-35-312-060

Name of Property Owner: Pamoja LLC

Name of Applicant: Sam Kuria & Anna Ngugi

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

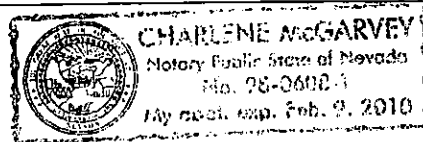
Print Name: Sam Kuria

Subscribed and sworn before me

This 13 day of August, 2009

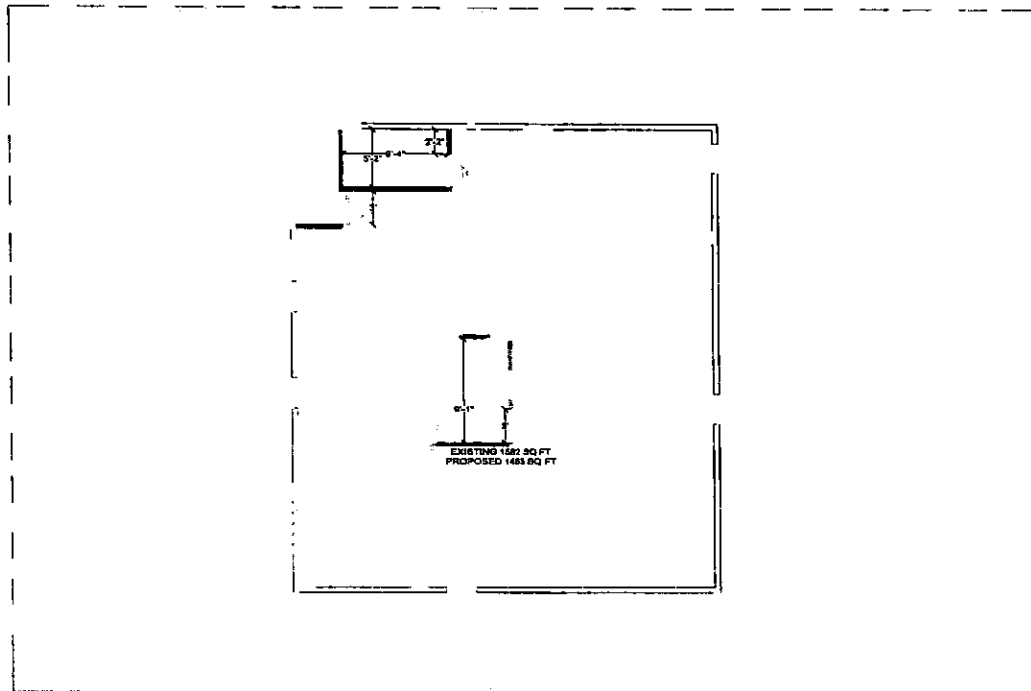
[Signature]

Notary Public in and for said County and State



RECEIVED

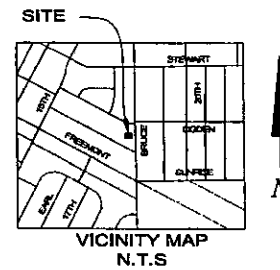
N
1" = 5'



EXISTING 1582 SQ FT
PROPOSED 1483 SQ FT

PROPERTY LINE
PROPERTY AREA 3316 SQ FT

EXISTING & SIDEWALK



141 N. BRUCE
APN 13905312000
R-1 ZONING

NOTES:
THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY DUALITY.

LEGEND:
UNDOCUMENTED BUILDING ADDITIONS
DEMOLITION
PROPOSED CHANGES
CONCRETE

PAMOJA LLC
empowering people with better options

EXHIBIT 01

141 NORTH BRUCE

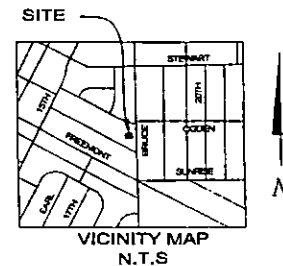
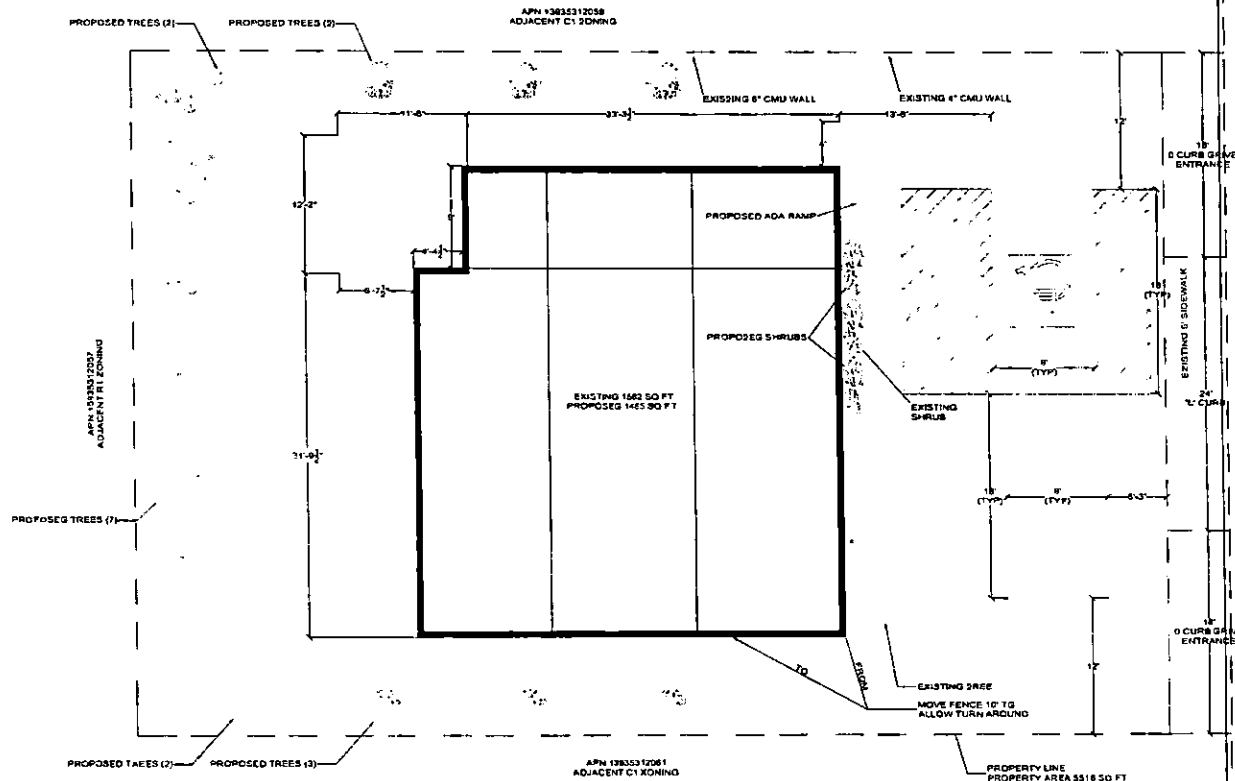
SCALE: 1" = 5'
DRAWN BY: STEPHANIE HOLLINGSWORTH
DATE: 2-24-07

1 of 3

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC

RECEIVED

N
1" = 5'



141 N. BRUCE
APN 13535312060
R-1 ZONING

NOTES:
THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY QUALITY.

INGRESS EGRESS NOTES:
EXISTING DUAL INGRESS EGRESS CONFIGURATION TO BE MAINTAINED TO RETAIN CONTINUITY WITH ADJACENT PROPERTIES.
LEGEND:
PARKING AREA

LEGEND:
DECIDUOUS TREE
SHRUB
DECIDUOUS SHRUB

PAMOJA LLC <i>Empowering people with better OpEx</i>	
SCALE: 1" = 5' DRAWN BY: STEPHANIE HOLLINGSWORTH DATE: 2-24-07	SITE PLAN 141 NORTH BRUCE
2 OF 3	

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC

RECEIVED



Sam Kuria & Anna Ngugi
3606 Gold Sluice Ave
North Las Vegas, NV 89032
02/27/07

City of Las Vegas
Planning and Zoning Department



To Whom it May Concern,

Ref: Rezoning application Justification Letter 141 N Bruce Las Vegas

This letter has been drafted to justify a conforming zone change of the above named property from an R1 to a C1 zone in this area of Las Vegas. The subject property is surrounded by C1 zoned lots and is the only one that does not have a commercial zone approved. It is part of the master plan / general plan of the City Of Las Vegas, and our request is to do what you already plan to do in the future now. We are faced with a few challenges which is why we are requesting the following waivers,

Code: Title 19.12 Landscape and Buffer

We are proposing a 3 ft landscape buffer in to the right of way where 15 feet is required and another 3ft landscape buffer for the side of the building where 8ft is required. Due to the limited space we have with our lot, our project does not allow for us to allocate 15 feet because this shall take up the space we have allocated for parking. The building was built in the 50's and most of the new design standards were not present then however, we are proposing to compensate the waiver by increasing our landscaping behind the building to buffer the single family home that is adjacent to the south side of our building.

Staff recommended reducing the landscape density to shrubs on the west side of the building to create access to a utility easement on the back of the building. There is a sewer line that runs behind the property and we have complied with this request to make it easier for work to be done if needed in the future.

VAR-20635

PAMOJA LLC

3606 Gold Sluice Ave North Las Vegas, Nv 89032 Tel 702-278-9154 Fax 702-542-2676

REVISED

05/24/07 PC



Code: Title 19.10 Variance for Parking: For a commercial lot where 1 parking space per 300 sq ft is required we can only fit three parking spaces including our Van accessible handicap parking space. we are requesting the ability to allow our handicap parking to back into the street. Our site plan clearly shows the limited space available on the lot. To help make our project meet the required design standards we have reduced the square footage of the house removing some un-permitted work however, there is on street parking available to help with the parking burden that will be created.

Code: Title 19.08.045(c) Variance for Minimum lot width:

As set forth on title 19 the development standards for commercial and industrial developments are set at a minimum lot width of 100ft. Our project is unique in size and location and does not match up to otherwise newer developments that have more space available to them. Our building is also pre-existing and had been built under different codes. The adjacent parcels to the south has similar dimensions to ours, and they were successfully able to change their zoning, leaving our lot an R1, sandwiched between the two lots zoned C1.

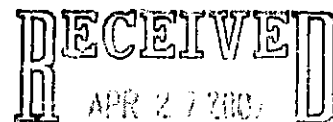
Your consideration is greatly appreciated

Sincerely

Sam Kuria / Anna Ngugi

Managing Members

Pamoja LLC



**VAR-20635
REVISED
05/24/07 PC**

PAMOJA LLC

3606 Gold Shuice Ave North Las Vegas, Nv 89032 Tel 702-278-9154 Fax 702-645-2671

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-21635 - VARIANCE RELATED TO VAR-20635 AND ZON-20636 - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC - Request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 60 FEET WHERE 100 FEET IS REQUIRED on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), R-1 (Single-Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

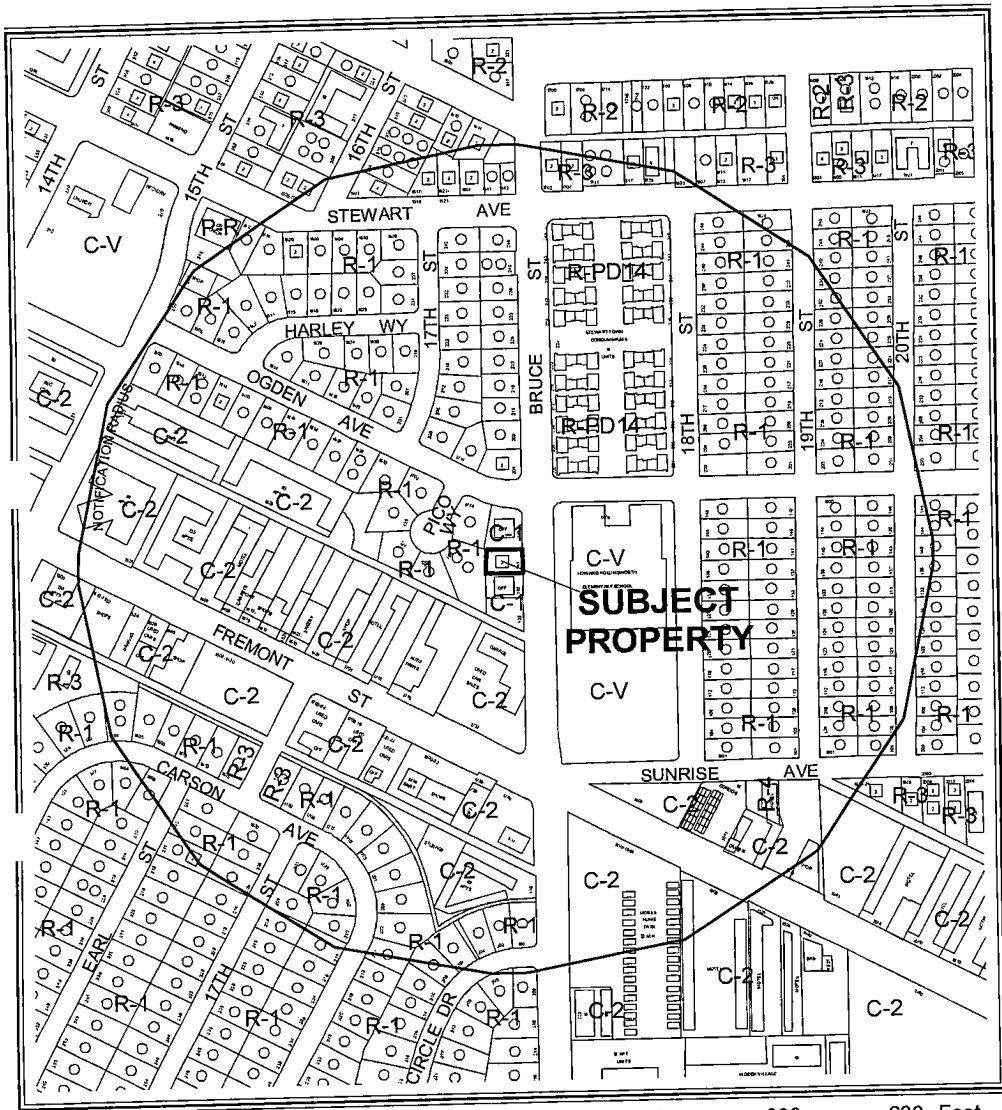
EVANS – DENIED – Motion carried with DAVENPORT and STEINMAN voting NO and GOYNES and TROWBRIDGE excused

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

MINUTES:

See Item 46 for related discussion.

(10:19 – 10:36)
3-2110



CASE: **VAR-21635**

RADIUS: 1000 FT

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

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-21635 - APPLICANT/OWNER: PAMOJA, LLC

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20636), Site Development Plan Review (SDR-20634), and Variance (VAR-20636) 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-21635 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a 60-foot lot width where 100 feet is the minimum lot width required, for a proposed single-family residential development on 0.16 acres at 514 South Seventh Street.

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

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area at 141 North Bruce Street.
Pre-Application Meeting	
02/12/07	A pre-application meeting was held with the applicant. The applicant was informed that their proposal would require a Rezoning to C-1 (Limited Commercial) and their lack of parking demonstrated in their site plan would require a Variance of Title 19.10 Parking Standards. In addition, the front yard is completely paved requiring the applicant to ask for a waiver of Title 19.12 Landscape Standards.
04/23/07	A meeting was held on 04/23/07 with traffic. The applicant was asked to reconfigure their parking plan so that parking did not back onto Bruce Street. The applicant was also informed that a utility (sewer) easement is located in the rear yard that prohibits the planting of trees. In addition, the utility company requires access to the rear which deletes landscaping on the south side of the property.

Field Check	Description
04/3/07	The front yard is paved as well as the backyard. There is a distinct slope from the front yard to the street on Bruce.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area at 141 North Bruce Street.

JM

VAR-21635 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
02/12/07	A pre-application meeting was held with the applicant. The applicant was informed that their proposal would require a Rezoning to C-1 (Limited Commercial) and their lack of parking demonstrated in their site plan would require a Variance of Title 19.10 Parking Standards. In addition, the front yard is completely paved requiring the applicant to ask for a waiver of Title 19.12 Landscape Standards.

Details of Application Request	
Site Area	
Net Acres	0.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)
North	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Elementary School	PF (Public Facilities)	C-V (Civic)
West	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)

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

VAR-21635 - Staff Report Page Three
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 Width	100 Feet	60 Feet	N*
Min. Setbacks			
• Front	20 Feet	29 Feet	
• Side	10 Feet	10.6 Feet	Y
• Corner	15 Feet	N/A	
• Rear	20 Feet	25 Feet	
Max. Lot Coverage	50%	28%	Y
Max. Building Height	N/A	16 Feet	Y
Trash Enclosure	Yes	Street Curb	Y
Mech. Equipment	Screened	Not shown	Y

**Applicant requests a Variance (VAR-21635) for Lot Width in C-1 (Limited Commercial).*

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	Zero Trees	Zero Trees	Y
Buffer:				
Min. Trees (adjacent to Residential)	1 Tree/ 20 Linear Feet	3 Trees	Zero Trees	N*
Min. Trees (adjacent to Commercial)	1 Tree/ 30 Linear Feet	6 Trees	3 Trees	N*
Min. Trees (adjacent to R.O.W.)	1 Tree/ 20 Linear Feet	3 Trees	Zero Trees	
TOTAL		12 Trees	3 Trees#	N*
Min. Zone Width (Right-of-Way)	15 Feet		Zero Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		Existing	N/A

**Applicant requests Waiver to Title 19.12 Landscape Requirements
 #13 additional trees are placed throughout the site.*

VAR-21635 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store	1465 SF	1/175	8	1	2	1	N*
TOTAL			9		3		N*
Percent Deviation			66%				

The applicant has requested a parking Variance (VAR-20635).

Waivers		
Request	Requirement	Staff Recommendation
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial
Waivers of perimeter landscape buffer requirements to allow a zero foot buffer along a portion of the east property line where 15 feet is required.	15 Feet	Denial
Waivers of perimeter landscape buffer requirements to allow a zero foot wide buffer along a portion of the south and west property lines where eight feet is the minimum required.	8 Feet	Approval, sewer easement prohibits planting of trees.
Waivers of perimeter landscape buffer requirements to allow a three foot wide buffer along a portion of the north property lines where eight feet is the minimum required.	8 Feet	Denial

ANALYSIS

The applicant proposes to convert an existing single family residential building to a commercial building. In conjunction with this proposal, a companion Rezoning (ZON-20636) has been requested to changed the zoning for the parcel from R-1 (Single-Family Residential) to C-1 (Limited Commercial). The lot width requirement for a C-1 (Limited Commercial) is 100 feet. The lot-width of the parcel is 60 feet; therefore, the applicant is requesting a Variance to allow a 60-foot lot width where 100 feet is the minimum lot width required.

VAR-21635 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

In addition, the applicant has requested a Variance (VAR-20635) to allow three parking spaces on this site where nine are required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's standards, staff is recommending denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT

14

SENATE DISTRICT

2

VAR-21635 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

<u>NOTICES MAILED</u>	352	[Mailed with ZON-20636, VAR-20635 and SDR-20634]
<u>APPROVALS</u>	0	
<u>PROTESTS</u>	0	



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21635** APN: 139-353-12060
Name of Property Owner: Varia LLC, Samuel Kuria
Name of Applicant: Samuel Kuria
Name of Representative: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): SB _____

APN: _____

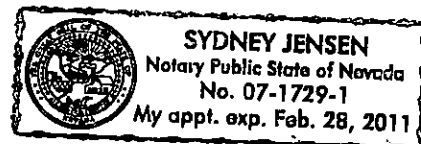
Signature of Property Owner: [Signature]

Print Name: Samuel Kuria [Signature]

Subscribed and sworn before me

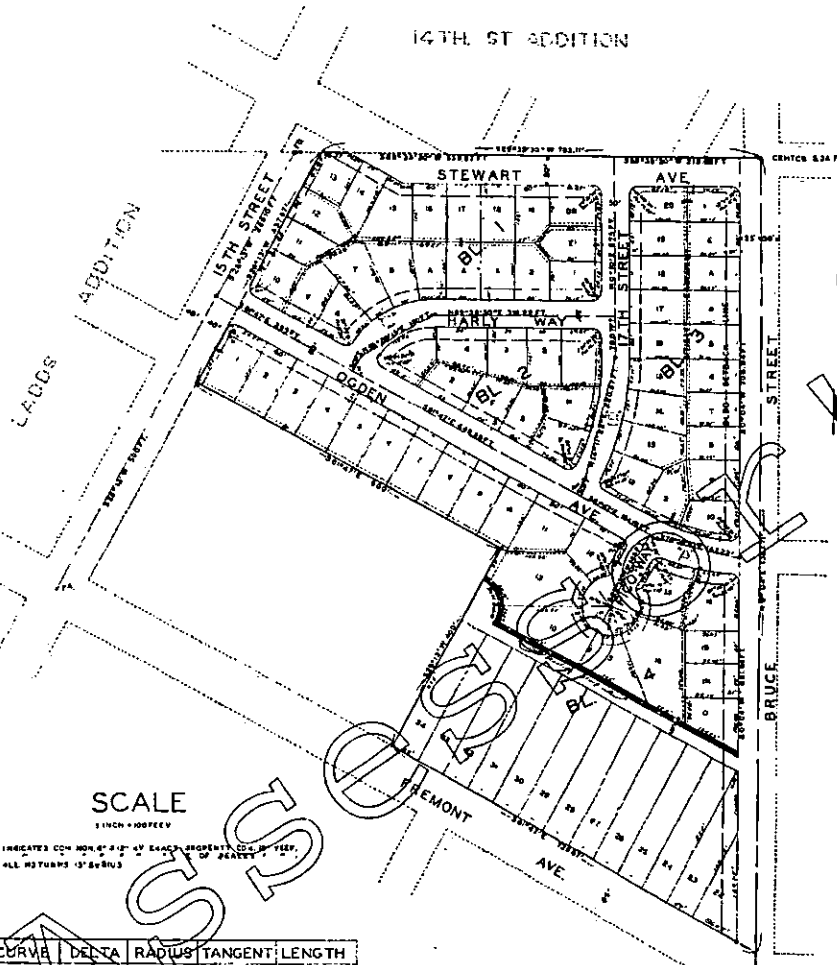
This 23 day of APRIL, 2007

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



VI A T I A I R
TRACT NO.3
AMENDED PLAT OF BLOCKS
1-2-3 AND LOTS 1 TO 21 INC. BL. 4

14TH ST ADDITION

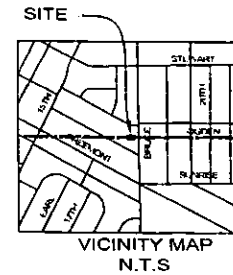
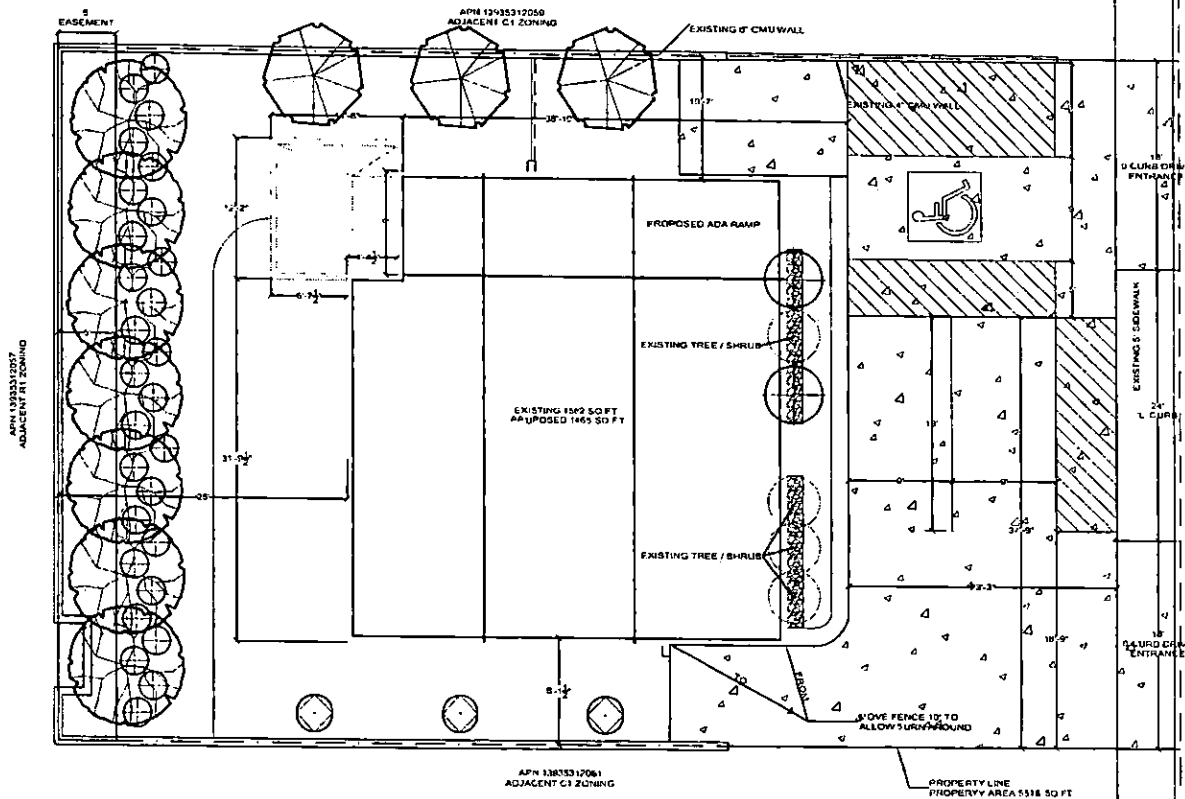


SCALE

1 INCH = 100 FEET

C INDICATES COR. NON-4" 2" 1" 1/2" 1/4" 1/8" 1/16" 1/32" 1/64" 1/128" 1/256" 1/512" 1/1024" 1/2048" 1/4096" 1/8192" 1/16384" 1/32768" 1/65536" 1/131072" 1/262144" 1/524288" 1/1048576" 1/2097152" 1/4194304" 1/8388608" 1/16777216" 1/33554432" 1/67108864" 1/134217728" 1/268435456" 1/536870912" 1/1073741824" 1/2147483648" 1/4294967296" 1/8589934592" 1/17179869184" 1/34359738368" 1/68719476736" 1/137438953472" 1/274877906944" 1/549755813888" 1/1099511627776" 1/2199023255552" 1/4398046511104" 1/8796093022208" 1/17592186044416" 1/35184372088832" 1/70368744177664" 1/140737488355328" 1/281474976710656" 1/562949953421312" 1/1125899906842624" 1/2251799813685248" 1/4503599627370496" 1/9007199254740992" 1/18014398509481984" 1/36028797018963968" 1/72057594037927936" 1/144115188075855872" 1/288230376151711744" 1/576460752303423488" 1/1152921504606846976" 1/2305843009213693952" 1/4611686018427387904" 1/9223372036854775808" 1/18446744073709551616" 1/36893488147419103232" 1/73786976294838206464" 1/147573952589676412928" 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N
1" = 5'



141 N. BRUCE
APN 1385312060
R-1 ZONING

NOTES:
THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY QUALITY.

INGRESS EGRESS NOTES
EXISTING DUAL INGRESS EGRESS CONFIGURATION TO BE MAINTAINED TO RETAIN CONTINUITY WITH ADJACENT PROPERTIES.
LEGEND:
PARKING AREA

PLANTING LEGEND:			
TREE SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY.
	PINUS ELDERICA / MONDEL PINE	24" BOX	7
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	6
SHRUB SYMBOL			
	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	15 GAL.	4
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / 'GREEN CLOUD' TEXAS RANGER	15 GAL.	30

RECEIVED
APR 27 2007

VAR-21635
05/24/07 PC

SITE PLAN 141 NORTH BRUCE	PAMOJA LLC EMPOWERING PEOPLE WITH BETTER CHOICES
	SCALE: 1"=5' DRAWN BY: STEPHANIE HOLLINGSWORTH DATE: 2-24-07



Sam Kuria & Anna Ngugi
3606 Gold Sluice Ave
North Las Vegas, NV 89032
02/27/07

City of Las Vegas
Planning and Zoning Department

To Whom it May Concern,

Ref: Rezoning application Justification Letter 141 N Bruce Las Vegas

This letter has been drafted to justify a conforming zone change of the above named property from an R1 to a C1 zone in this area of Las Vegas. The subject property is surrounded by C1 zoned lots and is the only one that does not have a commercial zone approved. It is part of the master plan / general plan of the City Of Las Vegas, and our request is to do what you already plan to do in the future now. We are faced with a few challenges which is why we are requesting the following waivers,

Code: Title 19.12 Landscape and Buffer

We are proposing a 3 ft landscape buffer in to the right of way where 15 feet is required and another 3ft landscape buffer for the side of the building where 8ft is required. Due to the limited space we have with our lot, our project does not allow for us to allocate 15 feet because this shall take up the space we have allocated for parking. The building was built in the 50's and most of the new design standards were not present then however, we are proposing to compensate the waiver by increasing our landscaping behind the building to buffer the single family home that is adjacent to the south side of our building.

Staff recommended reducing the landscape density to shrubs on the west side of the building to create access to a utility easement on the back of the building. There is a sewer line that runs behind the property and we have complied with this request to make it easier for work to be done if needed in the future.

VAR-21635

05/24/07 PC

PAMOJA LLC

3606 Gold Sluice Ave North Las Vegas, Nv 89032 Tel 702-278-9154 Fax 702-543-2671



Code: Title 19.10 Variance for Parking: For a commercial lot where 1 parking space per 300 sq ft is required we can only fit three parking spaces including our Van accessible handicap parking space, we are requesting the ability to allow our handicap parking to back into the street. Our site plan clearly shows the limited space available on the lot. To help make our project meet the required design standards we have reduced the square footage of the house removing some un-permitted work however, there is on street parking available to help with the parking burden that will be created.

Code: Title 19.08.045(c) Variance for Minimum lot width:

As set forth on title 19 the development standards for commercial and industrial developments are set at a minimum lot width of 100ft. Our project is unique in size and location and does not match up to otherwise newer developments that have more space available to them. Our building is also pre-existing and had been built under different codes. The adjacent parcels to the south has similar dimensions to ours, and they were successfully able to change their zoning, leaving our lot an R1, sandwiched between the two lots zoned C1.

Your consideration is greatly appreciated

Sincerely

Sam Kuria / Anna Ngugi

Managing Members

Pamoja LLC

VAR-21635
05/24/07 PC

PAMOJA LLC

3606 Gold Sluice Ave North Las Vegas, Nv 89032 Tel 702-278-9154 Fax 702-543-2671

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20634 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20636 AND VAR-20635 - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,465 SQUARE FOOT COMMERCIAL BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH, SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), R-1 (Single-Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

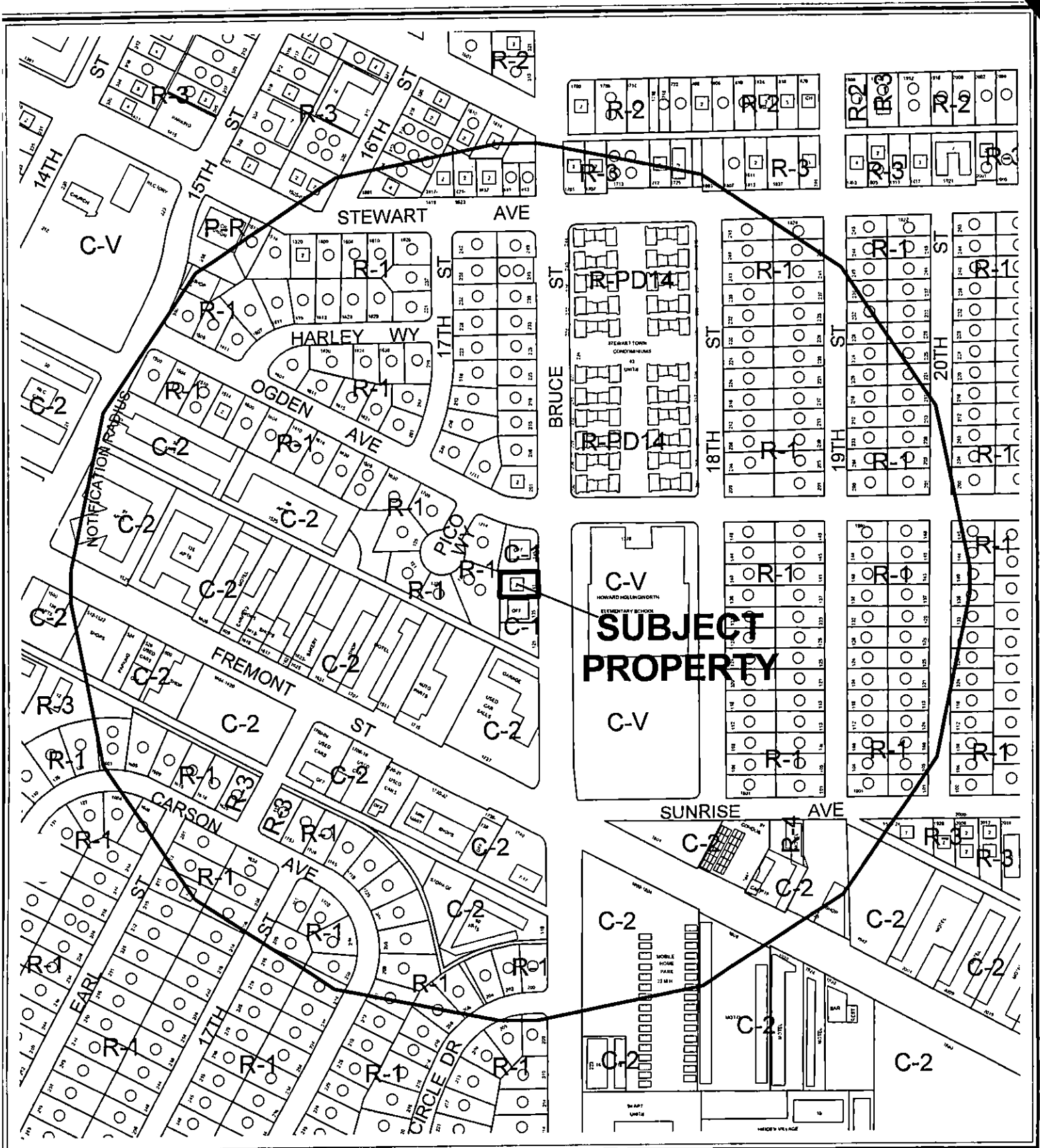
EVANS – DENIED – Motion carried with DAVENPORT and STEINMAN voting NO and GOYNES and TROWBRIDGE excused

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

MINUTES:

See Item 46 for related discussion.

(10:19 – 10:36)
3-2110



CASE: **SDR-20634**

RADIUS: 1000 FT

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

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20634 - APPLICANT/OWNER: PAMOJA, LLC**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 03/19/07, except as amended by conditions herein.
3. A Waiver from Title 19.12.040A is hereby approved, to allow a perimeter landscape buffer width of zero feet on the east property lines where 15 feet is the minimum required.
4. A Waiver from Title 19.12.040A is hereby approved, to allow a perimeter landscape buffer width of three feet on the north and zero feet on south and west property lines where eight feet is the minimum required.
5. A Waiver from Title 19.12.040B Landscape, Wall and Buffer Standards is hereby approved to allow three landscape buffer trees where 12 landscape buffer trees are required
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

JM

SDR-20634 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

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

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Bruce Street.
15. Provide and maintain a drivable access to the Public Utility Easement along the west edge of this site in a manner acceptable to the Collection System Planning Section of the Department of Public Works.
16. Site development to comply with all applicable conditions of approval for ZON-20636 and all other site-related actions.

SDR-20634 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed conversion of a single-family residence to a 1,465 square foot commercial building and Waivers of perimeter landscape buffer requirements to allow a zero foot buffer along a portion of the east property line where 15 feet is required, a zero foot wide buffer along a portion of the south and west property lines where eight feet is the minimum required, and a three foot wide buffer along a portion of the north property lines where eight feet is the minimum required on 0.12 acres at 141 North Bruce Street.

There are two companion items that are associated with this applicant, a Rezoning (ZON-20636) from R-1 (Single-Family Residential) to C-1 (Limited Commercial), a Variance (VAR-20635) request to allow three parking spaces where nine parking spaces are required, and a Variance to allow a 60 foot lot width where 100 feet is required for a C-1 (Limited Commercial) Zone.

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 at 141 North Bruce Street.
<i>Pre-Application Meeting</i>	
02/12/07	A pre-application meeting was held with the applicant. The applicant was informed that their proposal would require a Rezoning to C-1 (Limited Commercial) and their lack of parking demonstrated in their site plan would require a Variance of Title 19.10 Parking Standards. In addition, the front yard is completely paved requiring the applicant to ask for a waiver of Title 19.12 Landscape Standards.
04/23/07	A meeting was held on 04/23/07 with traffic. The applicant was informed that reconfigure their parking plan so that parking did not back onto Bruce Street. The applicant was also informed that a utility (sewer) easement is located in the rear yard that prohibits the planting of trees. In addition, the utility company requires access to the rear which deletes landscaping on the south side of the property.

Field Check	Description
04/3/07	The front yard is paved as well as the backyard. There is a distinct slope from the front yard to the street on Bruce.

JM

SDR-20634 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area at 141 North Bruce Street.
Pre-Application Meeting	
02/12/07	A pre-application meeting was held with the applicant. The applicant was informed that their proposal would require a Rezoning to C-1 (Limited Commercial) and their lack of parking demonstrated in their site plan would require a Variance of Title 19.10 Parking Standards. In addition, the front yard is completely paved requiring the applicant to ask for a waiver of Title 19.12 Landscape Standards.

Details of Application Request	
Site Area	
Net Acres	0.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)
North	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Elementary School	PF (Public Facilities)	C-V (Civic)
West	Single Family Residential	MXU (Mixed-Use)	R-1 (Single Family Residential)

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

SDR-20634 - Staff Report Page Three
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 Width	100 Feet	60 Feet	N*
Min. Setbacks			
• Front	20 Feet	29 Feet	
• Side	10 Feet	10.6 Feet	Y
• Corner	15 Feet	N/A	
• Rear	20 Feet	25 Feet	
Max. Lot Coverage	50%	28%	Y
Max. Building Height	N/A	16 Feet	Y
Trash Enclosure	Yes	Street Curb	Y
Mech. Equipment	Screened	Not shown	Y

**Applicant requests a Variance (VAR-21635) for Lot Width in C-1 (Limited Commercial).*

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	Zero Trees	Zero Trees	Y
Buffer:				
Min. Trees (adjacent to Residential)	1 Tree/ 20 Linear Feet	3 Trees	Zero Trees	N*
Min. Trees (adjacent to Commercial)	1 Tree/ 30 Linear Feet	6 Trees	3 Trees	N*
Min. Trees (adjacent to R.O.W.)	1 Tree/ 20 Linear Feet	3 Trees	Zero Trees	
TOTAL		12 Trees	3 Trees#	N*
Min. Zone Width (Right-of-Way)	15 Feet		Zero Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		Existing	N/A

**Applicant requests Waiver to Title 19.12 Landscape Requirements
#13 additional trees are placed throughout the site.*

SDR-20634 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store	1465 SF	1/175	8	1	2	1	N*
TOTAL			9		3		N*
Percent Deviation			66%				

The applicant has requested a parking Variance (VAR-20635).

Waivers		
Request	Requirement	Staff Recommendation
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial
Waivers of perimeter landscape buffer requirements to allow a zero foot buffer along a portion of the east property line where 15 feet is required.	15 Feet	Denial
Waivers of perimeter landscape buffer requirements to allow a zero foot wide buffer along a portion of the south and west property lines where eight feet is the minimum required.	8 Feet	Approval, sewer easement prohibits planting of trees.
Waivers of perimeter landscape buffer requirements to allow a three foot wide buffer along a portion of the north property lines where eight feet is the minimum required.	8 Feet	Denial

ANALYSIS

- Zoning**

The applicant is requesting a Rezoning from R-1 (Single Family Residential) to a C-1 (Limited Commercial) District. As the proposed development has a lot width of 60 Feet where 100 feet is required, it does not meet the lot width requirement for a C-1 (Limited Commercial) District, and a companion Variance (VAR-21635) has been requested.

SDR-20634 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

- **Site Plan**

The applicant is proposing to convert the existing 1,582 square-foot single family residential building into a 1,465 square foot commercial building. The parking is in the front of the site with two of the spaces parked east to west, parallel with the building. There is a van accessible space that backs onto Bruce Street. This is a public safety concern for staff as the design of the parking area does not meet Title 19.10J Parking standards for access.

All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited.

The project as designed requires several deviations from standards, including landscape waivers for the perimeter buffer width and landscape fingers in the parking lot area. Additionally, two Variances (VAR-20635 & VAR-21635) have been requested for lot width requirements and parking respectively. These deviations from standards indicate that the applicant is intending to overbuild the site.

- **Waivers**

The applicant is requesting Waivers of perimeter landscape buffer requirements to allow a zero foot buffer along a portion of the east property line where 15 feet is required, a zero foot wide buffer along a portion of the south and west property lines where eight feet is the minimum required, and a three foot wide buffer along a portion of the north property lines where eight feet is the minimum. These waivers cannot be supported as the applicant is attempting to overbuild the site.

- **Landscape Plan**

Several Title 19.12 standards cannot be met as a result of the size of the building and the configuration of parking areas. A utility (sewer) easement is located in the rear yard that prohibits the planting of trees. In addition, the applicant needs to provide access to the rear easement, which deletes landscaping on the south side of the property. The applicant has attempted to provide a landscape buffer in the rear of the site adjacent to the easement. The buffer provides seven trees. Staff can support these two waivers.

However, the site is also deficient in landscape buffer width requirements on the north and east property lines. Since these are self-imposed hardships, staff cannot support them.

SDR-20634 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

- **Elevation**

Elevations depict a one-story single family residential structure approximately 16 feet in height. The applicant intends to remodel the building for commercial purposes.

- **Floor Plan**

The Floor plan depicts a residential building that will be modified from 1,582 square feet to 1,465 square feet in size, removing a room in the northwest exterior of the existing building. The floor plan does not designate the use for the proposed rooms.

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 parcels adjacent to the north and south are zoned C-1 (Limited Commercial) and are used for office purposes. Staff does support the Rezoning (ZON-18923) request and the proposed use would be compatible with others in the immediate area; however, the multiple deviations from standards indicate that the applicant is intending to overbuild the site. Therefore, denial is recommended.

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

The proposed development requires several deviations from standards as designed. The project requires waivers of the perimeter landscape buffer requirements. Variances are required for lot width and parking deficiencies. Due to these deviations denial of this request is recommended.

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

The site gains access from Bruce Street, an 80 foot Secondary Collector designated by the Master Streets and Highway Plan. The van accessible parking space backing onto Bruce Street is a public safety concern as the design of the parking area does not meet Title 19.10J Parking standards for access.

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

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

JM

SDR-20634 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

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

Elevations and design characteristics for the office building are not unsightly or obnoxious in appearance; however, the building style is not harmonious and compatible with existing development. The style does not reflect the existing residential development or historic architecture.

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

The van accessible parking space backing onto Bruce Street is a public safety concern as the design of the parking area does not meet Title 19.10J Parking standards for access.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 591 [Mailed with VAR-20635, VAR-21635 and ZON-20636]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20634** APN: 139-35-312-060

Name of Property Owner: Pamoja LLC

Name of Applicant: Sam Kuria & Anna Ngugi

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

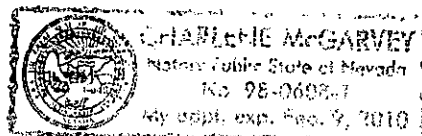
Signature of Property Owner: [Signature]

Print Name: Sam Kuria

Subscribed and sworn before me

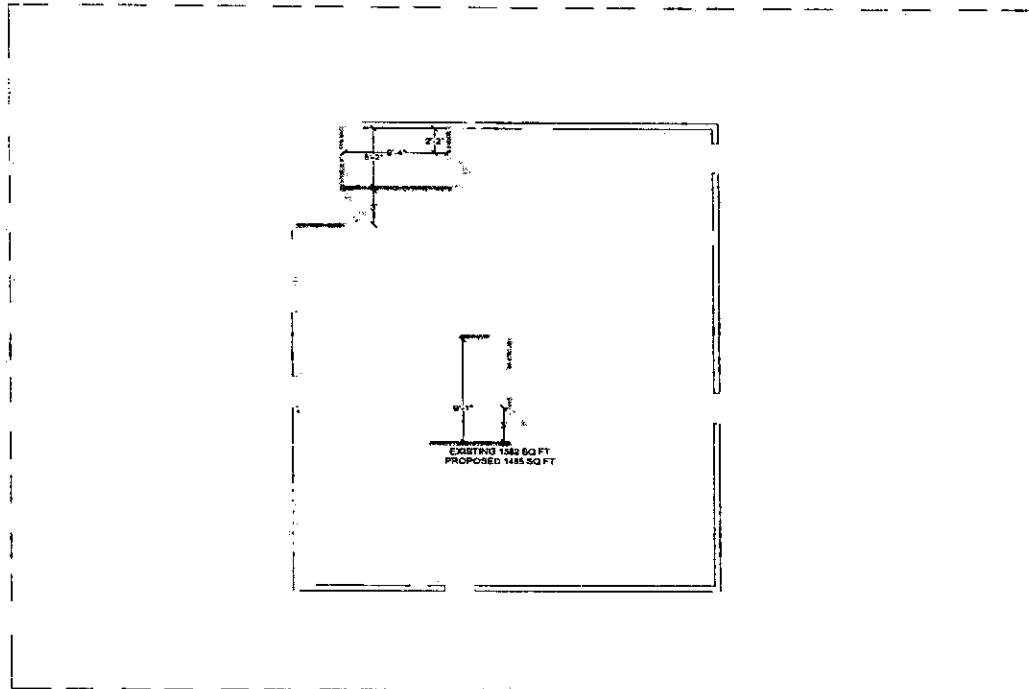
This 19 day of March, 2011

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



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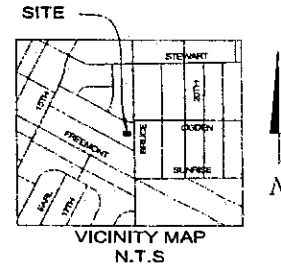
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1" = 5'



PROPERTY LINE
PROPERTY AREA 3519 SQ FT

NOTES:
THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY QUALITY.

LEGEND:
UNDOCUMENTED BUILDING ADDITIONS
DEMOLITION
PROPOSED CHANGES
CONCRETE



141 N. BRUCE
APN 13935312060
R-1 ZONING

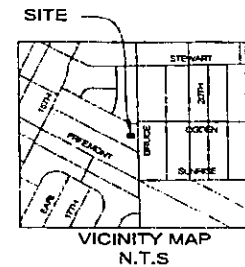
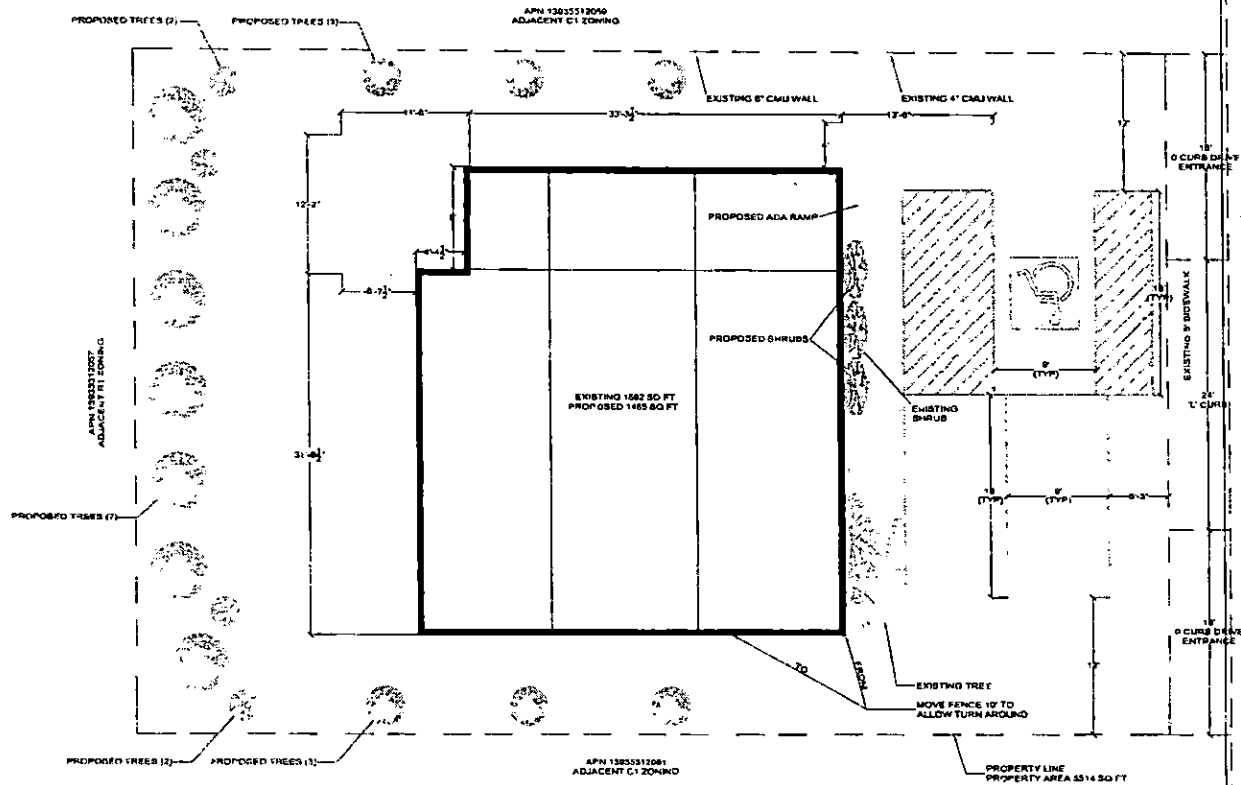
RECEIVED
MAR 19 2007

RECEIVED

SCALE: 1"=5'		DRAWN BY: STEPHANIE HOLLINGSWORTH	DATE: 2-24-07
PAMOJA LLC Empowering people with better ideas			
EXHIBIT 01	141 NORTH BRUCE		1 of 3

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC

N
1" = 5'



141 N. BRUCE
APN 13935312060
R-1 ZONING

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MAR 13 2007

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INGRESS EGRESS NOTES:
EXISTING DUAL INGRESS EGRESS CONFIGURATION TO BE MAINTAINED TO RETAIN CONTINUITY WITH ADJACENT PROPERTIES.
LEGEND:
PARKING AREA

LEGEND:
DECIDUOUS TREE
SHRUB
DECORATIVE SHRUB

SCALE: 1" = 5'
DRAWN BY: STEPHANIE HOLLINGSWORTH
DATE: 2-24-07

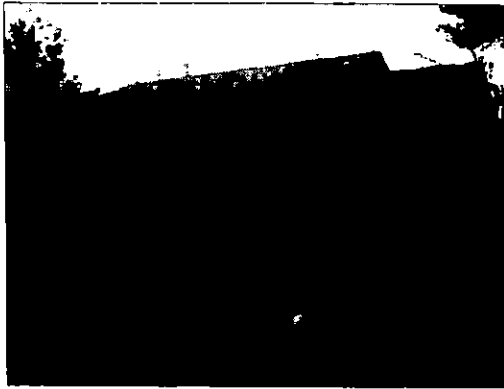
PAMOJA LLC
Empowering people with better options

SITE PLAN
141 NORTH BRUCE

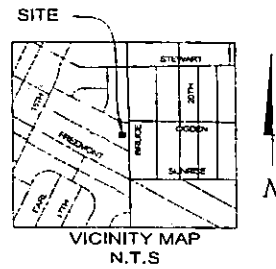
2 OF 3

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC

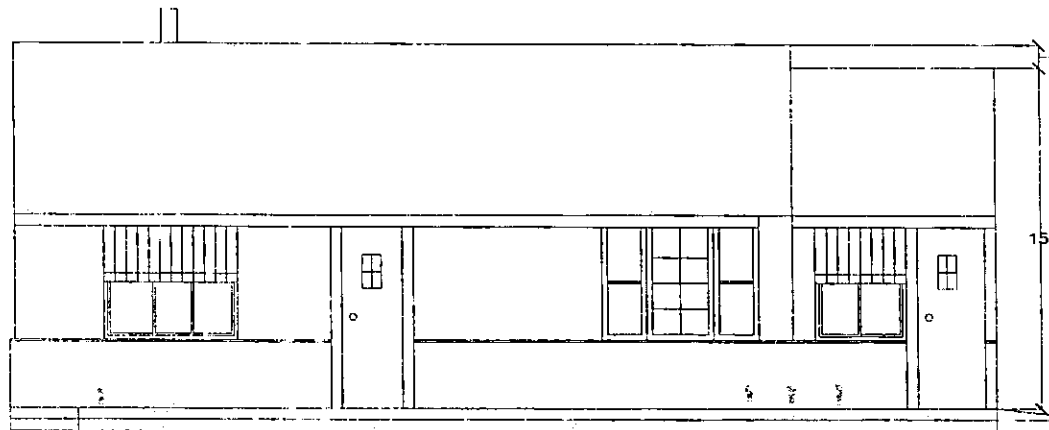
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N.E. IMAGE



S.E. IMAGE



141 N. BRUCE
APN 13935312060
R-1 ZONING

NOTES.

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QUALITY.

RECEIVED
MAR 13 2007

RECEIVED

PAMOJA LLC
Empowering people with better options

ELEVATION

141 NORTH BRUCE

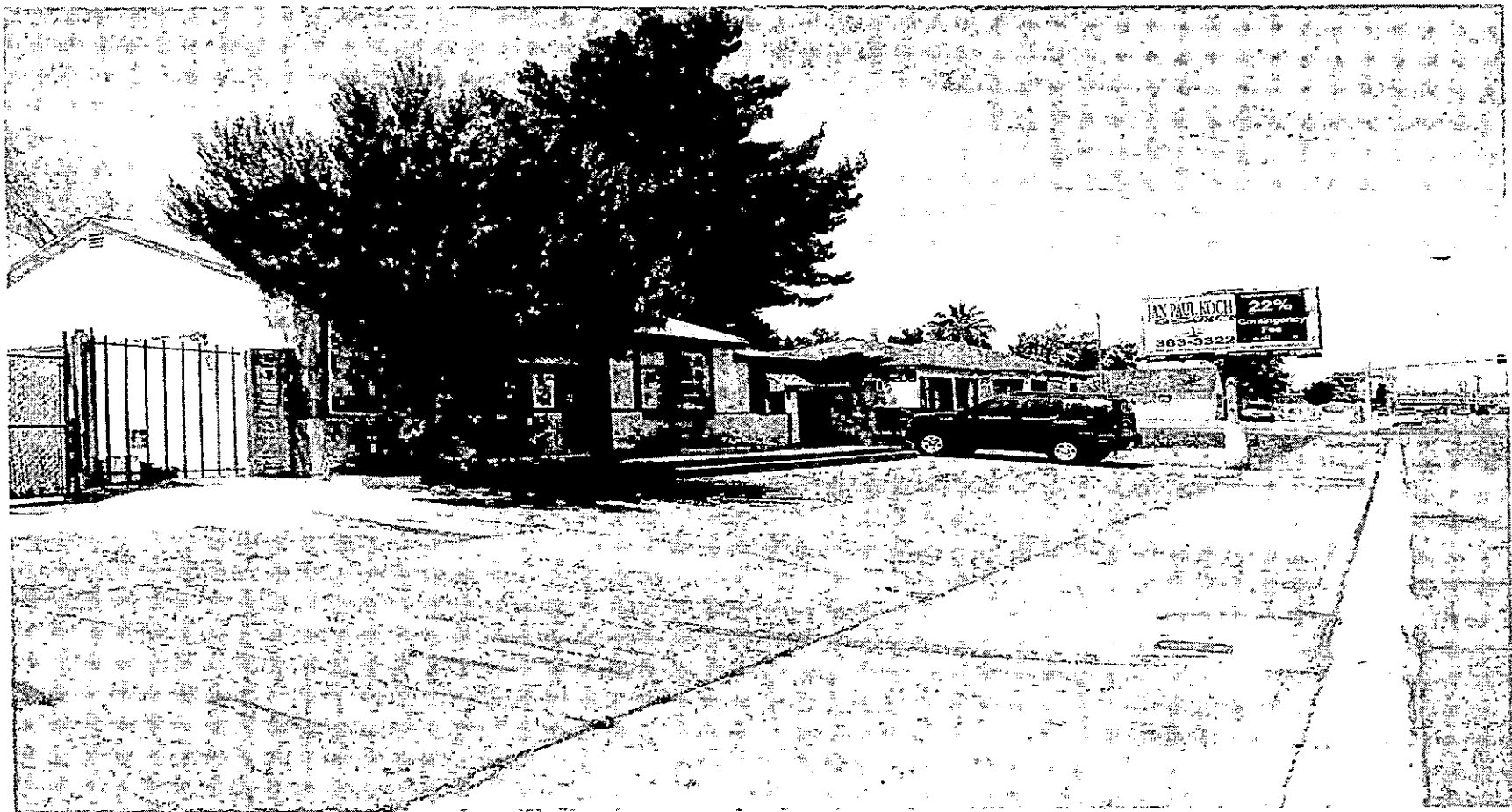
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DRAWN BY: STEPHANIE HOLLINGSWORTH

DATE: 2-24-07

3 OF 3

ZON-20636 VAR-20635
SDR-20634 05/10/07 PC



ZON-20636, VAR-20635 & SDR-20634 - APPLICANT/OWNER: PAMOJA LLC
141 NORTH BRUCE STREET
MAY 24, 2007 PLANNING COMMISSION

04/25/07



ZON-20636, VAR-20635 & SDR-20634 - APPLICANT/OWNER: PAMOJA LLC
141 NORTH BRUCE STREET
MAY 24, 2007 PLANNING COMMISSION

04/25/07



ZON-20636, VAR-20635 & SDR-20634 - APPLICANT/OWNER: PAMOJA LLC
141 NORTH BRUCE STREET
MAY 24, 2007 PLANNING COMMISSION

04/25/07

Sam Kuria & Anna Ngugi
3606 Gold Sluice Ave
North Las Vegas, NV 89032
02/27/07

RECEIVED
APR 27 2007

City of Las Vegas
Planning and Zoning Department

To Whom it May Concern,

Ref: Rezoning application Justification Letter 141 N Bruce Las Vegas

This letter has been drafted to justify a conforming zone change of the above named property from an R1 to a C1 zone in this area of Las Vegas. The subject property is surrounded by C1 zoned lots and is the only one that does not have a commercial zone approved. It is part of the master plan / general plan of the City Of Las Vegas, and our request is to do what you already plan to do in the future now. We are faced with a few challenges which is why we are requesting the following waivers,

Code: Title 19.12 Landscape and Buffer

We are proposing a 3 ft landscape buffer in to the right of way where 15 feet is required and another 3ft landscape buffer for the side of the building where 8ft is required. Due to the limited space we have with our lot, our project does not allow for us to allocate 15 feet because this shall take up the space we have allocated for parking, The building was built in the 50's and most of the new design standards were not present then however, we are proposing to compensate the waiver by increasing our landscaping behind the building to buffer the single family home that is adjacent to the south side of our building.

Staff recommended reducing the landscape density to shrubs on the west side of the building to create access to a utility easement on the back of the building. There is a sewer line that runs behind the property and we have complied with this request to make it easier for work to be done if needed in the future.



Code: Title 19.10 Variance for Parking: For a commercial lot where 1 parking space per 300 sq ft is required we can only fit three parking spaces including our Van accessible handicap parking space, we are requesting the ability to allow our handicap parking to back into the street. Our site plan clearly shows the limited space available on the lot. To help make our project meet the required design standards we have reduced the square footage of the house removing some un-permitted work however, there is on street parking available to help with the parking burden that will be created.

Code: Title 19.08.045(c) Variance for Minimum lot width:

As set forth on title 19 the development standards for commercial and industrial developments are set at a minimum lot width of 100ft. Our project is unique in size and location and does not match up to otherwise newer developments that have more space available to them. Our building is also pre-existing and had been built under different codes. The adjacent parcels to the south has similar dimensions to ours, and they were successfully able to change their zoning, leaving our lot an R1, sandwiched between the two lots zoned C1.

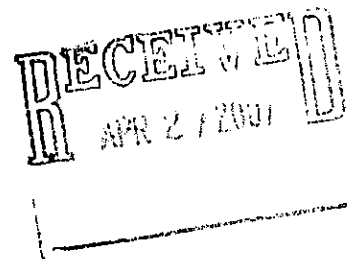
Your consideration is greatly appreciated

Sincerely

Sam Kuria / Anna Ngugi

Managing Members

Pamoja LLC



SDR-20634

REVISED

05/24/07 PC

PAMOJA LLC

3606 Gold Shuice Ave North Las Vegas, Nv 89032 Tel 702-278-9154 Fax 702-543-2671

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-21234 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), Ward 5 (Williams).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Neighborhood Development Division letter by Stephen Biagotti for Items 50-54

MOTION:

TRUEDELL – HOLD IN ABEYANCE Items 50-54 to 6/14/2007 – UNANIMOUS with GOYNES and TROWBRIDGE excused

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 50-54.

ANDY REED, Planning Supervisor, stated that the project requires two Variances and landscape waivers along all property lines proving the project is too intense for the subject site and he recommended denial.

STEVE BIAGOTTI, developer, stated that the project was previously approved in December 2006 and he outlined the events since, highlighting that funding had been obtained for the project. The project would provide 300 affordable apartment units with a 30-year deed restriction to maintain affordability. **MR. BIAGOTTI** noted the increased parking, relocation of

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 50– ZON-21234

MINUTES – Continued:

dumpsters, the reduced 162-foot residential adjacency waiver and reduced height of the buildings. He submitted a letter from the Neighborhood Development Division which reflected a positive survey of the adjacent City Center Apartment where 150 parking spaces were provided for 300 apartment units. As such, he respectfully requested consideration of the parking variance since the location is convenient to bus lines. He clarified that the proposed heights would be 62 feet at one end, 61 feet at another end, 55 feet at one end and 54 feet at another and the maximum permitted is only 55 feet. MR. BIAGOTTI acknowledged the zero setbacks but referenced the excess right-of-way to be used as landscape area, identical to the adjacent City Center. He respectfully requested approval of all applications.

TODD FARLOW, 240 North 19th Street, supported the project and expressed preference to the previous proposal as well.

JUNE BOYD owned the subject property for nearly 25 years and concurred with the need for studio and one-bedroom units. She shared her experience to obtain financing in order to develop 51 units but during that time, a high rise was not welcomed in the area.

JOSEPH WOODS, 210 South 10th Street, was present and appeared on behalf of ELROY WINTERS, owner of 210-214 South 10th Street. MR. WOODS stated that COUNCILMAN WEEKLY had visited the site but recommended to Council to deny the project because it was too massive and did not fit in the area. MR. WOODS also stated that COUNCILMAN WEEKLY had suggested that the developer redesign the project to provide lesser units and offer more compatibility and MR. WOODS noted the developer has not done so. He urged the matter be denied. LULU WOODS concurred with MR. WOODS.

CHRISTINE PAULOUS, 308 Sunny Vail, recognized the need to revitalize the area while supporting the gaming and entertainment area. She suggested that the more residents who are part of the revitalization, the faster enhancement would occur. This project would contribute to downtown's economy and she supported the matter. PETER PAULOUS echoed his sister's comments about rejuvenating downtown and supported the project.

CHRISTINE PAT, 911 Sage Tree Court, stated that the subject site is within a historical neighborhood and the massive project would not be appropriate. She opposed the size, location and the requested parking variance.

CHANCE TAYLOR supported the property because the attempt to improve the area is crucial. Safety issues are a concern and he identified significant properties on Bridger Avenue who have failed to beautify the area. He requested the matter be approved.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 50– ZON-21234

MINUTES – Continued:

CHAIRMAN DAVENPORT inquired how the trash would be collected if the alley is proposed to be closed. MR. BIAGOTTI verified that the alley would remain accessible and depicted renderings as confirmation.

COMMISSIONER DUNNAM stated he did not support the previous application and would not support this proposal. He disagreed with the zero setbacks and limited parking as it negatively impacts neighbors. MR. BIAGOTTI justified that the zero setbacks were negated by City right-of-way and would be utilized towards open space. He stated that MR. WINTERS, owner of adjacent apartment, was in favor of the development.

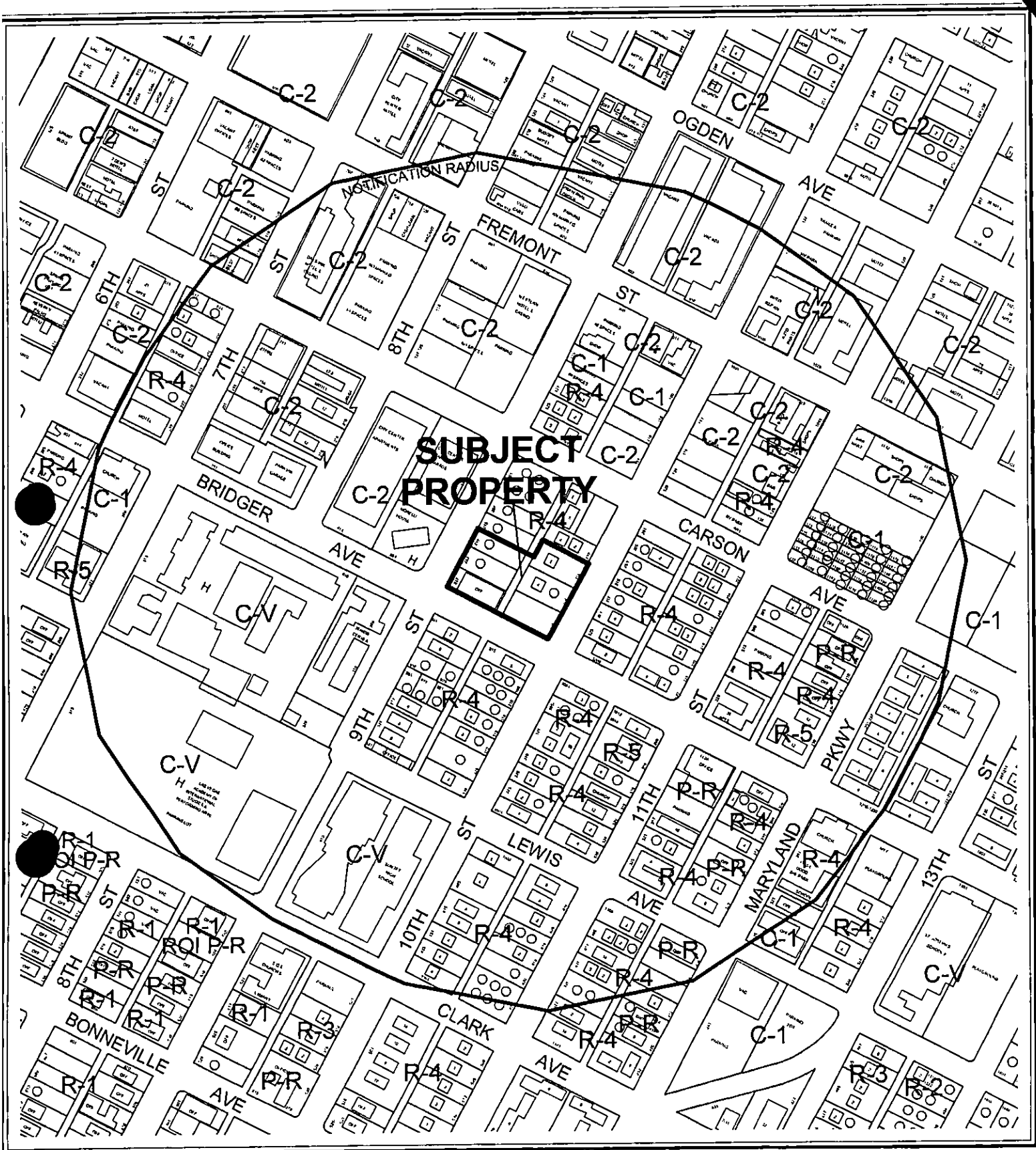
COMMISSIONER TRUESDELL noted that the Vacation affects property owners to the north by increasing traffic on the alleyway. He agreed that development downtown is necessary but stated that the proposal is not entirely fitting. He suggested MR. BIAGOTTI work with the neighbors to find a compromising project in order to find his support.

MR. BIAGOTTI stated that all property owners have not been accessible and stated that construction would need to begin by October 2007 in order to ensure development occurs. He agreed to hold the matter for two weeks to allow time to meet with the neighbors.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 50-54.

(10:36 – 11:08)

3-2880

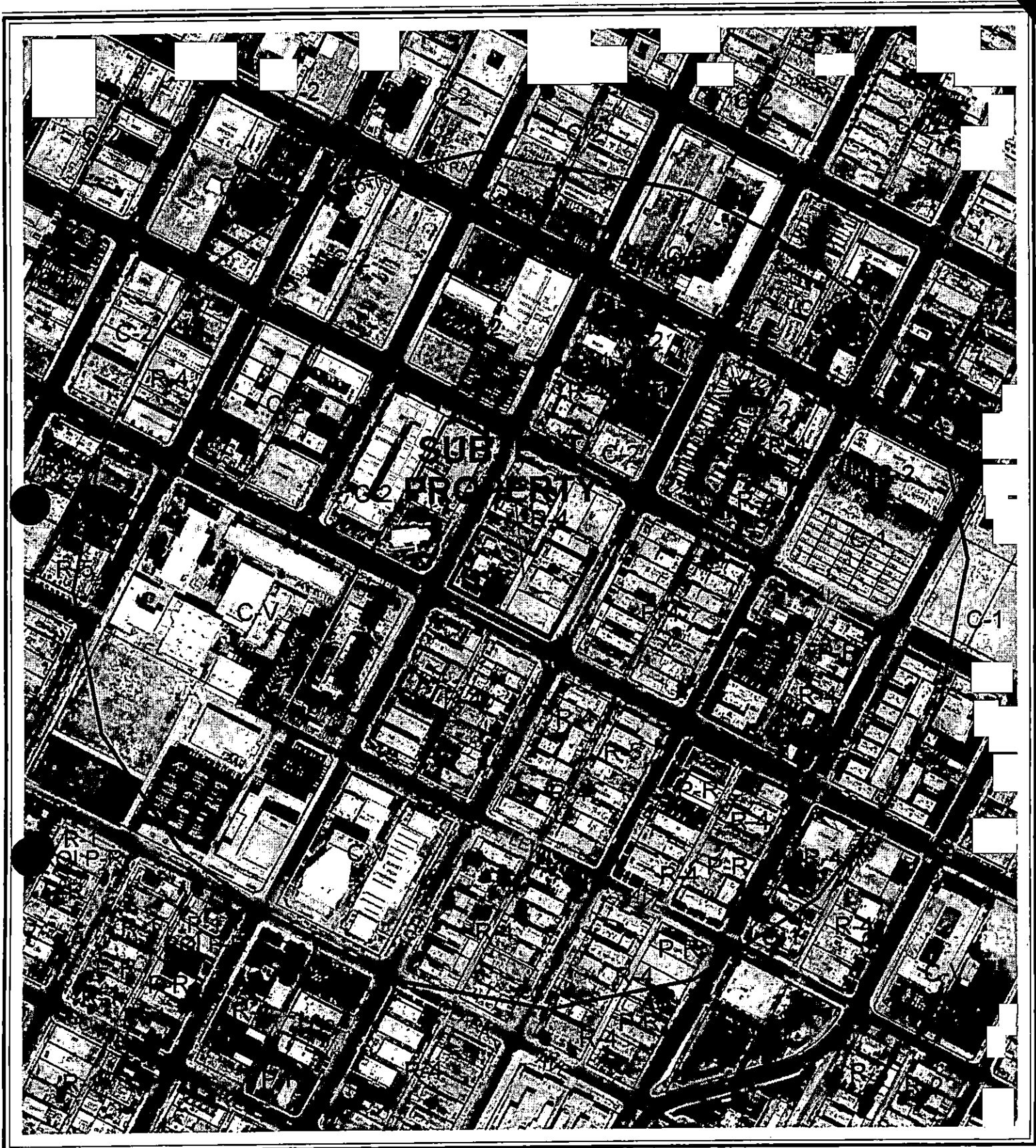


CASE: ZON-21234

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



0 500 1000 Feet

CASE: ZON-21234

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-21234 - APPLICANT/OWNER: POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST**

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

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Vacation (VAC-21240) and Site Development Plan Review (SDR-21236) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
4. Dedicate a 25 foot radius on the northeast corner of Bridger Avenue and 9th Street and a 25 foot radius on the northwest corner of 10th Street and Bridger Avenue prior to the issuance of any permits.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Construct all incomplete half-street improvements on Bridger Avenue, 9th Street and 10th Street adjacent to this site concurrent with development of this site.
7. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed apartments. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

ZON-21234 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

ZON-21234 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning from R-4 (High Density Residential) to R-5 (Apartment) on six separate parcels. The 1.38 acre site is located on the north side of Bridger Avenue between 9th Street and 10th Street. The following related applications will be considered concurrently: VAC-21240, VAR-21238, VAR-21239, and SDR-21236.

In addition to the Waivers to the Title 19.12 Landscape Standards and a Waiver request to the Title 19.08 Residential Adjacency Standards, the applicant has requested an associated parking Variance (VAR-21238) and a Variance (VAR-21239) to Title 19.08 Design Standards for setbacks and height. As the proposed design is more intense than the existing residential development on this block and requires multiple Variances and Waivers, staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit (U-0032-60) for an office at 227 South 9 TH Street.
10/01/03	The City Council approved a request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south.
12/07/06	The Planning Commission approved the following requests: a Rezoning (ZON-17740) from R-4 (High Density Residential) to R-5 (Apartment); a Vacation (VAC-17744) of a portion of an existing alley generally located north of Bridger Avenue, 140 feet east of Tenth Street; a Variance (VAR-17741) to allow 150 parking spaces where 425 spaces are required ; a Variance (VAR-17742) to allow an eight-foot setback from the north property line where the residential adjacency standards require a setback of 198 feet and to allow trash enclosures to be 10 feet from residential property where a 50-foot minimum setback is required; a Variance (VAR-17743) to allow a zero-foot setbacks from the east, west, and south property lines where 20 feet, 10 feet, five feet are the minimum setbacks required to allow a building height of 66 feet where 55 feet is the maximum height allowed; and a Site Development Plan Review (SDR-17745) for a on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. These items were withdrawn from the 2/07/07 City Council meeting.

ZON-21234 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
08/18/06	The requirements for a rezoning application were reviewed. Issues regarding the specific changes stemming from the revisions to the previous five applications heard at the 12/07/06 Planning Commission meeting were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
4/19/07	A Field Check was made with the following observations: 1. The proposed vacation will cut off access from an actively used alley. However; the majority of that use stems from the apartments to be redeveloped. 2. The proposal is similar with an existing apartment building but is out of context regarding size and massing with the immediate surrounding neighborhood. 3. The site is within short distance of similar project at 811 Bridger Avenue, which seems to be a functional apartment building with no observable issues from the street regarding off-site parking.

Details of Application Request	
Site Area	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

ZON-21234 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks			
• Front (west)	• 10 Feet	• 0 Feet	• N*
• Side (north)	• 5 Feet	• 8 Feet	• Y**
• Corner (south)	• 5 Feet	• 0 Feet	• N*
• Rear (east)	• 20 Feet	• 0 Feet	• N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N****

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-21239.

ZON-21234 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under a Waiver request as permitted by 19.08.060(B)5b.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-21239.

Pursuant to Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	162 feet from north property line	8 feet	N*
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	50 Feet	Y

*The Residential Adjacency Setback deficiency will be considered under a Waiver request associated with SDR-21236

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer:				
Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N*
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N*
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N*

*The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

ZON-21234 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

Pursuant to Title 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: Studio & 1BR	300 units	1.25 spaces per unit plus one guest space for every six units	253 spaces	9 spaces	220 spaces	9 spaces	N
TOTAL			253 spaces	9 spaces	220 spaces	9 spaces	N*
Percent Deviation					13 %		

*This parking deficiency will be addressed under Variance VAR-21238.

ANALYSIS

- **General Plan/Land Use**

The General Plan category of the site was designated under the MXU (Mixed Use) land use category by a General Plan Amendment (GPA-2497) approved in 2003. A previous Rezoning (ZON-17740), Variance (VAR- and Site Plan Development Review (SDR-17745) were approved at Planning Commission but were withdrawn prior to being heard at City Council. The MXU (Mixed Use) General Plan Land Use designation allows a range of Multi-family housing and commercial uses.

- **Zoning**

The R-5 District is intended for the development of high-density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-5 Apartment District is consistent with the policies of the High Density Residential category of the General Plan.

- **The Downtown Redevelopment Area (RDA)**

The proposed 300-unit apartment complex is located within the Downtown Redevelopment Plan. The subject properties are designated as MXU (Mixed Use), which allows a range of residential, office, service and general commercial uses. The proposed R-5 (Apartment) district is in compliance with this existing designation.

ZON-21234 - Staff Report Page Six
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 Downtown Redevelopment Plan designates the area along Seventh Street as MXU (Mixed Use Urban), which allows a range of residential, office, service and general commercial uses. The proposed R-5 (Apartment) district conforms to this existing 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 surrounding area consists of a mixture of R-4 (High Density Residential), C-2 (General Commercial), and C-V (Civic) zoning districts. Several residential structures remain on the same block as the proposed rezoning. The properties in the vicinity are developed with uses that would normally be compatible with the proposed R-5 (Apartment) district. In this instance, however, the five-story, 55-foot building height that the R-5 district would allow is not desirable in this area, as buildings taller than two stories would be out of character with most homes and businesses in the area.

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

The project as designed is more intense than other existing or proposed developments in the area, and requires numerous Variances and Waivers. As such, the project is not appropriate to its context.

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 property is accessible from Ninth Street and Tenth Street. Both streets are adequate to meet the needs of the proposed R-5 (Apartment) District.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

ASSEMBLY DISTRICT 9

ZON-21234 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

SENATE DISTRICT 3

NOTICES MAILED 136 [Mailed with VAR-21238, VAR-21239, VAC-21240 & SDR-21236]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-21234** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA
Name of Representative: SDA, INC - DARIUSZ WIECHA

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: LOYD ASHTON

Subscribed and sworn before me

This 9th day of April, 2007

Lidia McLaughlin
Notary Public in and for said County and State Dona Ana, New Mexico
My commission expires: March 7, 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-21234** APN: 139-34-712-043
Name of Property Owner: POULOS FAMILY TRUST
Name of Applicant: SDA, INC. - DARIUSZ WIECHA
Name of Representative: SDA, INC. - DARIUSZ WIECHA

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

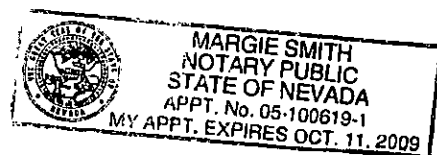
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 9th day of April, 2017

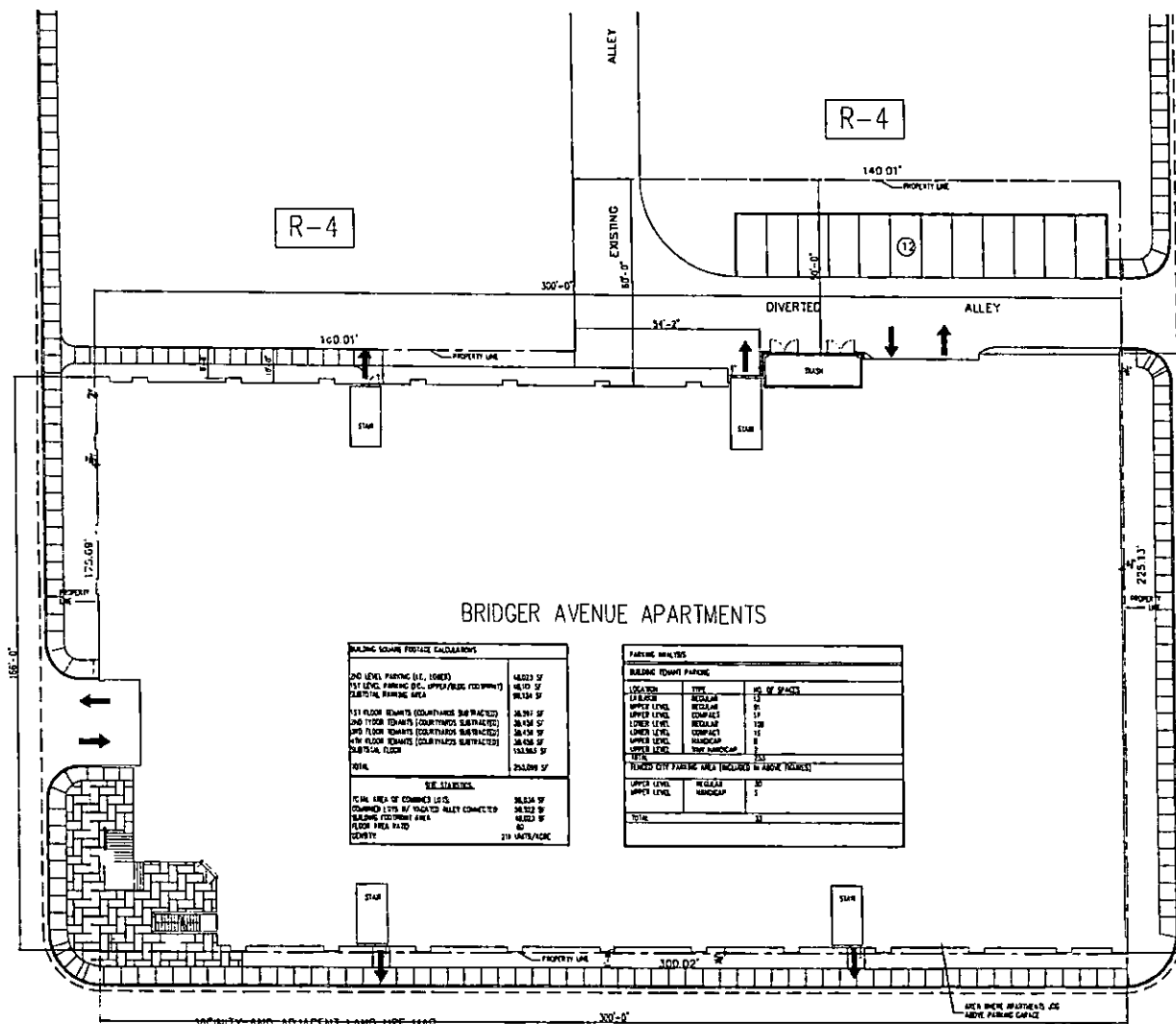
Margie Smith
Notary Public in and for said County and State



C-2

C-V

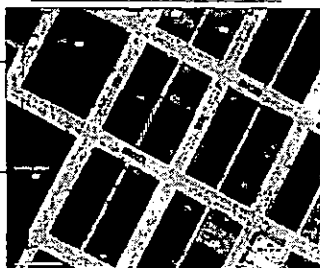
NINTH STREET



BRIDGER AVENUE APARTMENTS

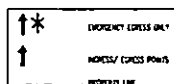
BUILDING SQUARE FOOTAGE CALCULATIONS	
2ND LEVEL PARKING (S.L. LOSES)	14,023 SF
1ST LEVEL PARKING (S.C. UPPER/BLUE FOOTPRINT)	18,124 SF
ELECTRIC PARKING AREA	
1ST FLOOR REMAINS (COURTYARDS SUBTRACTED)	38,741 SF
2ND FLOOR REMAINS (COURTYARDS SUBTRACTED)	38,138 SF
3RD FLOOR REMAINS (COURTYARDS SUBTRACTED)	38,138 SF
4TH FLOOR REMAINS (COURTYARDS SUBTRACTED)	38,138 SF
5TH FLOOR REMAINS (COURTYARDS SUBTRACTED)	38,138 SF
SUBTOTAL	150,268 SF
TOTAL AREA OF COMMONS (S.L. LOSES)	
COMMONS (S.L. LOSES) BY TRACTED ALLEY CONNECTED	38,122 SF
BUILDING FOOTPRINT AREA	60,222 SF
FLOOR AREA RATIO	60
DENSITY	219 UNITS/ACRE

BUILDING SQUARE FOOTAGE	
LOCATION	TYPE
1ST FLOOR	REGULAR
2ND FLOOR	REGULAR
3RD FLOOR	REGULAR
4TH FLOOR	REGULAR
5TH FLOOR	REGULAR
6TH FLOOR	REGULAR
7TH FLOOR	REGULAR
8TH FLOOR	REGULAR
9TH FLOOR	REGULAR
10TH FLOOR	REGULAR
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98TH FLOOR	REGULAR
99TH FLOOR	REGULAR
100TH FLOOR	REGULAR

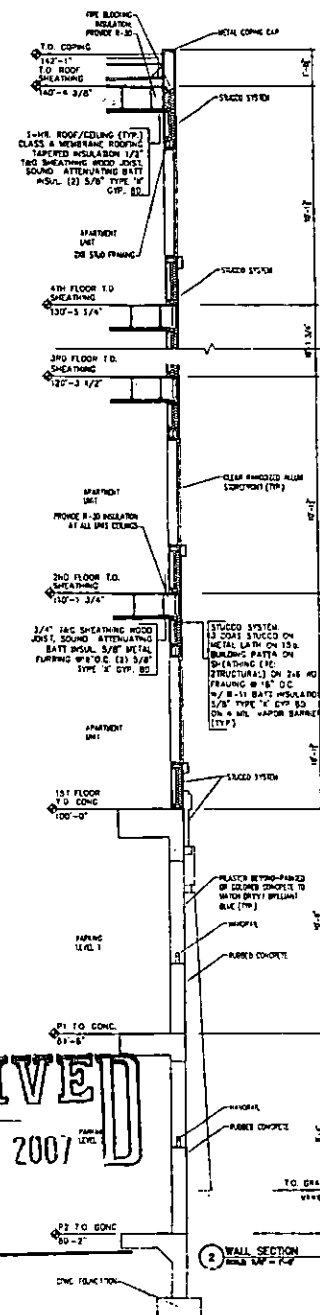


BRIDGER AVENUE

N 27° 04' 31" E 160.01'

1 ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"RECEIVED
APR 1 2007

R-4

PROPOSED SIZE OF
TOWN STREETZON-21234
05/24/07 PCBCA
DESIGN LLC915 S. DEAN ST. SUITE 8-200
LAS VEGAS, NV 89101
702.730.0530 702.730.1998 FAXTAAG
ARCHITECTS1000 E. FLORISSANT AVE.
SUITE 200
LAS VEGAS, NV 89101
702.730.0530 702.730.1998 FAXBRIDGER AVENUE
APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY SGA, INC. COLORADO

THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE INFORMATION IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.

DATE: 05/24/07
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

SHEET NO.
AS1.2

SDA

SDA Inc.
The Power Tech Center
4045 South Las Vegas Blvd., Suite 100
Las Vegas, NV 89119
Telephone: 702-229-5447
Facsimile: 702-385-7268

**Real Estate: Construction
Development
Investment
Management**

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Re-Zoning Submittal – Re-submittal to ZON-17740

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for re-zoning.

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

RE-ZONING

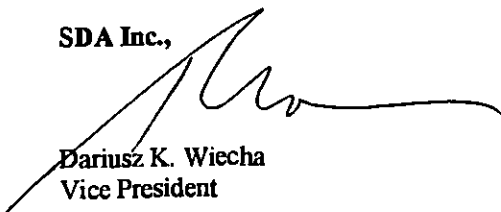
This is a rehabilitation project from existing residential and vacant land to multi-family affordable rental units. The target market will be residents who work in the downtown area and seniors. Said residents will be able to live in close proximity of their workplace. This project will assist in the City of Las Vegas' goal to rejuvenate the downtown area. The proposed development consists of apartment units, and a two-story parking garage.

This project fits the General Plan use. We request your consideration for re-zoning of the site for a higher density residential use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates, we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/cs

**ZON-21234
05/24/07 PC**

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 301
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0506

Real Estate: Construction
Development
Investment
Management

SDA

VIA FEDERAL EXPRESS

April 10, 2007

Doug Rankin
City of Las Vegas Planning and Development
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Bridger Avenue Apartments
300 Unit AFFORDABLE HOUSING Community
Re-zoning Variance and Waiver
Site Development Review Request

Dear Doug,

SDA INC. is very excited to present the revisions to the Bridger Avenue Apartments which we think will satisfy your concerns and ensure the continuation of the high quality re-development in downtown Las Vegas.

We have attempted to modify this development and request no variances. However, in order to properly develop this affordable housing community and have amenities that will ensure quality and make a favorable contribution to the community we still need three variances.

I would like to elaborate a little on each variance requested.

1. **Parking**: The variance requested is consistent with the parking for other studio and one bedroom affordable apartments in a downtown environment. The adjacent City Center Apartments has 300 units and 150 parking spaces. The city community development staff has surveyed that property a number of times and never seen a parking problem. In our new layout we are providing 220 parking spaces dedicated to our residents.
2. **Setback**: This variance request is typical in downtown and given we are landscaping the city right-of-way it is not really a zero setback.
3. **Height**: I know that this has been a planning department concern. In R5 zoning this property would be allowed to have a 55' height and we originally requested a 66' variance. We revised this building so that at the four corners the height will not be higher than 62', 61', 55', and 54'.

Nevada Office: 5550 LaSalle Drive, Reno, Nevada 89511
Telephone: (775) 322-2229 / Facsimile: (775) 322-0001

ZON-21234
05/24/07 PC

We did look at issues of attempting to lower the parking garage and not require the height variance. However, if we go deeper in the ground the heating and ventilation requirements of that parking garage are so great we cannot move forward. Furthermore, high ground water and caliche soils would make this project not feasible. We recognize that economics are not a factor in your decision, but we wanted you to know we have looked at other alternatives. We even looked at having the building higher on Bridger Street and lower in the back. That alternative did not work because the high rise construction code issues would come into effect in the front. One very important issue to the quality of this apartment community is to keep the 9' ceilings rather than the 8', that is typical in Las Vegas apartment communities.

We have talked to the adjacent property owners in the back and we think all of the property owners agree that this development will be beneficial to their adjacent land.

We would like to work closely with you as you review these items, and I am available anytime for discussion. My mobile phone number is 775.322.2229.

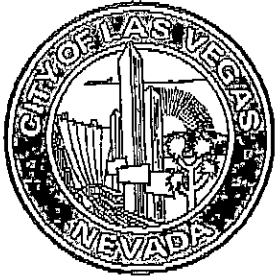
Sincerely,

SDA INC.

Stephen M. Biagiotti
President

Enclosure

ZON-21234
05/24/07 PC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)DOUGLAS A. SELBY
CITY MANAGER

April 6, 2007

Mr. Stephen M. Biagiotti, President
SDA, Inc.
5655 South Yosemite Street, Suite 301
Greenwood Village, CO 80111

Dear Mr. Biagiotti:

RE: City Center Apartments Parking Concerns

In response to parking concerns voiced by neighbors adjacent to the City Center Apartments during the January 3, 2007, City Council Meeting, two separate visits were made to City Center Apartments to observe the parking availability.

During the first visit, conducted on Thursday, January 4, 2007, at 10:20AM, there were a total of 65 vacant parking spaces, one of which was designated as handicap parking. Additionally, there was a pickup truck with an attached trailer utilizing three parking spaces on the roof level. There were a total of 12 cars parked on 8th Street, and no cars were parked on Carson Avenue, Bridger Avenue, or 9th Street. If in a worse case scenario, every vehicle parked on the streets belonged to City Center Apartments' tenants and their guests, and if all 12 vehicles were parked in the City Center Apartments' garage, the number of vacant parking spaces would have been reduced from 65 to 53.

During the second visit, conducted on Wednesday, January 17, 2007, at 9:30PM, there were a total of 48 vacant parking spaces, two of which were designated as handicap parking. There were a total of 13 vehicles parked on 8th Street adjacent to City Center Apartments, 3 vehicles parked on Carson Avenue behind City Center Apartments, 1 vehicle was parked on 9th Street north of City Center Apartments' garage, and 6 vehicles were parked at the meters on Bridger Avenue. If in a worse case scenario, every vehicle parked on the streets belonged to City Center Apartments' tenants and their guests, and if all 23 of these vehicles were parked in the City Center Apartments' garage, the number of vacant parking spaces would have been reduced from 48 to 25.

If you have questions or need additional information, please contact Leonard Dixon by phone at (702) 229-2120 or ldixon@lasvegasnevada.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Whitright", is written over a circular stamp.

Tim Whitright, Manager
Neighborhood Development Divisioncc: Sue Prescott, Supervisor, Neighborhood Development Division
Leonard Dixon, Senior Neighborhood Programs OfficerCITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Submitted at Planning Commission

Date 5/24/07 Item # 50-54

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-21238 - VARIANCE RELATED TO ZON-21234 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST, ET AL - Request for a Variance TO ALLOW 220 PARKING SPACES WHERE 253 IS THE MINIMUM REQUIRED FOR A PROPOSED 300-UNIT APARMENT BUILDING on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

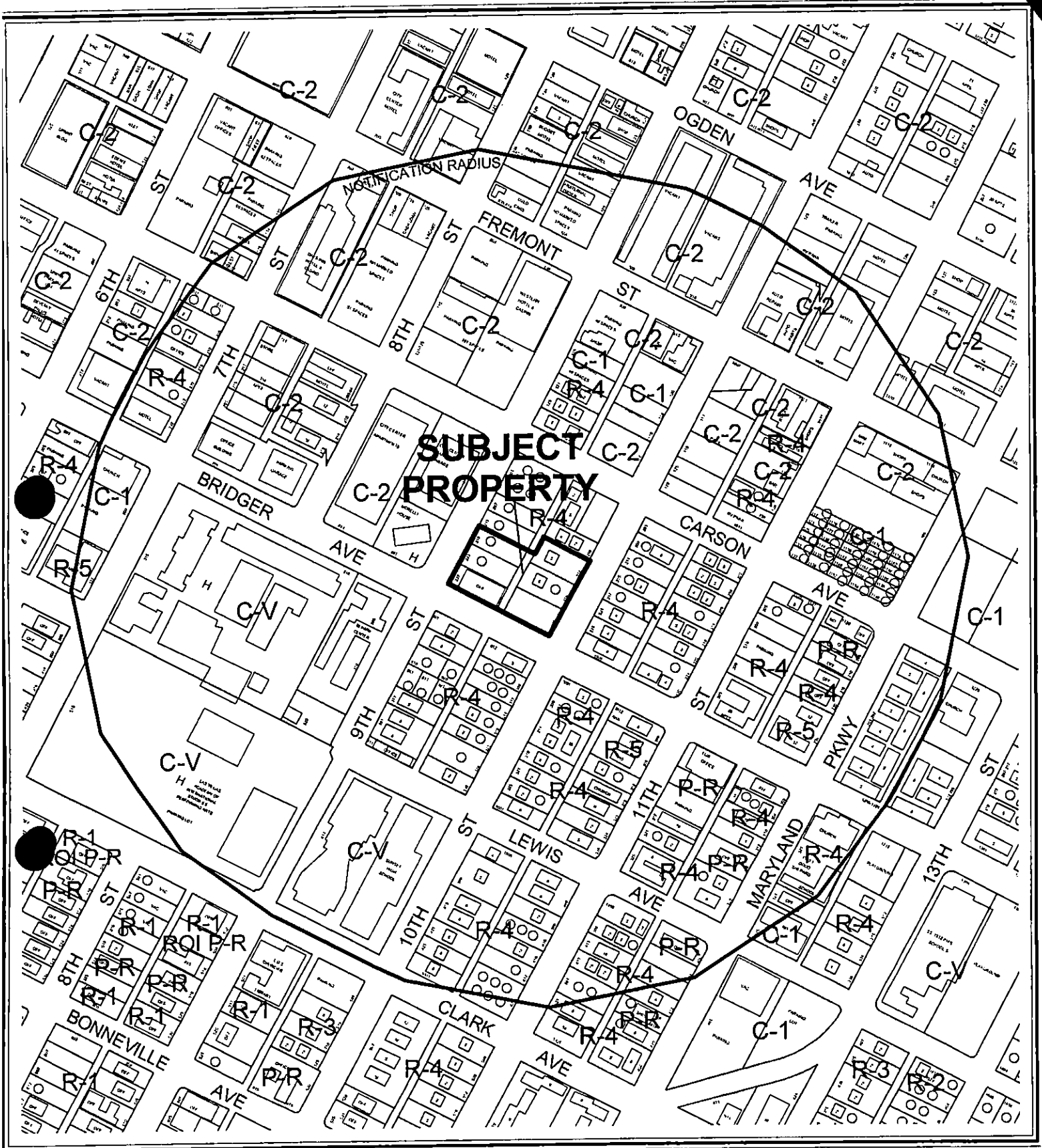
TRUESDELL – HOLD IN ABEYANCE Items 50-54 to 6/14/2007 – UNANIMOUS with GOYNES and TROWBRIDGE excused

MINUTES:

See Item 50 for related discussion and backup.

(10:36 – 11:08)

3-2880



CASE: VAR-21238

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-21238 - APPLICANT/OWNER: POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-21236), Vacation (VAC-21240) Variance (VAR-21239), Site Development Plan Review (SDR-21236) 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-21238 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Variance to allow 220 parking spaces where 253 is the minimum required for a proposed 300-unit apartment building on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could revise the development to comply with parking requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit (U-0032-60) for an office at 227 South 9 TH Street.
10/01/03	The City Council approved a request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south.
12/07/06	The Planning Commission approved the following requests: a Rezoning (ZON-17740) from R-4 (High Density Residential) to R-5 (Apartment); a Vacation (VAC-17744) of a portion of an existing alley generally located north of Bridger Avenue, 140 feet east of Tenth Street; a Variance (VAR-17741) to allow 150 parking spaces where 425 spaces are required ; a Variance (VAR-17742) to allow an eight-foot setback from the north property line where the residential adjacency standards require a setback of 198 feet and to allow trash enclosures to be 10 feet from residential property where a 50-foot minimum setback is required; a Variance (VAR-17743) to allow a zero-foot setbacks from the east, west, and south property lines where 20 feet, 10 feet, five feet are the minimum setbacks required to allow a building height of 66 feet where 55 feet is the maximum height allowed; and a Site Development Plan Review (SDR-17745) for a on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. These items were withdrawn from the 2/07/07 City Council meeting.
<i>Pre-Application Meeting</i>	
08/18/06	The requirements for a rezoning application were reviewed. Issues regarding the specific changes stemming from the revisions to the previous five applications heard at the 12/07/06 Planning Commission meeting were discussed.

VAR-21238 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
4/19/07	A Field Check was made with the following observations: 1. The proposed vacation will cut off access from an actively used alley. However; the majority of that use stems from the apartments to be redeveloped. 2. The proposal is similar with an existing apartment building but is out of context regarding size and massing with the immediate surrounding neighborhood. 3. The site is within short distance of similar project at 811 Bridger Avenue, which seems to be a functional apartment building with no observable issues from the street regarding off-site parking.

Details of Application Request	
Site Area	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

VAR-21238 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

- **Redevelopment Area**

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

- **Trails**

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N*
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N*
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N*
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N*

*The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

Pursuant to Title 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: Studio & 1BR	300 units	1.25 spaces per unit plus one guest space for every six units	253 spaces	9 spaces	220 spaces	9 spaces	N
TOTAL			253 spaces	9 spaces	220 spaces	9 spaces	N*
Percent Deviation					13 %		

VAR-21238 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

ANALYSIS

The applicant has requested this Variance to allow 220 parking spaces on this site where 253 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the un-vacated portion of the existing alley to Tenth Street.

Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing the required number of parking spaces for the prospective uses. The provision of additional parking spaces or a reduction in the number of apartments would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-21238 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 136 [Mailed with ZON-21234, VAR-21239, VAC-21240 & SDR-21236]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21238** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA
Name of Representative: SDA, INC - DARIUSZ WIECHA

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: LOYD ASHTON

Subscribed and sworn before me

This 9th day of April, 2007

Lucia McLaughlin

Notary Public in and for said County and State Dona Ana, New Mexico

my commission expires: March 7, 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21238** APN: 139-34-712-043
Name of Property Owner: POULOS FAMILY TRUST
Name of Applicant: SDA, INC. - DARIUSZ WIECHA
Name of Representative: SDA, INC. - DARIUSZ WIECHA

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

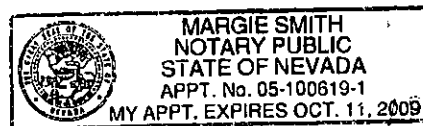
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 4th day of April, 2017

Notary Public in and for said County and State





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)DOUGLAS A. SELBY
CITY MANAGER

April 6, 2007

Mr. Stephen M. Biagiotti, President
SDA, Inc.
5655 South Yosemite Street, Suite 301
Greenwood Village, CO 80111

Dear Mr. Biagiotti:

RE: City Center Apartments Parking Concerns

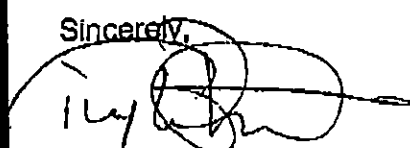
In response to parking concerns voiced by neighbors adjacent to the City Center Apartments during the January 3, 2007, City Council Meeting, two separate visits were made to City Center Apartments to observe the parking availability.

During the first visit, conducted on Thursday, January 4, 2007, at 10:20AM, there were a total of 65 vacant parking spaces, one of which was designated as handicap parking. Additionally, there was a pickup truck with an attached trailer utilizing three parking spaces on the roof level. There were a total of 12 cars parked on 8th Street, and no cars were parked on Carson Avenue, Bridger Avenue, or 9th Street. If in a worse case scenario, every vehicle parked on the streets belonged to City Center Apartments' tenants and their guests, and if all 12 vehicles were parked in the City Center Apartments' garage, the number of vacant parking spaces would have been reduced from 65 to 53.

During the second visit, conducted on Wednesday, January 17, 2007, at 9:30PM, there were a total of 48 vacant parking spaces, two of which were designated as handicap parking. There were a total of 13 vehicles parked on 8th Street adjacent to City Center Apartments, 3 vehicles parked on Carson Avenue behind City Center Apartments, 1 vehicle was parked on 9th Street north of City Center Apartments' garage, and 6 vehicles were parked at the meters on Bridger Avenue. If in a worse case scenario, every vehicle parked on the streets belonged to City Center Apartments' tenants and their guests, and if all 23 of these vehicles were parked in the City Center Apartments' garage, the number of vacant parking spaces would have been reduced from 48 to 25.

If you have questions or need additional information, please contact Leonard Dixon by phone at (702) 229-2120 or ldixon@lasvegasnevada.gov.

Sincerely,


Tim Whitright, Manager
Neighborhood Development Divisioncc: Sue Prescott, Supervisor, Neighborhood Development Division
Leonard Dixon, Senior Neighborhood Programs OfficerCITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.govVAR-21238
05/24/07 PC

APR 13 2007

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 301
Greenwood Village, Colorado 80111
Telephone: (303) 220-0800
Facsimile: (303) 220-0596

Real Estate: Construction
Development
Investment
Management

SDA

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Parking – Re-submittal to VAR 17741

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for a parking requirement variance. In response to these comments we increased the number of parking spaces by 70.

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VARIANCE PARKING

Since this project targets 'downtown employees' and seniors, the need for parking spaces, in our opinion, is much smaller than prescribed by the City code requirement. We are proposing 220 parking spaces or 0.73 spaces per unit. This represents an increase of 0.23 from the previous submittal. All units have the efficiency type arrangements for high density urban living. It is our opinion that most residents will not have a vehicle, using mass transportation or simply walking to work.

The precedent we set with the adjacent City Center Apartments proved that 0.5 parking spaces per unit are sufficient. At the City Center Apartments, which has 300 units, there are 150 parking spaces and have never had a shortage of parking. Attached is a memo from the City Neighborhood Division showing that their parking surveys of the City Center Apartments prove the City Center Apartments parking ratio works.

We request the relaxation of current parking requirements as it will allow us to proceed with a project that will not only become an integral part of the downtown Las Vegas urban fabric, but will also provide a customer base for future mixed-use developments in the area.

In addition to 220 parking spaces dedicated for the new complex residents, we are making 33 additional spaces available to city employees via a direct agreement with the city for the total of 253 parking spaces on our site.

RECEIVED

APR 11 2007

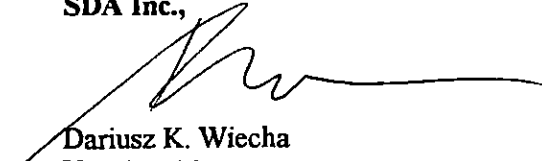
VAR-21238
05/24/07 PC

The physical characteristics of the site, high ground water and caliche soils do not allow for construction of an additional parking level without making the project not feasible.

This project fits the General Plan use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartment Complex, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,
SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/cs

VAR-21238
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:

VAR-21239 - VARIANCE RELATED TO ZON-21234 AND VAR-21238 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 62 FEET AND SIX STORIES WHERE 55 FEET AND 5 STORIES IS THE MAXIMUM ALLOWED, A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED AND A ZERO FOOT CORNER SIDE SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 300-UNIT APARMENT BUILDING on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

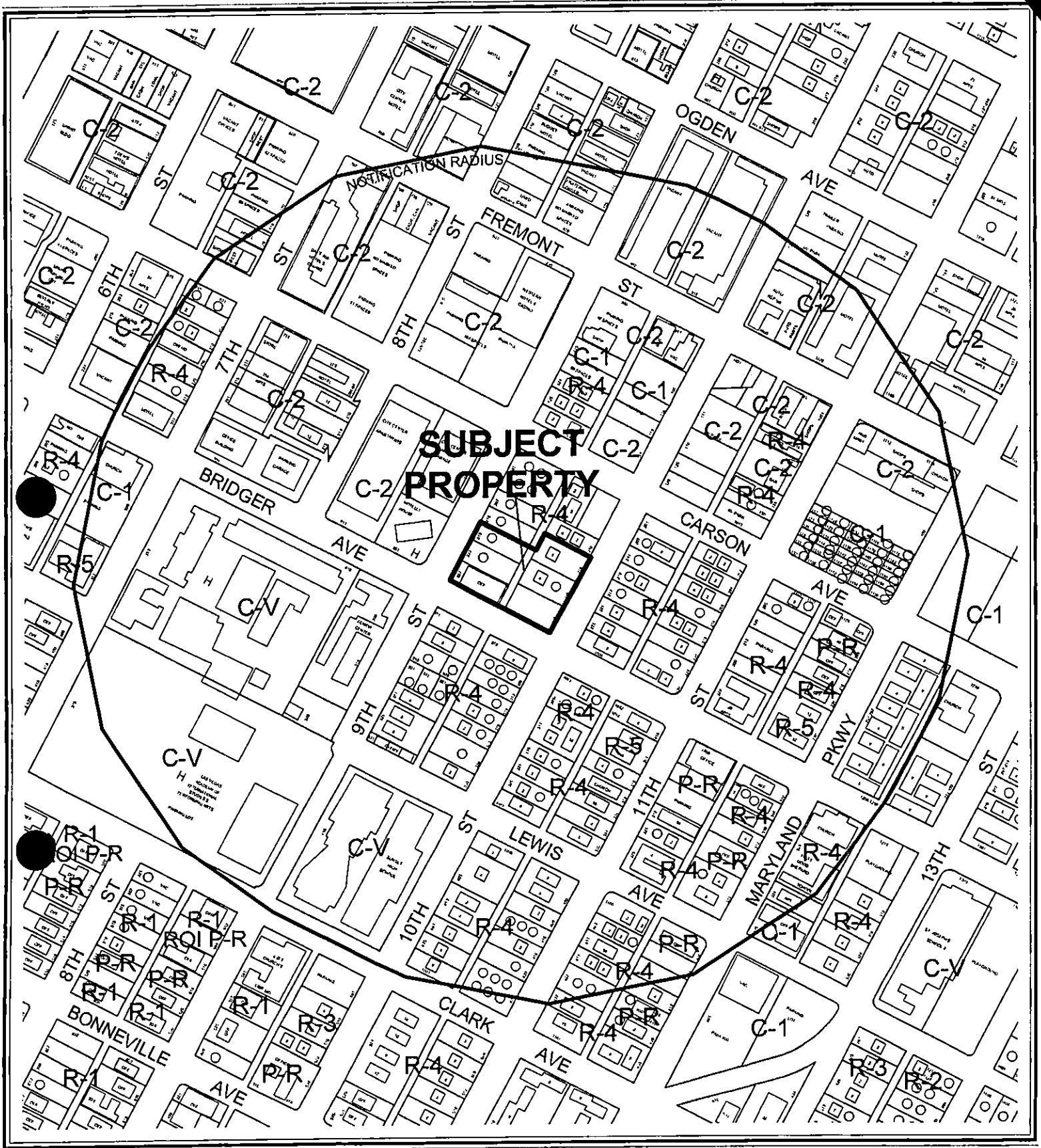
TRUESDELL – HOLD IN ABEYANCE Items 50-54 to 6/14/2007 – UNANIMOUS with GOYNES and TROWBRIDGE excused

MINUTES:

See Item 50 for related discussion and backup.

(10:36 – 11:08)

3-2880



CASE: **VAR-21239**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-21239 - APPLICANT/OWNER: POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-21236), Vacation (VAC-21240) Variance (VAR-21239), Site Development Plan Review (SDR-21236) 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-21239 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a six-story, 62-foot tall apartment building where the Title 19.08 Design Standards allow a maximum height of 55 feet and 5 stories. Additionally, the applicant is requesting that no front yard setback be provided where a 10-foot setback is required, that no rear yard setback be provided where a 20-foot setback is required, and that no corner side yard setback be provided where a five-foot setback is required. The proposed apartment building is located at the northwest corner of 10th Street and Bridger Avenue and the northeast corner of 9th Street and Bridger Avenue over six existing parcels for total site acreage of 1.38 acres.

In addition to this Variance request, the applicant has requested an associated Rezoning (ZON-21234), Vacation (VAC-21240), parking Variance (VAR-21238), and Site Development Plan Review (21236). As the proposed design is more intense than the existing residential development on this block and requires multiple Variances and Waivers staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit (U-0032-60) for an office at 227 South 9 TH Street.
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VAR-21239 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
08/18/06	The requirements for a rezoning application were reviewed. Issues regarding the specific changes stemming from the revisions to the previous five applications heard at the 12/07/06 Planning Commission meeting were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
4/19/07	A Field Check was made with the following observations: 1. The proposed vacation will cut off access from an actively used alley. However; the majority of that use stems from the apartments to be redeveloped. 2. The proposal is similar with an existing apartment building but is out of context regarding size and massing with the immediate surrounding neighborhood. 3. The site is within short distance of similar project at 811 Bridger Avenue, which seems to be a functional apartment building with no observable issues from the street regarding off-site parking.

Details of Application Request	
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Net Acres	1.38 Acres

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Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
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South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

MH

VAR-21239 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks • Front (west) • Side (north) • Corner (south) • Rear (east)	• 10 Feet • 5 Feet • 5 Feet • 20 Feet	• 0 Feet • 8 Feet • 0 Feet • 0 Feet	• N • Y** • N • N
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under a Waiver request as permitted by 19.08.060(B)5b.

Pursuant to Title 19.08.06, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	162 feet from north property line	10 feet	N*
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	50 Feet	Y

*The Residential Adjacency Setback deficiency will be considered under a Waiver request associated with SDR-21236

VAR-21239 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N*
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N*
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N*
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N*

*The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building. The applicant has requested this Variance to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

The applicant has also requested a Variance to allow a building height of 62 feet where the R-5 (Apartment) zoning District standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Additionally, the proposed apartment building does not comply with the Residential Adjacency Standards. However; as this proposal meets the criteria for a Waiver per Title 19.08.060(B)5b, this issue will be considered under a Waiver request to the associated Site Development Plan Review (SDR-21236).

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:

VAR-21239 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

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

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the setback and height 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 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 136 [Mailed with ZON-21234, VAR-21238, VAC-21240 & SDR-21236]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21239** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA
Name of Representative: SDA, INC - DARIUSZ WIECHA

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: ALBERT D ASHTON

Subscribed and sworn before me

This 9th day of April, 2007

Licia MacLaughlin

Notary Public in and for said County and State Dona Ana, New Mexico

My commission expires: March 7, 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21239** APN: 139-34-712-043
Name of Property Owner: POULOS FAMILY TRUST
Name of Applicant: SDA, INC. - DARIUSZ WIECHA
Name of Representative: SDA, INC. - DARIUSZ WIECHA

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: _____

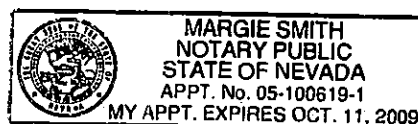
Signature of Property Owner: _____

Print Name: Peter Poulos

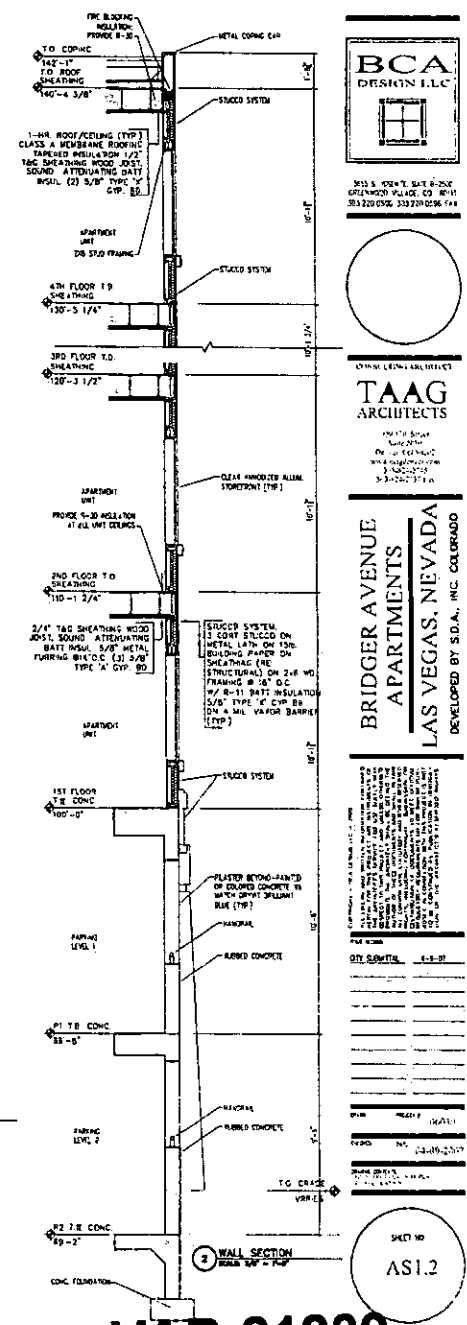
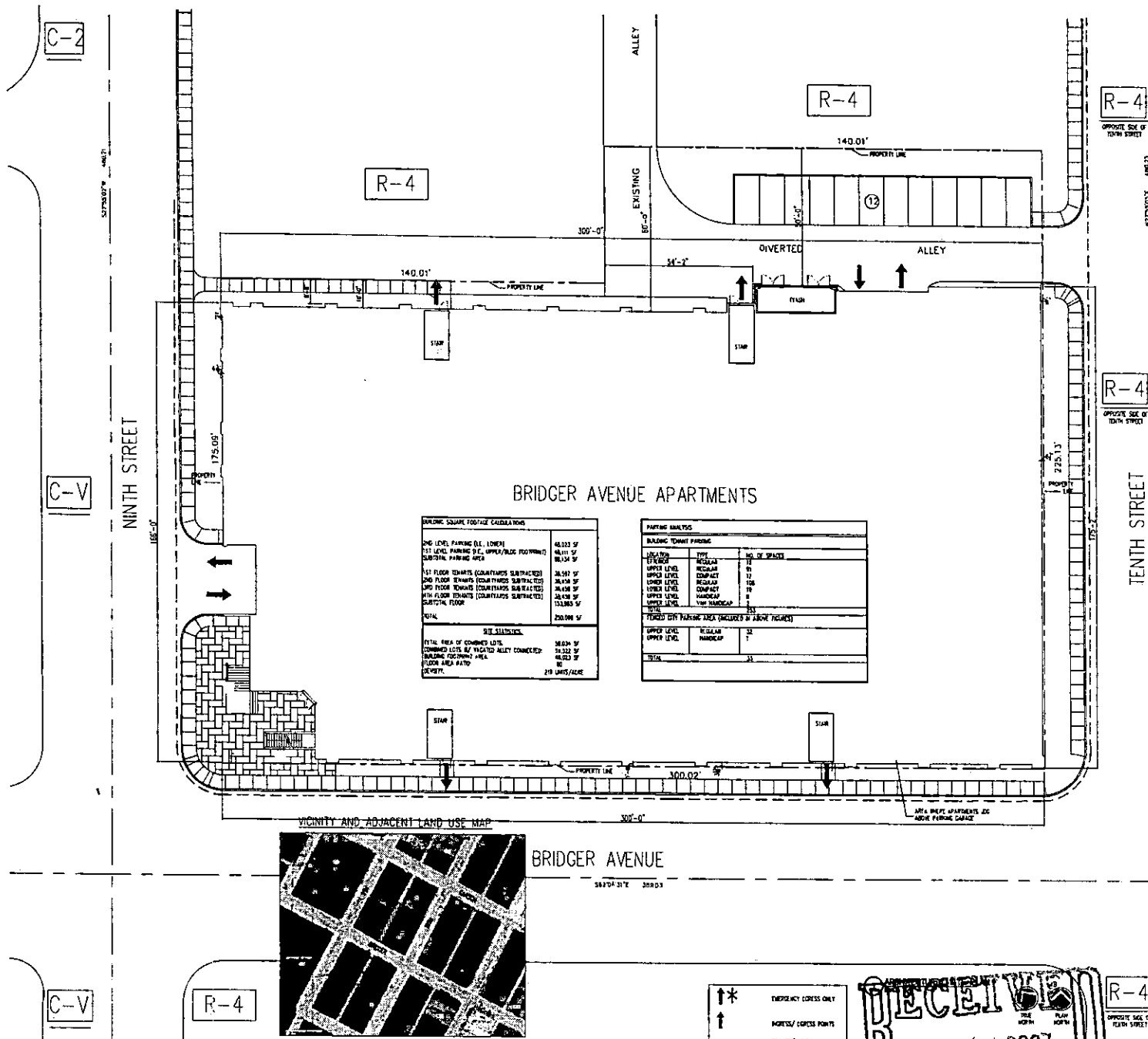
Subscribed and sworn before me

This 9th day of April, 2007

Margie Smith
Notary Public in and for said County and State



RECEIVED



VAR-21239
05/24/07 PC

SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 300
Greenwood Village, Colorado 80111
Telephone: (303) 720-0500
Facsimile: (303) 720-0500

Real Estate: Construction
Development
Investment
Management

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Setbacks and Height – Re-submittal to VAR 17743

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for the height and setbacks variances. **In response to these comments among other changes we lowered the overall building height.**

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

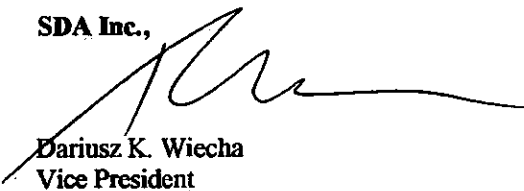
VARIANCE SETBACKS

We are still requesting a zero (0') setback on the West, East, and South side of the apartment building. Although it is a zero setback from the property line, we will landscape the city right-of-way providing an adequate landscape buffer. The North setback is requested to be a minimum of 8 feet or less than 50% of the building length and more than 50' for the other half. We also lowered the structure (from the previously requested 66'). Measured from the base of the building, the East Side of the building along 10th Street is no higher than 62', and the West side, along 9th Street is no higher than 55'. We also have a small architectural metal protrusion at the top of the elevator shaft extending to 65'. The site geometry dictates full utilization to develop an urban character apartment complex. Currently enforced setbacks and height restrictions would reduce the project size making it unfeasible. Should the reduced setbacks be approved, they will enhance the urban character of the neighborhood.

This project fits the General Plan use. We request your consideration for re-zoning of the site of this project for a higher density residential use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/cs

RECEIVED

VAR-21239
05/24/07 PC

APR 11 2007

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-21240 - VACATION - PUBLIC HEARING - APPLICANT: SDA, INC. - OWNER: ASHTON-BOYD FAMILY TRUST, ET AL - Petition to Vacate a 20-foot wide section of public right-of-way generally located north of Bridger Avenue, between Ninth Street and Tenth Street, Ward 5 (Williams).

SET DATE: 06/06/07

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

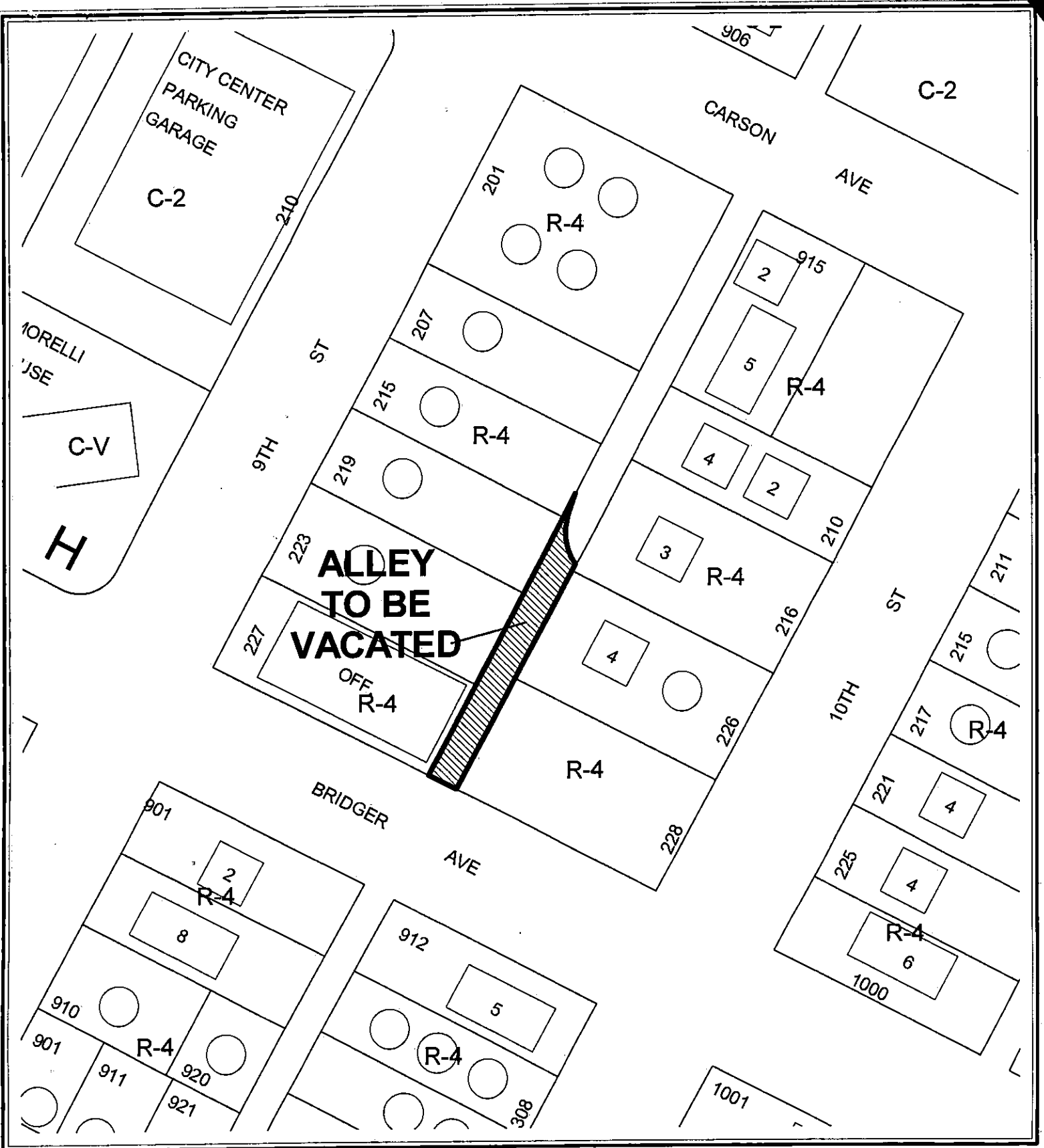
TRUESDELL – HOLD IN ABEYANCE Items 50-54 to 6/14/2007 – UNANIMOUS with GOYNES and TROWBRIDGE excused

MINUTES:

See Item 50 for related discussion and backup.

(10:36 – 11:08)

3-2880



CASE: VAC-21240



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-21240 - APPLICANT: SDA, INC - OWNER: POULOS FAMILY TRUST**

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress thereto shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Vacation shall be the southerly portion of the public alley located north of Bridger Avenue, between 9th Street and 10th Street.
5. Submit an alternative alley access plan for approval by the City Engineer providing a legal through-access for this alley and an adequate turning radius. Such alley access shall be dedicated prior to or concurrent with the recordation of an Order of Vacation for this alleyway.
6. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
7. 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. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

MH

VAC-21240 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the 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 ZON-21234 may be used to satisfy this requirement provided that it addresses the area to be vacated.
9. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
10. 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.

VAC-21240 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a Petition to Vacate a 20-foot wide section of public right-of-way generally located north of Bridger Avenue, between Ninth Street and Tenth Street. The applicant seeks a vacation of a 225-foot long portion of the alley way beginning from Bridger Avenue and extending northwards. The applicant is proposing to construct a 300-unit, 6-story apartment building over the vacated alley, in addition to six other associated parcels.

A Site Development Plan Review (SDR-21236) proposes to replace the vacated portion of the alley with a new alley to be dedicated that will connect the remainder of the alley from its termination to Tenth Street, at approximately the property line between the existing 216 Tenth Street and 226 Tenth Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit (U-0032-60) for an office at 227 South 9 TH Street.
10/01/03	The City Council approved a request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south.
12/07/06	The Planning Commission approved the following requests: a Rezoning (ZON-17740) from R-4 (High Density Residential) to R-5 (Apartment); a Vacation (VAC-17744) of a portion of an existing alley generally located north of Bridger Avenue, 140 feet east of Tenth Street; a Variance (VAR-17741) to allow 150 parking spaces where 425 spaces are required ; a Variance (VAR-17742) to allow an eight-foot setback from the north property line where the residential adjacency standards require a setback of 198 feet and to allow trash enclosures to be 10 feet from residential property where a 50-foot minimum setback is required; a Variance (VAR-17743) to allow a zero-foot setbacks from the east, west, and south property lines where 20 feet, 10 feet, five feet are the minimum setbacks required to allow a building height of 66 feet where 55 feet is the maximum height allowed; and a Site Development Plan Review (SDR-17745) for a on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. These items were withdrawn from the 2/07/07 City Council meeting.

VAC-21240 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
08/18/06	The requirements for a rezoning application were reviewed. Issues regarding the specific changes stemming from the revisions to the previous five applications heard at the 12/07/06 Planning Commission meeting were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
4/19/07	A Field Check was made with the following observations: 1. The proposed vacation will cut off access from an actively used alley. However; the majority of that use stems from the apartments to be redeveloped. 2. The proposal is similar with an existing apartment building but is out of context regarding size and massing with the immediate surrounding neighborhood. 3. The site is within short distance of similar project at 811 Bridger Avenue, which seems to be a functional apartment building with no observable issues from the street regarding off-site parking.

ANALYSIS

A) *Planning discussion*

The applicant proposes to vacate a portion of the alley connecting Bridger Avenue and Carson Avenue between Ninth Street and Tenth Street in order to provide for cohesive development along Bridger Avenue between Ninth Street and Tenth Street. In order to mitigate the vacation of the alley, the applicant proposes to dedicate a replacement of that portion to the north of his proposed development, diverting the alley flow to Tenth Street. In addition, the submitted vacation indicates that the applicant will replace the necessary water and sewer infrastructure in order to accommodate the vacation as well as the proposed development. However, as staff is recommending denial on the proposed rezoning, site plan, and related variances, staff cannot recommend approval for this vacation.

B) *Public Works discussion*

The following information is presented concerning this request to vacate certain public street right of ways:

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, dedication for an alternative outlet for this public alley will be required through a Condition of Approval.*

MH

VAC-21240 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes Zoning Reclassification ZON-21234 and Site Development Plan Review SDR-21236.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 136 [Mailed with ZON-21234, VAR-21238, VAR-21239 & SDR-21236]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-21240 APN: 139-34-712-026/027/-028
Name of Property Owner: LARRY AND PATRICIA SCHLEUSNER FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA
Name of Representative: SDA, INC - DARIUSZ WIECHA

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: _____

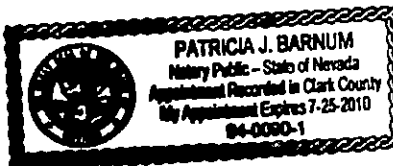
Signature of Property Owner: Patricia Schleusner, Trustee
Larry P. Schleusner
Family Trust

Print Name: LARRY P. SCHLEUSNER

Subscribed and sworn before me

This 9TH day of APRIL, 2007

Patricia J. Barnum
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-21240** APN: 139-34-712-043
Name of Property Owner: POULOS FAMILY TRUST
Name of Applicant: SDA, INC. - DARIUSZ WIECHA
Name of Representative: SDA, INC. - DARIUSZ WIECHA

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

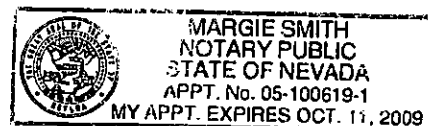
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 4th day of April, 2007

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-21240** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA
Name of Representative: SDA, INC - DARIUSZ WIECHA

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: _____

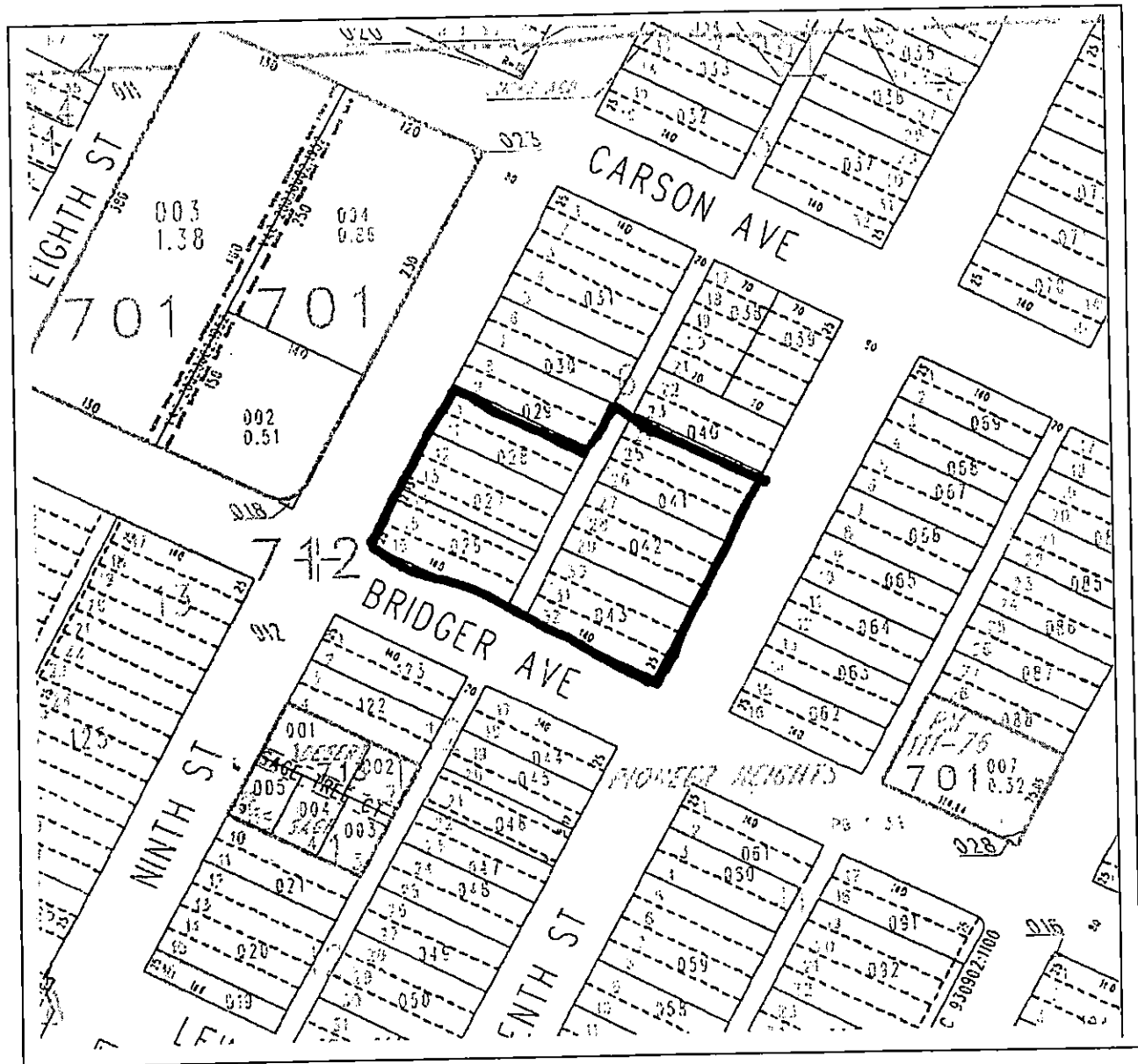
Print Name: HELGE P. ASHTON

Subscribed and sworn before me

This 9th day of April, 2007

Lucia M. Laughlin
Notary Public in and for said County and State Dona Ana, NM
My commission expires: March 7, 2011

BRIDGER AVENUE APARTMENTS, SDA INC.
Assessor's Parcel Map



DECEIVED
APR 11 2007

VAC-21240
05/24/07 PC

SDA

Real Estate: Construction
Development
Investment
Management

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

**Re: Bridger Avenue Apartments, Vacation of the Alley – Re-submittal to
VAR-17744**

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for a vacation of the alley.

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VACATION OF THE ALLEY

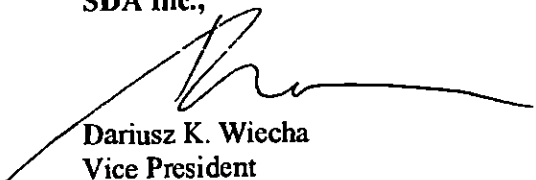
The geometry of the site calls for a cohesive development that would provide a continuous elevation along Bridger Avenue. We request vacation of the portion of the existing alley, which would otherwise divide our building in two, making our project not feasible.

To mitigate the alley requirements we provide enough space on our property, which we would like to dedicate to the new alley diverting its flow to 10th Street.

We believe such approach to this city block design will not only enhance the urban character of the area, but will also reduce the traffic impact on Bridger Avenue by eliminating the alley's current connection to Bridger Avenue and introducing its new connection to 10th Street.

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/cs

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APR 11 2007

**VAC-21240
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-21236 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21234, VAR-21238, VAR-21239 AND VAC-21240 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST, ET AL - Request for a Site Development Plan Review for a PROPOSED 300-UNIT, 62-FOOT HIGH, SIX-STORY APARTMENT BUILDING WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 162 FEET IS REQUIRED AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams).

C.C.: 06/20/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Traffic Impact Analysis
5. Justification Letter

MOTION:

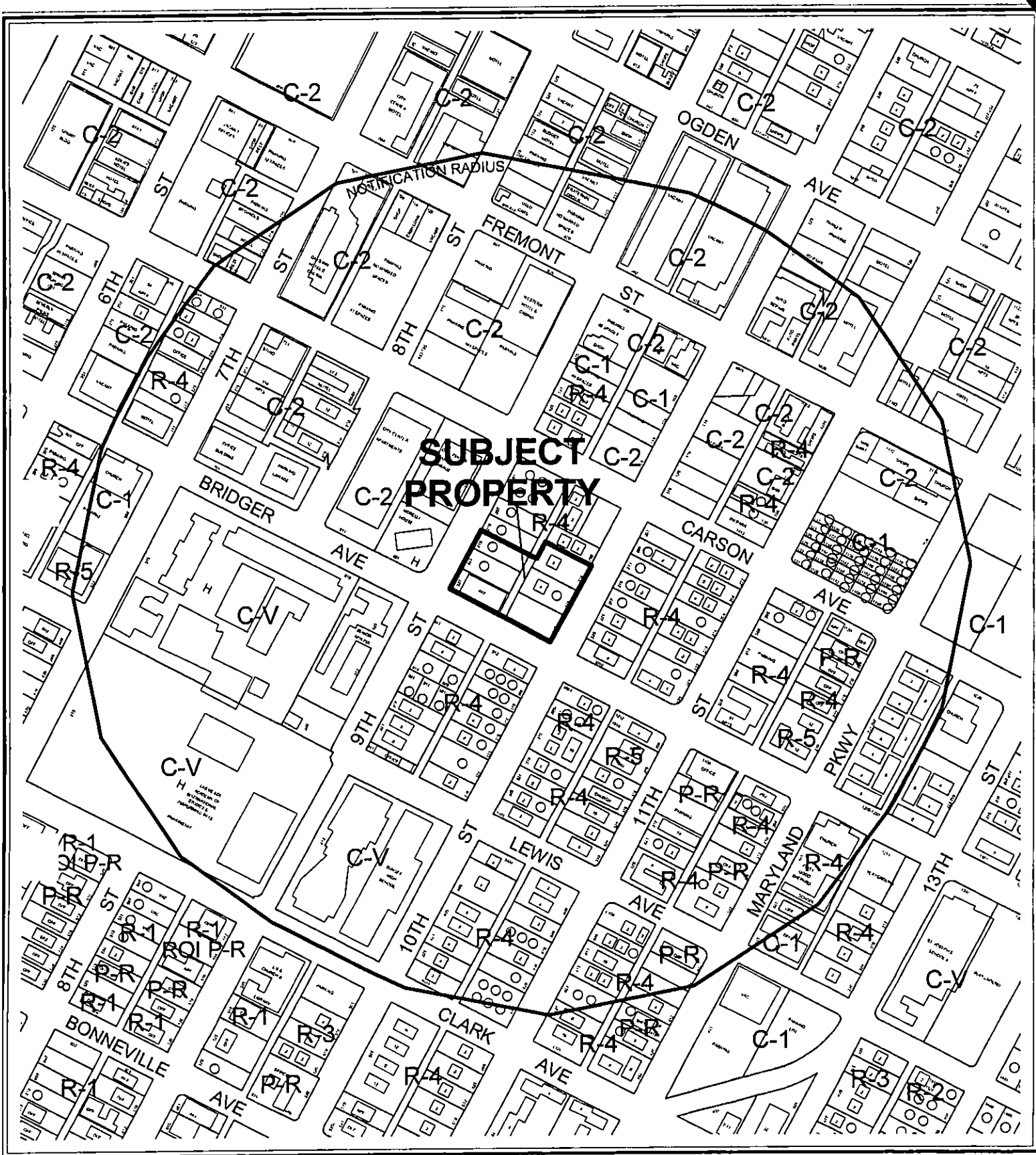
TRUEDELL – HOLD IN ABEYANCE Items 50-54 to 6/14/2007 – UNANIMOUS with GOYNES and TROWBRIDGE excused

MINUTES:

See Item 50 for related discussion and backup.

(10:36 – 11:08)

3-2880



CASE: SDR-21236

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21236 - APPLICANT/OWNER: POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-21234), Variance (VAR-21238), Variance (VAR-21239), and Vacation (VAC-21240) 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 4/11/07, except as amended by conditions herein.
4. A Waiver from the Title 19.08.060 Residential Adjacency Setback Standard is hereby approved, to allow a 10-foot setback where a 162-foot setback is required.
5. A Waiver from the Title 19.12. Landscape Standards is hereby approved, to allow:
 - a. A five-foot wide landscape buffer along a portion of the northeast property line where a six-foot landscape buffer is required.
 - b. No landscape buffer along a portion of the southwest corner of 9th Street and Bridger Avenue where a ten-foot landscape buffer is required.
 - c. A four-foot wide landscape buffer along Bridger Avenue where a ten-foot landscape buffer is required
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

SDR-21236 - 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. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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. A Petition of Vacation, such as VAC-21240, to eliminate the existing alley right-of-way in conflict with this site plan shall record prior to the issuance of any permits overlying the area to be vacated. Dedicate a 20-foot wide alley through Assessor's Parcel No. 139-34-712-041 to connect to Tenth Street (including a radius) acceptable to the City Engineer prior to or concurrent with recordation of the Order of Vacation.

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May 24, 2007 - Planning Commission Meeting

16. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from 9th Street. Also, the proposed entry on 9th Street shall be designed to accommodate a minimum queue of three vehicles prior to the gate, unless otherwise allowed by the City Traffic Engineer.
17. Parking spaces located directly off the public alley shall be set back sufficiently to allow a 24-foot wide "aisle" width for vehicles to back out.
18. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works and the new sewer lines must be constructed and active prior to the recordation of an Order of Vacation of the existing sewer easements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue, 9th Street and 10th Street adjacent to this site. 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.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-21234 and all other applicable subsequent site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application request is for a Site Development Plan Review for a proposed 300-unit, 62-foot high, six-story apartment building on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. The applicant has requested a Waiver from Title 19.08.060 to allow a residential adjacency setback of 10 feet where 162 feet is required. Additional Waivers of the perimeter landscape buffering standards have been requested as well.

In addition to this Site Development Plan Review, the applicant has requested an associated Rezoning (ZON-21234), a Vacation (VAC-21240), a parking Variance (VAR-21238) and a Variance (VAR-21239) to Title 19.08 Design Standards for setbacks and height. As the proposed design is more intense than the existing residential development on this block and requires multiple Variances and Waivers staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit (U-0032-60) for an office at 227 South 9 TH Street.
10/01/03	The City Council approved a request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south.
12/07/06	The Planning Commission approved the following requests: a Rezoning (ZON-17740) from R-4 (High Density Residential) to R-5 (Apartment); a Vacation (VAC-17744) of a portion of an existing alley generally located north of Bridger Avenue, 140 feet east of Tenth Street; a Variance (VAR-17741) to allow 150 parking spaces where 425 spaces are required ; a Variance (VAR-17742) to allow an eight-foot setback from the north property line where the residential adjacency standards require a setback of 198 feet and to allow trash enclosures to be 10 feet from residential property where a 50-foot minimum setback is required; a Variance (VAR-17743) to allow a zero-foot setbacks from the east, west, and south property lines where 20 feet, 10 feet, five feet are the minimum setbacks required to allow a building height of 66 feet where 55 feet is the maximum height allowed; and a Site Development Plan Review (SDR-17745) for a on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. These items were withdrawn from the 2/07/07 City Council meeting.

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May 24, 2007 - Planning Commission Meeting

Pre-Application Meeting	
08/18/06	The requirements for a rezoning application were reviewed. Issues regarding the specific changes stemming from the revisions to the previous five applications heard at the 12/07/06 Planning Commission meeting were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
4/19/07	A Field Check was made with the following observations: 1. The proposed vacation will cut off access from an actively used alley. However; the majority of that use stems from the apartments to be redeveloped. 2. The proposal is similar with an existing apartment building but is out of context regarding size and massing with the immediate surrounding neighborhood. 3. The site is within short distance of similar project at 811 Bridger Avenue, which seems to be a functional apartment building with no observable issues from the street regarding off-site parking.

Details of Application Request	
Site Area	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks			
• Front (west)	• 10 Feet	• 0 Feet	• N*
• Side (north)	• 5 Feet	• 10 Feet	• Y**
• Corner (south)	• 5 Feet	• 0 Feet	• N*
• Rear (east)	• 20 Feet	• 0 Feet	• N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-21239.

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**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under a Waiver request as permitted by 19.08.060(B)5b.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-21239.

Pursuant to Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	162 feet from north property line	8 feet	N*
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	50 Feet	Y

*The Residential Adjacency Setback deficiency will be considered under a Waiver request associated with SDR-21236

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N*
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N*
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N*
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N*

*The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

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Pursuant to Title 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: Studio & 1BR	300 units	1.25 spaces per unit plus one guest space for every six units	253 spaces (375)	9 spaces	220 spaces	9 spaces	N
TOTAL			253 spaces	9 spaces	220 spaces	9 spaces	N*
Percent Deviation					13 %		

*This parking deficiency will be addressed under Variance VAR-21238.

Waivers		
Request	Requirement	Staff Recommendation
5-foot landscape buffer along north property line	6 feet along north property line	Denial
No landscape buffer along 9th Street	10 feet along 9th Street	Denial
4-foot landscape buffer along Bridger Avenue	10 feet along Bridger Avenue	Denial
10-foot Residential Adjacency Setback	162 Feet	Denial

ANALYSIS

- Land Use/Zoning**

With approval of the associated Rezoning (ZON-21234) to the R-5 District is intended for the development of high-density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-5 Apartment District is consistent with the policies of the High Density Residential category of the General Plan.

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- **Downtown Redevelopment Plan**

The proposed 300-unit apartment complex is located within the Downtown Redevelopment Plan. The subject properties are designated as MXU (Mixed Use), which allows a range of residential, office, service and general commercial uses. The proposed R-5 (Apartment) district is in compliance with this existing designation.

- **Site Plan**

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a Variance (VAR-21239) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the un-vacated portion of the existing alley to Tenth Street.

- **Landscape Plan**

A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along a portion of Ninth Street (southwest corner) where ten feet is required; to allow a four-foot wide landscape buffer along Bridger Avenue where 10 feet is required; and to allow a five-feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

- **Waivers**

The applicant has requested multiple waivers to allow no perimeter landscaping along a portion of Ninth Street (southwest corner) where ten feet is required; to allow a four-foot wide landscape buffer along Bridger Avenue where 10 feet is required; and to allow a five-feet along the north property line where six feet is required.

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In addition to the landscape waivers, the applicant is requesting a waiver to the Residential Adjacency Setback requirement as outline in Title 19.08.060. As this is a multi-family project that is intended to meet the affordable housing objectives if the General Plan, a waiver request is allowed in lieu of a Variance request. The applicant has made revisions to the previously submitted site plans stemming from an earlier Variance request (VAR-17742) showing a reduction in height and increase in parking. The northwest corner of the building has been reduced in height to 54 feet where 66 feet had been previously planned thus requiring a 162-foot setback where the earlier proposal required 198 feet.

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the Title 19.12 Landscaping Standards and the Title 19.08 Residential Adjacency Setback standards, staff is recommending denial of all waivers.

- **Elevations & Residential Adjacency**

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (54 feet at the southwest corner), these standards require a setback of 162 feet from the north property line. The applicant has requested a Waiver to allow a setback of eight feet from the north property line where 162 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this Waiver.

- **Floor Plan**

The provided floor plans show two lower levels of covered parking with an additional four levels of residential units placed above. The proposed residential units consist primarily of four floors of one-bedroom studio apartments outfitted with individual bathrooms and kitchens. Vertical circulation is provided by four flights of stairs, with two flights located at the southern and northern ends of the building. An elevator vestibule with three separate elevators is located at the southwest corner of the building. The first residential level (first floor) differs from the upper three levels in that it provides a lobby area, exercise room, and three offices with 72 residential units. The upper three levels of residential (2nd, 3rd, & 4th floors) provide 76 single-bedroom/studio units with a lounge area located at the southwest of each floor. An interesting feature provided at each residential level is a series of three courtyards located between three banks of apartment units. A separate laundry facility and a lounge area are provided on each residential level.

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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 exceed the scale and massing of existing development on the east side of Ninth Street. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the north of this site.

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

The project as designed is more intense than the existing residential development on this block, and requires numerous Variances and Waivers to Title 19. As such, the project is not appropriate to its context, and staff recommends denial of this request.

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

The property is accessed from Ninth Street, Tenth Street, and an alley way that is located at the rear of the property. Both streets are adequate to meet the needs of the proposed R-5 (Apartment) District.

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

The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance with the Residential Development Standards.

- 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 inability of the applicant to devise a site plan that complies with the setback, building height, and landscape standards indicate that the design characteristics of this proposal are too intense for this site.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 136 [Mailed with ZON-21234, VAR-21238, VAR-21239 & VAC-21240]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21236** APN: 139-34-712-043
Name of Property Owner: POULOS FAMILY TRUST
Name of Applicant: SDA, INC. - DARIUSZ WIECHA
Name of Representative: SDA, INC. - DARIUSZ WIECHA

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: _____

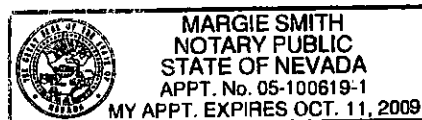
Signature of Property Owner: _____

Print Name: Peter Poulos
CHRISTINE POULOS

Subscribed and sworn before me

This 9th day of April, 2007

Margie Smith
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21236** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA
Name of Representative: SDA, INC - DARIUSZ WIECHA

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: LLOYD ASHTON

Subscribed and sworn before me

This 9th day of April, 2007

Luisa McLaughlin
Notary Public in and for said County and State Dona Ana, New Mexico
My commission expires: March 7, 2011

BRIDGER AVENUE

ALLEY

S. THIRD STREET

APN:139-34-210-061
31,486 SQ. FT. (0.72 ACRES)

CONSTRUCTION NOTES:

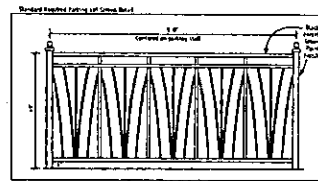
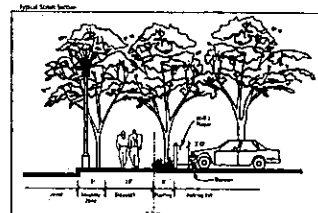
1. CONSTRUCT HANDICAP RAMP PER ADA STANDARD DMC #205-06
2. INSTALL PARKING PAIS PER ADA STANDARD DMC #207-06
3. INSTALL DETECTABLE PARKING PAIS PER ADA STANDARD DMC #211-06

LANDSCAPE CALCULATION

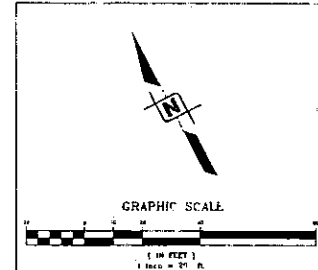
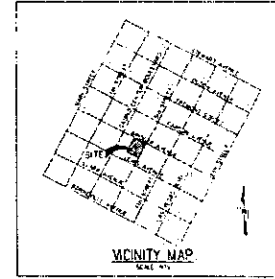
TOTAL LANDSCAPE AREA 4,750 SF
TOTAL PARKING SPACES 67 SPACES
MINIMUM PLANTING REQUIRED 1,125 SF OF 12' X 12' PLANTING SPACE
LANDSCAPE SPACE

DISCLAIMER NOTE

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY OTHER SOURCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY OTHER SOURCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY OTHER SOURCES.

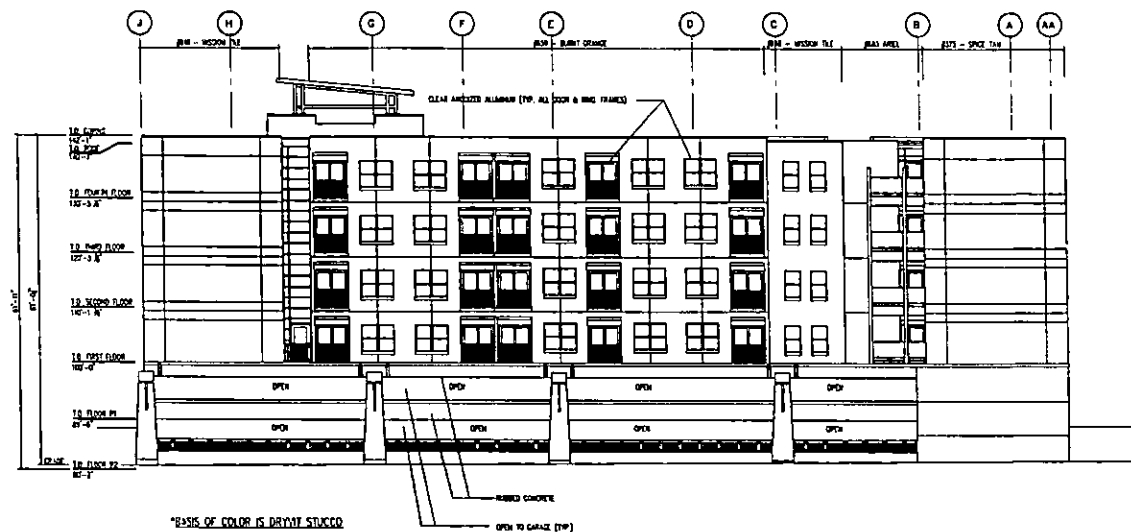


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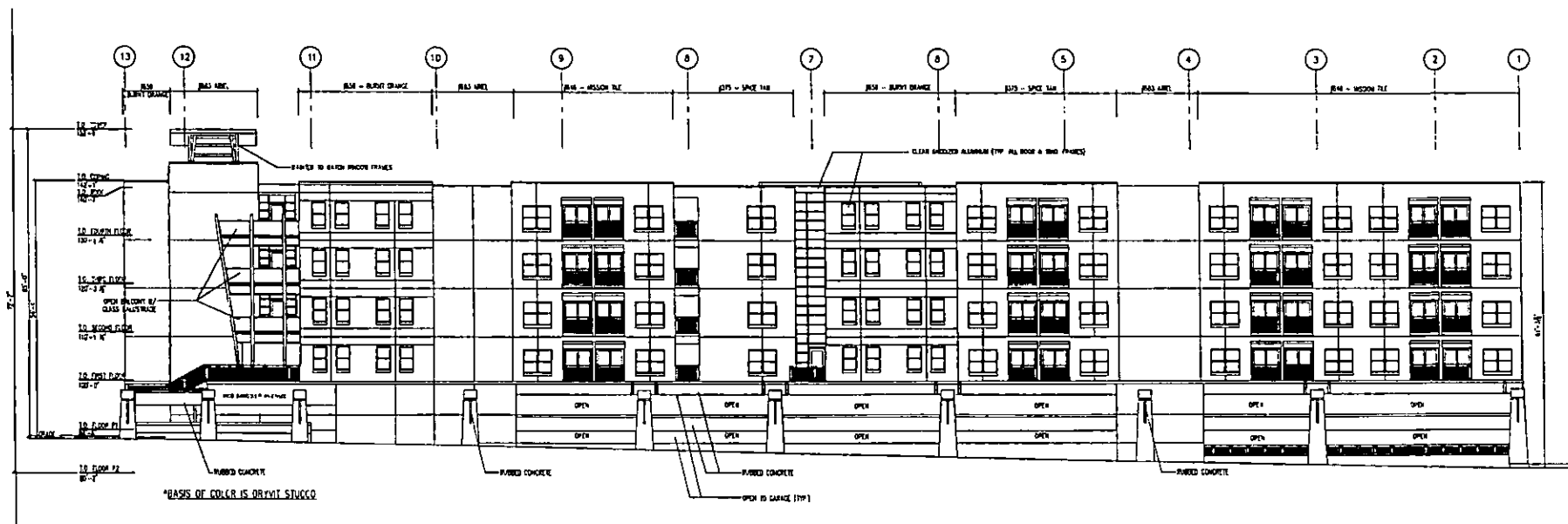


PLANTING LEGEND

SYMBOL	BRAND NAME/COMMON NAME	SIZE	SPACING
	PICEA CANADENSIS	24" DBH	10' X 10'
	QUERCUS AGRIIFOLIA	24" DBH	10' X 10'
	LIQUIDAMBAR STYRACIFLUA	24" DBH	10' X 10'
	PRUNELLA AMERICANA	24" DBH	10' X 10'
	CERCOCARPUS BETULINA	24" DBH	10' X 10'
	TAXUS CANADENSIS	24" DBH	10' X 10'
	JUNIPERUS HORIZONTALIS	24" DBH	10' X 10'
	THUJA OCCIDENTALIS	24" DBH	10' X 10'
	YUCCA FILAMENTOSA	24" DBH	10' X 10'
	LIRIODENDRON TULIPIFERA	24" DBH	10' X 10'
	MAGNOLIA GRANDIFOLIA	24" DBH	10' X 10'
	CAMELLIA JAPONICA	24" DBH	10' X 10'
	HIBISCUS SYRIACUS	24" DBH	10' X 10'
	FORSYTHIA X INTERMEDIA	24" DBH	10' X 10'
	WEIGELA FLORIDA	24" DBH	10' X 10'
	PHILADELPHUS CORONARIUS	24" DBH	10' X 10'
	PAEONIA OFFICINALIS	24" DBH	10' X 10'
	DELPHINIUM CONSOLIDA	24" DBH	10' X 10'
	RANUNCULUS ACRIS	24" DBH	10' X 10'
	ANEMONE HEPATICA	24" DBH	10' X 10'
	TULIPA GESNERIFLORA	24" DBH	10' X 10'
	ALLIUM CRISTAGALLI	24" DBH	10' X 10'
	IRIS SIBIRICA	24" DBH	10' X 10'
	HOSTA PLANTAINIFOLIA	24" DBH	10' X 10'
	BEGONIA REX	24" DBH	10' X 10'
	FUCHSIA MAGNIFOLIA	24" DBH	10' X 10'
	GERANIUM X PHAEUM	24" DBH	10' X 10'
	PELARGONIUM X HORTORUM	24" DBH	10' X 10'
	DIANTHUS BARBATUS	24" DBH	10' X 10'
	RUDBECKIA HIRTA	24" DBH	10' X 10'
	ECHINEACEA PURPUREA	24" DBH	10' X 10'
	ASCLEPIAS TUBEROSA	24" DBH	10' X 10'
	MONARDA MOLLIS	24" DBH	10' X 10'
	SALVIA NEMOROSA	24" DBH	10' X 10'
	LAVANDULA ANGUSTIFOLIA	24" DBH	10' X 10'
	ROSMARINUS OFFICINALIS	24" DBH	10' X 10'
	THYMUS SERPYLLIFOLIUS	24" DBH	10' X 10'
	ORIGANUM ONITES	24" DBH	10' X 10'
	EUPHORBIA X HYBRIDUM	24" DBH	10' X 10'
	SEDUM SPECTABILE	24" DBH	10' X 10'
	HEUCHERA X HYBRIDUM	24" DBH	10' X 10'
	ASTILBE X HYBRIDUM	24" DBH	10' X 10'
	LYSICHTON CUNEATUS	24" DBH	10' X 10'
	THALICTRUM AQUILEGIFOLIUM	24" DBH	10' X 10'
	DELPHINIUM CONSOLIDA	24" DBH	10' X 10'
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2 2ND STREET ELEVATION - EAST
SCALE 3/8" = 1'-0"

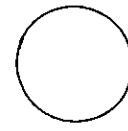


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APR 11 2007

1 BRIDGER AVENUE ELEVATION - SOUTH
SCALE 3/8" = 1'-0"
SDR-21236
05/24/07 PC



303 S. MOORE BLVD. SUITE 8-202
GREENWOOD AVENUE, CO. 80711
303.272.0500 303.272.9998 FAX



TAAG
ARCHITECTS

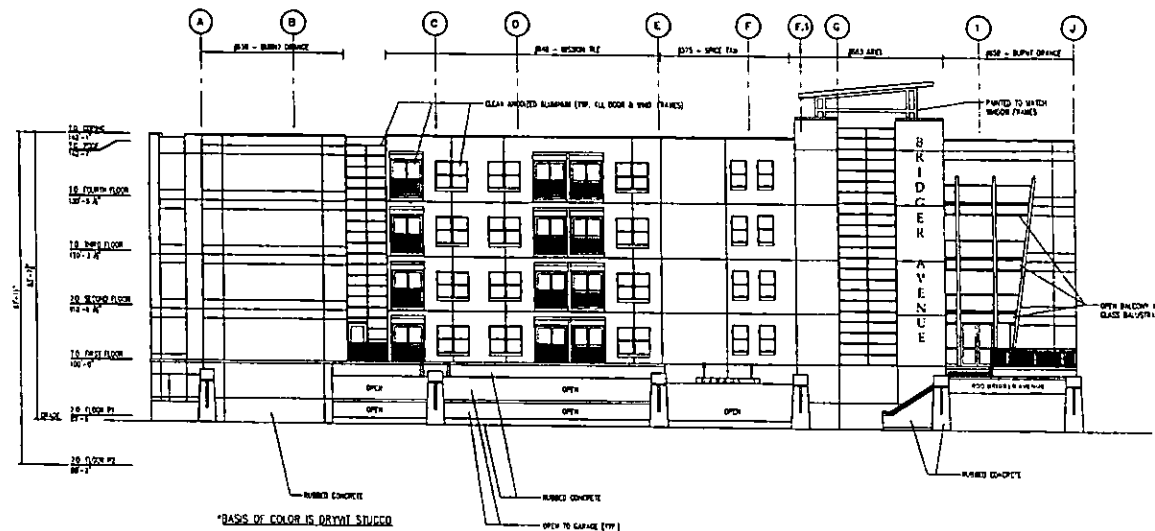
444 E. 17th Street
Suite 1000
Denver, CO 80202
303.733.0000
303.733.0001
303.733.0002

BRIDGER AVENUE
APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY SDA, INC. COLORADO

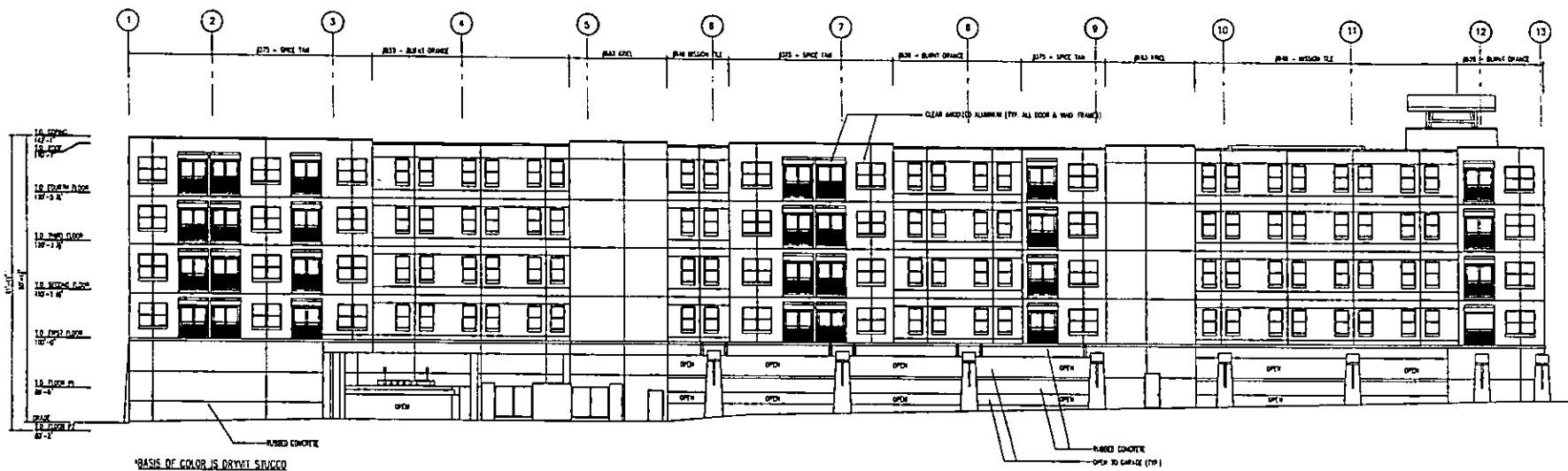
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PROJECT NO. 05-000000-0001
SHEET NO. A3.1
DATE: 05/24/07
BY: SDR
CHECKED: SDR
APPROVED: SDR

CITY SUBMITTAL: 05/24/07
DATE: 05/24/07
BY: SDR
CHECKED: SDR
APPROVED: SDR

SHEET NO.
A3.1



2 NINTH STREET ELEVATION - WEST
SCALE 1/8" = 1'-0"



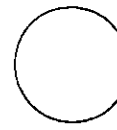
RECEIVED
APR 11 2007

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

SDR-21236
05/24/07 PC



BCA
DESIGN LLC



TAAG
ARCHITECTS

1001 S. MOUNTAIN VIEW BLVD.
SUITE 100
LAS VEGAS, NV 89102
TEL: 702.735.1234
FAX: 702.735.1235
WWW.TAAGARCHITECTS.COM

BRIDGER AVENUE
APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY S.D.A., INC. COLORADO

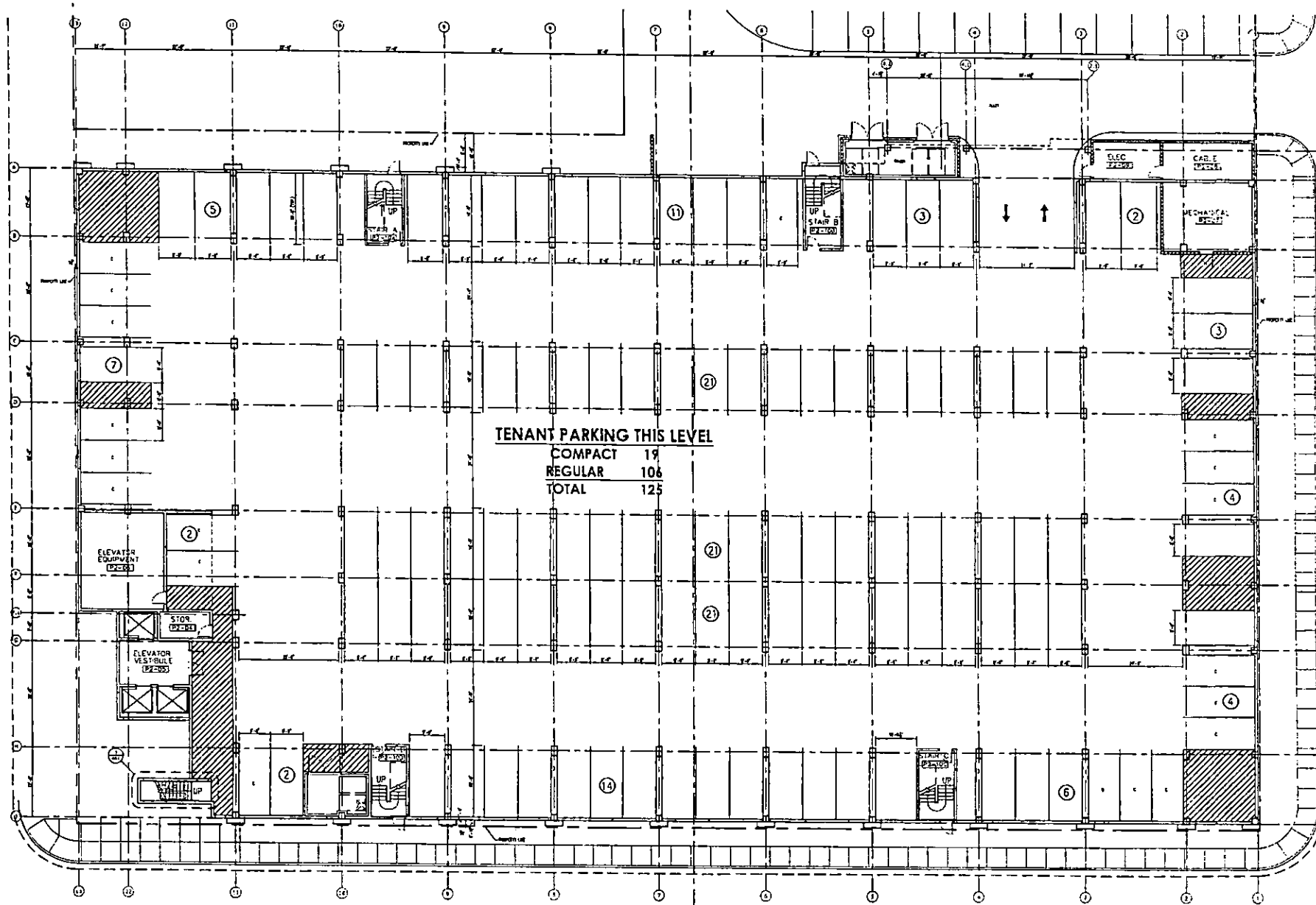
NOTES:
1. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR WINDOW SCHEDULE.
3. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR DOOR SCHEDULE.
4. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR ROOFING.
5. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL.
6. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL.
7. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR PLUMBING.
8. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR FIRE PROTECTION.
9. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR INTERIORS.
10. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR EXTERIORS.
11. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR SPECIALTIES.
12. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR EGRESS.
13. SEE S.D.A. ARCHITECTURAL SPECIFICATIONS FOR ACCESSIBILITY.

STY SUBMITTAL 06/09/2007

DATE: 06/11/07
BY: JH
PROJECT: SDR-21236

EXTERIOR ELEVATIONS

SHEET NO
A3.2



BRIDGER AVENUE

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APR 11 2007

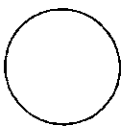
1 FLOOR PLAN - P2 - LOWER PARKING

SDR-21236

05/24/07 PC



1015 S. 10TH AVE., SUITE 100
DENVER, COLORADO 80202
303.733.2200 303.733.2201 FAX



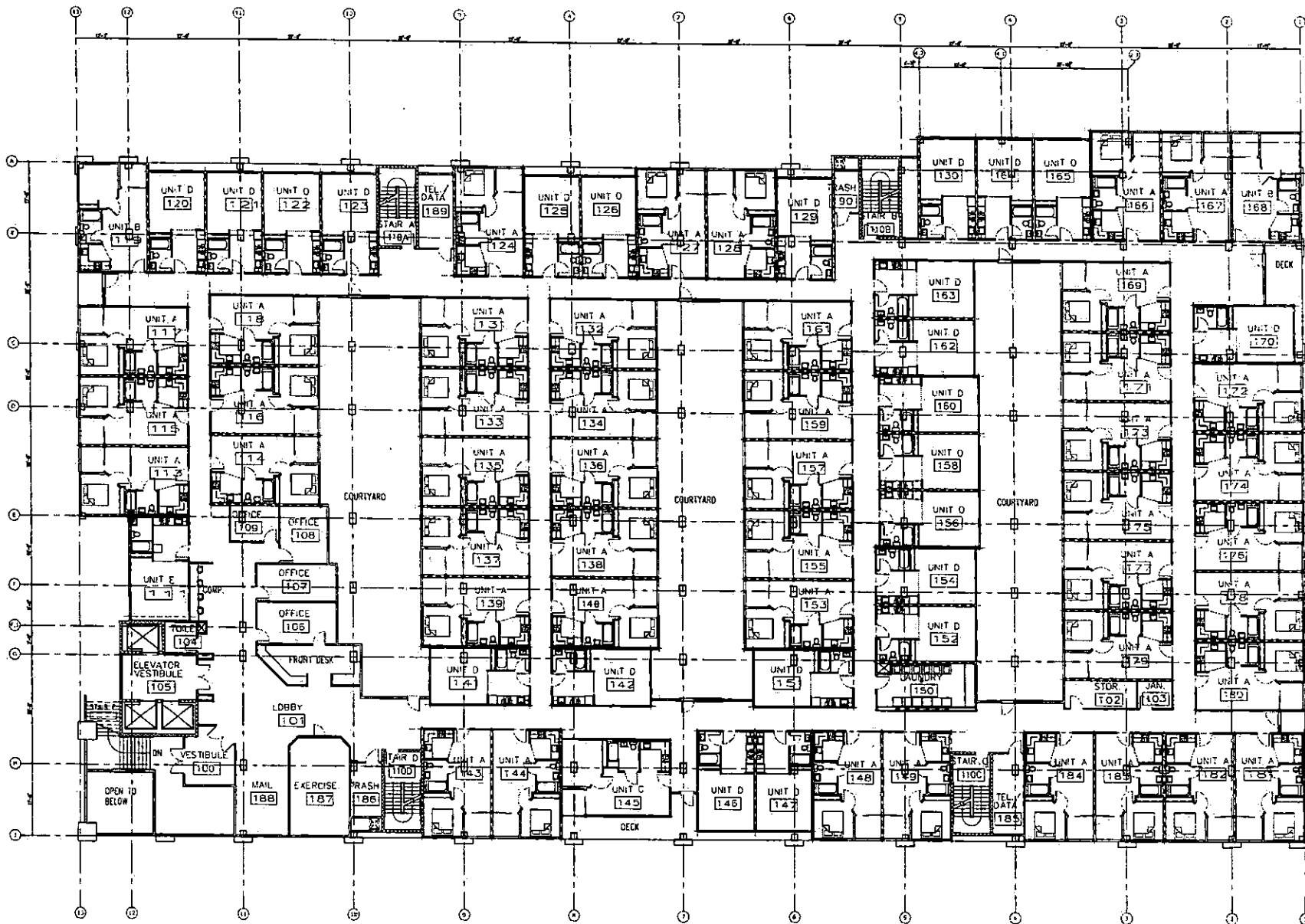
1015 S. 10TH AVE., SUITE 100
DENVER, COLORADO 80202
303.733.2200 303.733.2201 FAX

**BRIDGER AVENUE
APARTMENTS**
LAS VEGAS, NEVADA
DEVELOPED BY S.D.A., INC. COLORADO

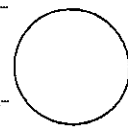
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2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.

NO. 100
CITY: SPARKS, NV 89501/2007
DATE: 05/24/07
SHEET: 100
PROJECT: BRIDGER AVENUE APARTMENTS
DESIGNER: S.D.A., INC.
CHECKER: S.D.A., INC.
APPROVED: S.D.A., INC.
DATE: 05/24/07
FLOOR PLAN - P2

SHEET NO
A1.1



300 S. 1900 E., SUITE 100
SALT LAKE CITY, UT 84143
313.776.0000 313.776.0001 FAX



TAAG ARCHITECTS
1000 S. 1900 E., SUITE 100
SALT LAKE CITY, UT 84143
313.776.0000 313.776.0001 FAX

BRIDGER AVENUE
APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY S.D.A., INC. COLORADO

REVISIONS
NO. DATE BY
1 05/24/07 SDR

DATE: 05/24/07
BY: SDR
CHECKED: SDR
DATE: 05/24/07

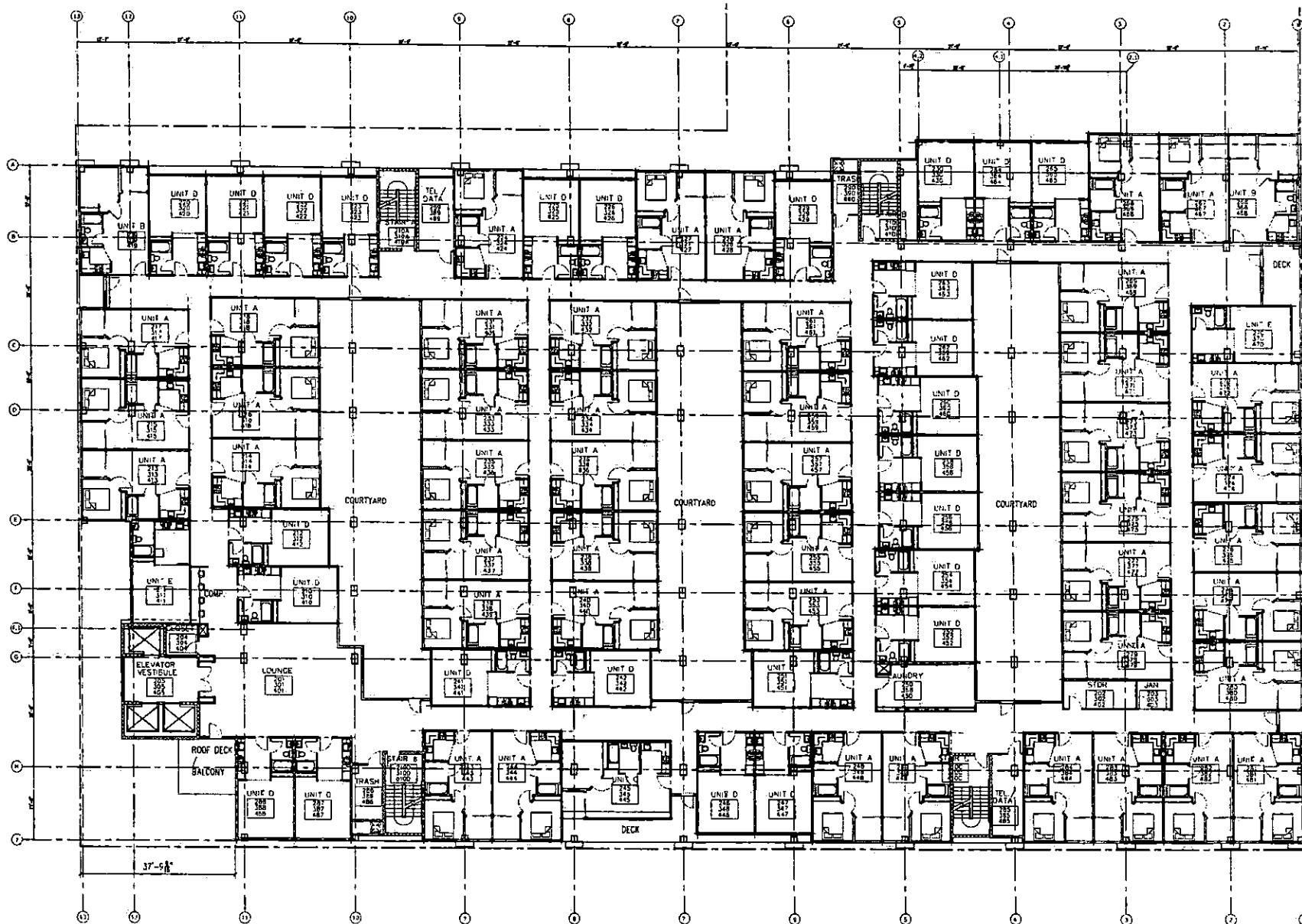
FLOOR PLAN - 1ST FLOOR

SHEET NO
A1.3

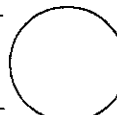
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APR 11 2007

1 FLOOR PLAN - 1ST FLOOR
SDR-21236
05/24/07 PC





305 S. 10TH AVE. SUITE 8-700
DENVER, COLORADO 80202
303.733.0000 303.733.0099 FAX



TAAG
ARCHITECTS

401 15th Street
Suite 200A
2nd Floor
Denver, CO 80202
303.733.0000
303.733.0099 FAX

BRIDGER AVENUE
APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY S.D.A., INC. COLORADO

REVISIONS
NO. DATE BY
1 05/24/07 SDR

DATE: 05/24/07

PROJECT: SDR-21236
SHEET: 01A/07

DATE: 05/24/07

PROJECT: SDR-21236

FLOOR PLAN - 2ND FLOOR

DATE: 05/24/07

SHEET NO.

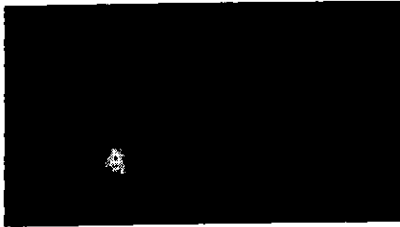
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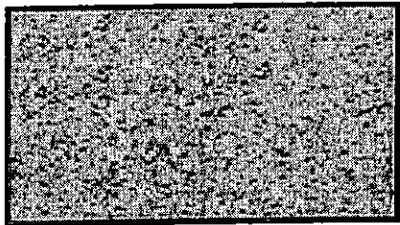
1 FLOOR PLAN - 2ND FLOOR

SDR-21236

05/24/07 PC



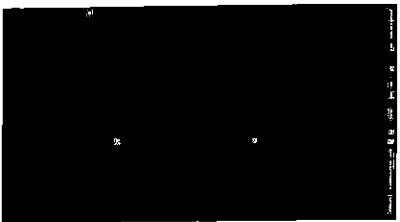
Stucco Color Sample #1: Ariel (683)



Stucco Color Sample #2: Spice Tan (375)

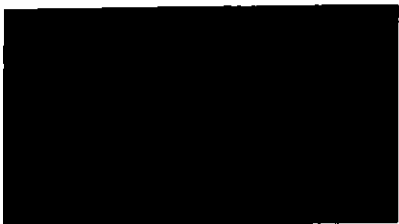


Stucco Color Sample #3: Mission Tile (646)



Stucco Color Sample #4: Burnt Orange (659)

NOTE: Stucco colors above are from Dryvit manufacturer's design colors.



Anodized Clear Aluminum for tower roof, guardrails,
handrails, door and window frames.

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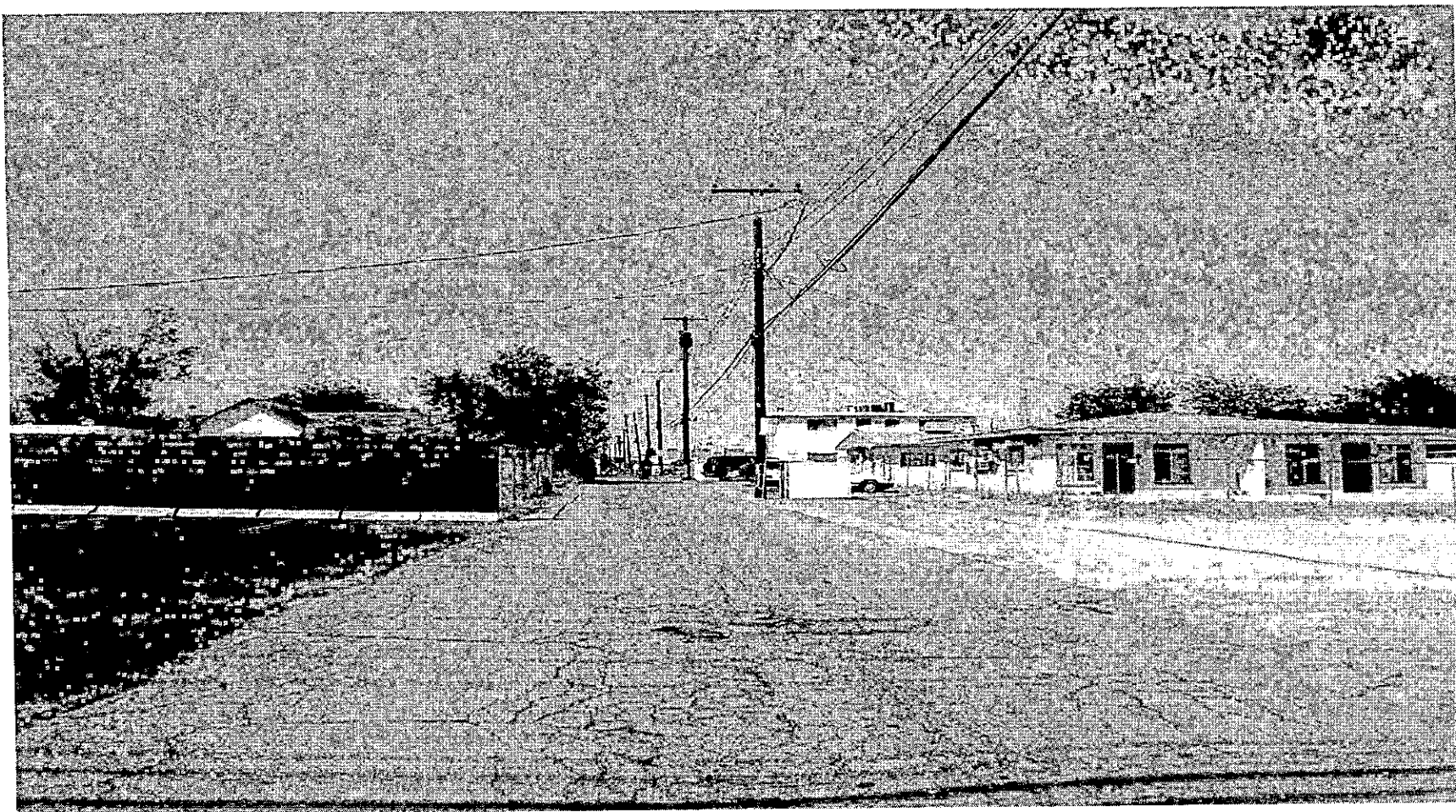
SDR-21236
05/24/07 PC

TAAG
ARCHITECTS

950 17th Street
Suite 2050
Denver, CO 80202

303-824-2745
303-824-2737 fax

SAMPLE COLOR BOARD
FOR:
BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA



ZON-21234, VAR-21238, VAR-21239, VAC-21240 & SDR-21236 - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
MAY 24, 2007 PLANNING COMMISSION

04/30/07



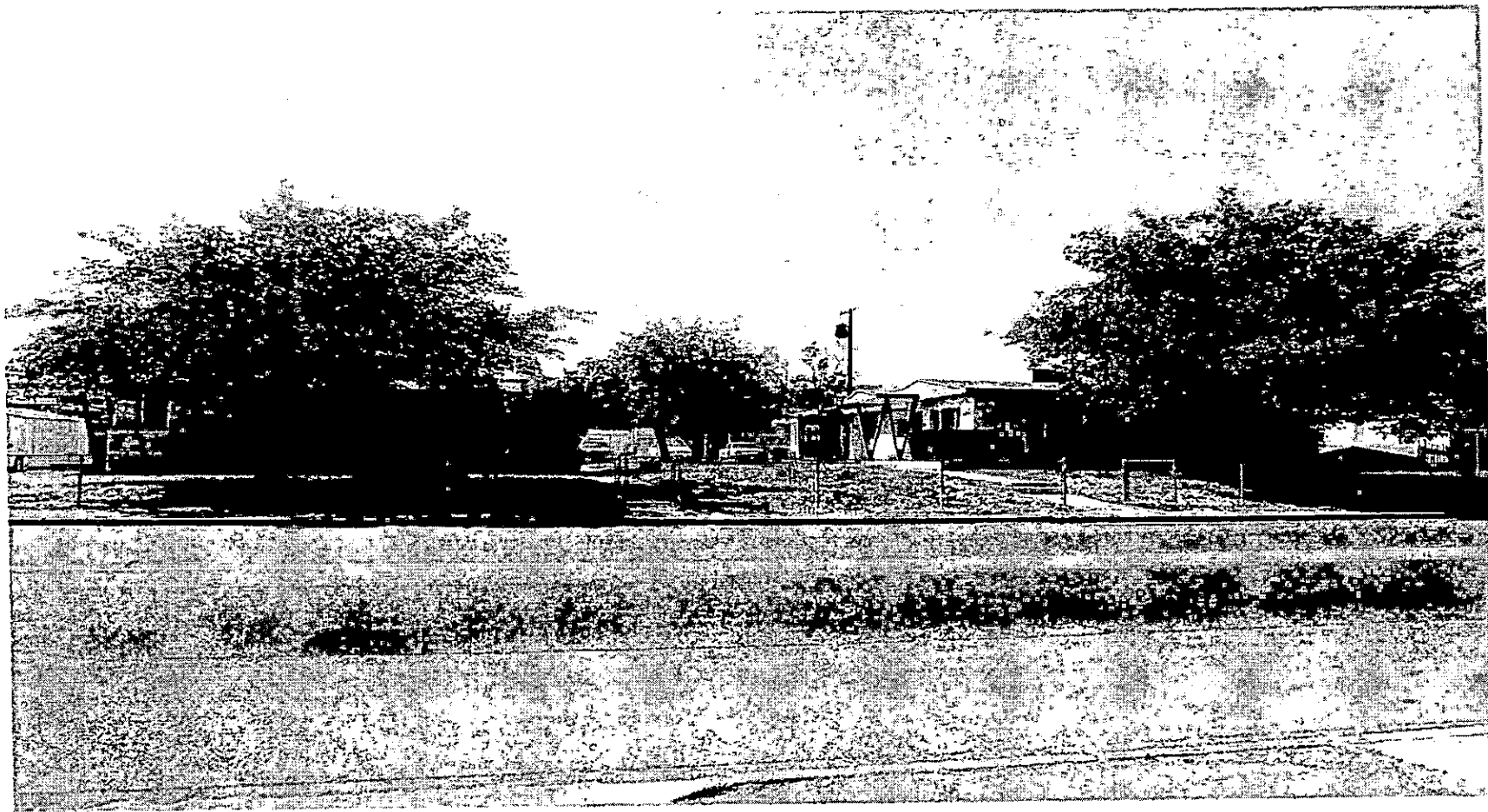
ZON-21234, VAR-21238, VAR-21239, VAC-21240 & SDR-21236 - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
MAY 24, 2007 PLANNING COMMISSION

04/30/07



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NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
MAY 24, 2007 PLANNING COMMISSION

04/30/07



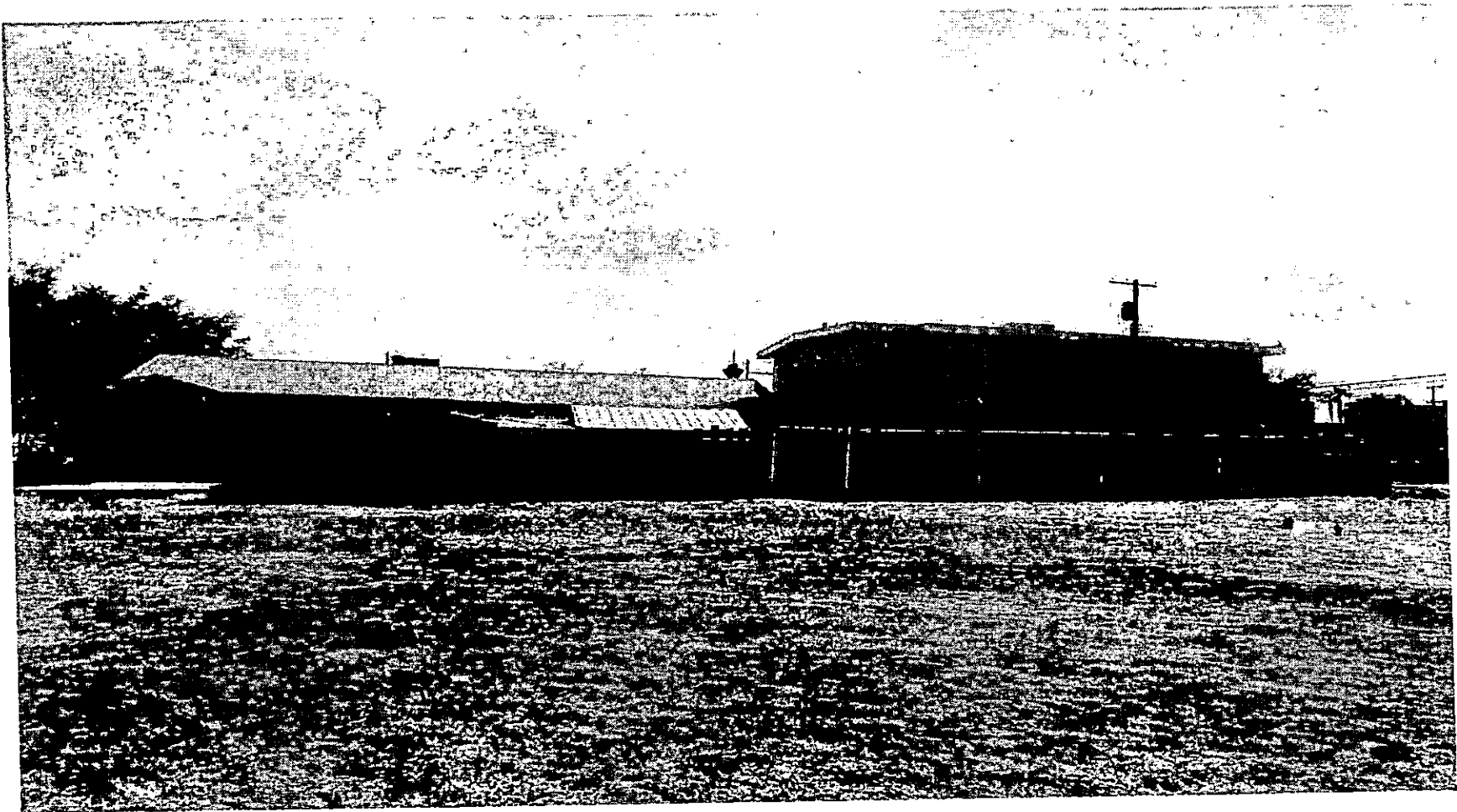
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MAY 24, 2007 PLANNING COMMISSION

04/30/07



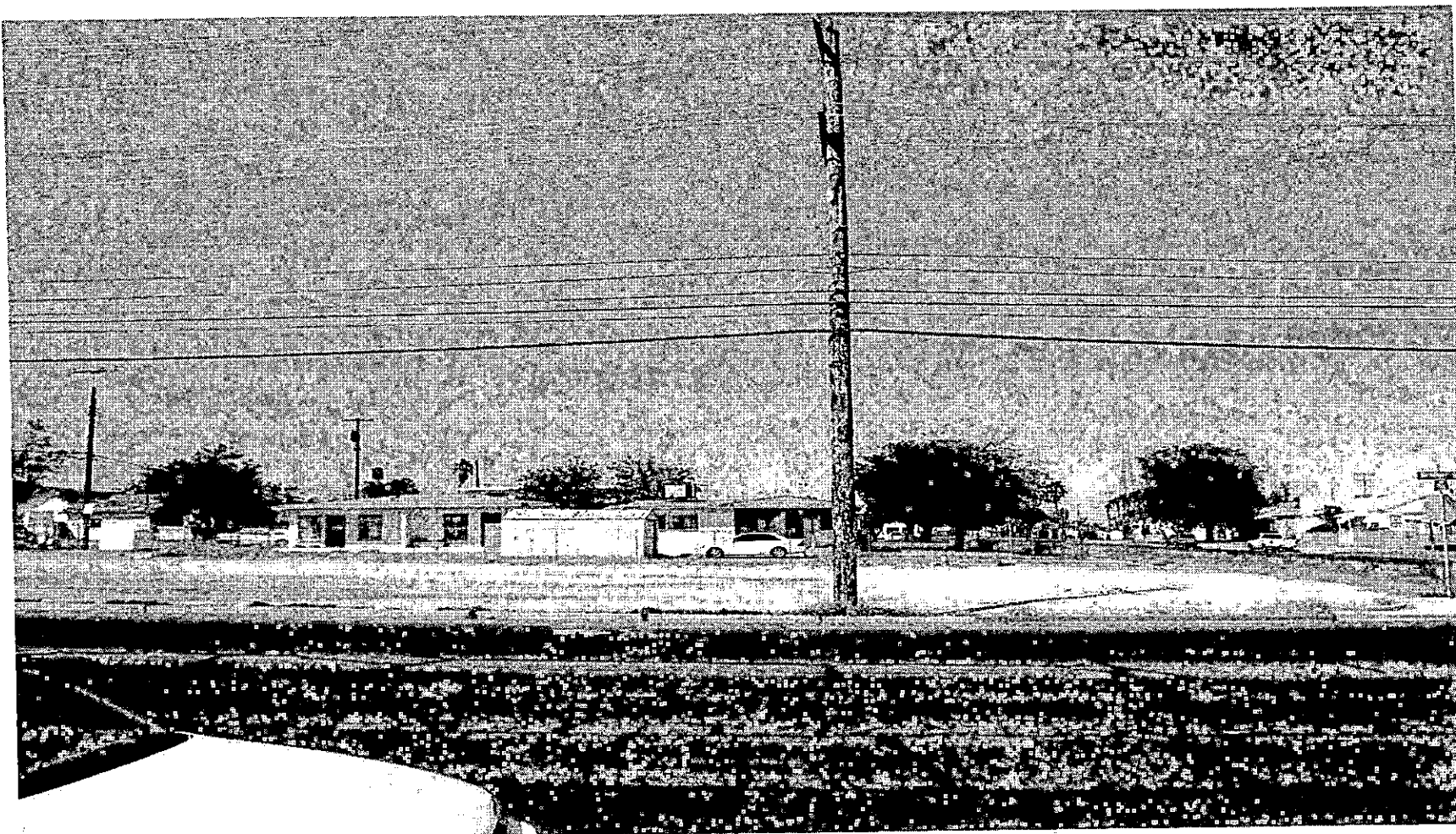
ZON-21234, VAR-21238, VAR-21239, VAC-21240 & SDR-21236 - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL
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MAY 24, 2007 PLANNING COMMISSION

04/30/07



ZON-21234, VAR-21238, VAR-21239, VAC-21240 & SDR-21236 - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
MAY 24, 2007 PLANNING COMMISSION

04/30/07

SDR 21236				
Poulos Family Trust & Ashton Boyd Family Trust				
NEC Bridger & 9th				
Proposed 300 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	300	5.86	1,758
AM Peak Hour			0.44	132
PM Peak Hour			0.52	156
(heaviest 60 minutes)				
Existing traffic on all nearby streets: No counts available for 9th				
Bridger Avenue				
Average Daily Traffic (ADT)	2,254			
PM Peak Hour	180			
(heaviest 60 minutes)				
10th Street				
Average Daily Traffic (ADT)	1,216			
PM Peak Hour	97			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bridger Avenue	15300			
10th Street	15300			
This project will add approximately 1,758 trips per day on Bridger, 9th and 10th. This will increase expected volumes by about 78 percent on Bridger and 145 percent on 10th. Bridger is at about 15 percent of capacity and 10th				
at about 8 percent of capacity. Counts are not available for 9th Street in this				
vicinity, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 156 additional cars into the area; which works out to about five every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

SDA

SDA INC.
The Denver Tech Center
5655 North Yosemite Street, Suite 300
Greenwood Village, Colorado 80122
Telephone: 303-720-0800
Facsimile: 303-720-0896

**Real Estate: Construction
Development
Investment
Management**

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

**Re: Bridger Avenue Apartments, Site Development Plan – Re-submittal to SDR -
17745
Waiver request for Residential Adjacency Requirements – 100% Affordable
Housing**

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for a site development plan approval.

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

SITE DEVELOPMENT PLAN

We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

The City is allowed to consider a waiver of the Residential Adjacency Standard requirements for Affordable Housing. This project is 100% affordable housing.

In response to your staff's comments, among other changes, we redesigned the location of our trash enclosure to be 50' from the north property line and 54' from the west property line.

The State of Nevada and the City of Las Vegas approved tax exempt bonds for this development. See the attachments dated 10.17.06 and 10.11.06. The state requires the recording of a 30 year affordable housing deed restriction when the bonds close. The recording of this deed restriction is a condition of this application.

**SDR-21236
05/24/07 PC**

05/24/07
10:24:17

This project fits the General Plan use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/cs

SDR-21236
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:

VAR-20944 - VARIANCE - PUBLIC HEARING – APPLICANT: ROBERT C. MORGAN - OWNER: STEPHEN BRUCE PARKER FAMILY TRUST - Request for a Variance TO ALLOW A 20 FOOT REAR SETBACK WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW AN OPEN PORTE COCHERE TO BE 10 FEET FROM THE EDGE OF A PRIVATE STREET CUL-DE-SAC WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED AND TO ALLOW A CLASS II ACCESSORY STRUCTURE TO BE 2356.5 SQUARE FEET WHERE 1842.5 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.60 acres at 4071 North Tomsik Street (APN 138-04-404-036), R-E (Residence Estates) Zone, Ward 4 (Brown).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Erin E. Heimgartner

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with STEINMAN voting NO and GOYNES and TROWBRIDGE excused

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 55 – VAR-20944

MINUTES – Continued:

ANDY REED, Planning Supervisor, found no evidence of a hardship associated with the site and recommended denial of the application.

ROLAND CRAFT, 6345 North Grand Canyon Drive, stated that the applicant's proposal is the ideal layout for his dream home. Since the home is a one-story development, he stressed that there would be minimal intrusion upon adjacent neighbors. He acknowledged the concern with the rear-yard setback but agreed to provide a 20-foot setback.

Upon COMMISSIONER EVANS query, MR. CRAFT confirmed that nearby residents support the application; however, the applicant only obtained verbal support. MR. CRAFT added that the property was purchased from one of the neighbors who had been informed of the proposed plans.

COMMISSIONER STEINMAN stated that the rear setback and the porte cache are not as big a concern as the size of the accessory structure proposed. ROB MORGAN, owner, explained that the proposed size of the second structure was to accommodate his many sport accessory and maintenance vehicles and would not be visible from Tomsik Street. MR. MORGAN confirmed for COMMISSIONER EVANS there is no intent to rent the accessory structure.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

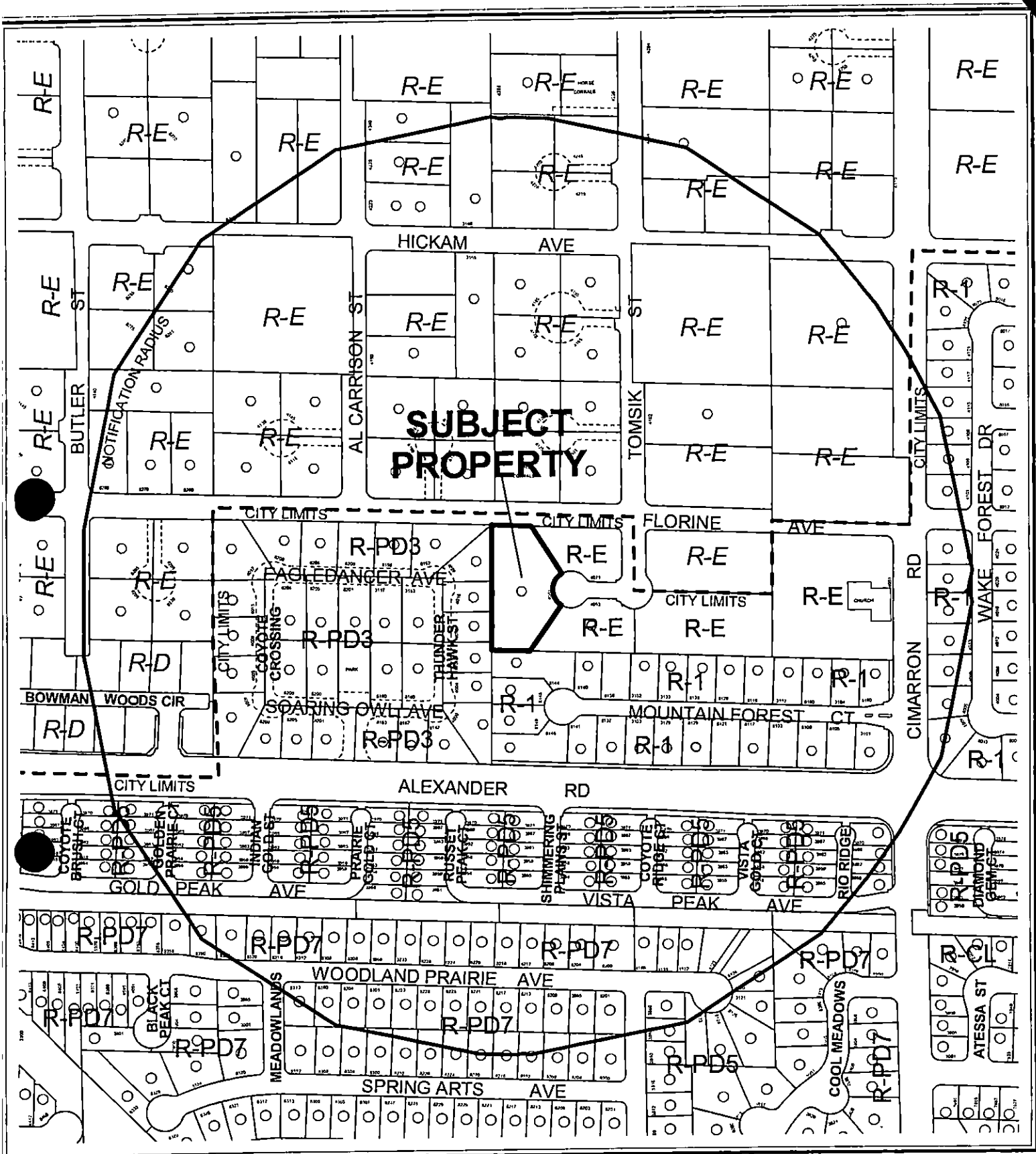
(11:08 – 11:17) .

4-574

CONDITIONS:

Planning and Development

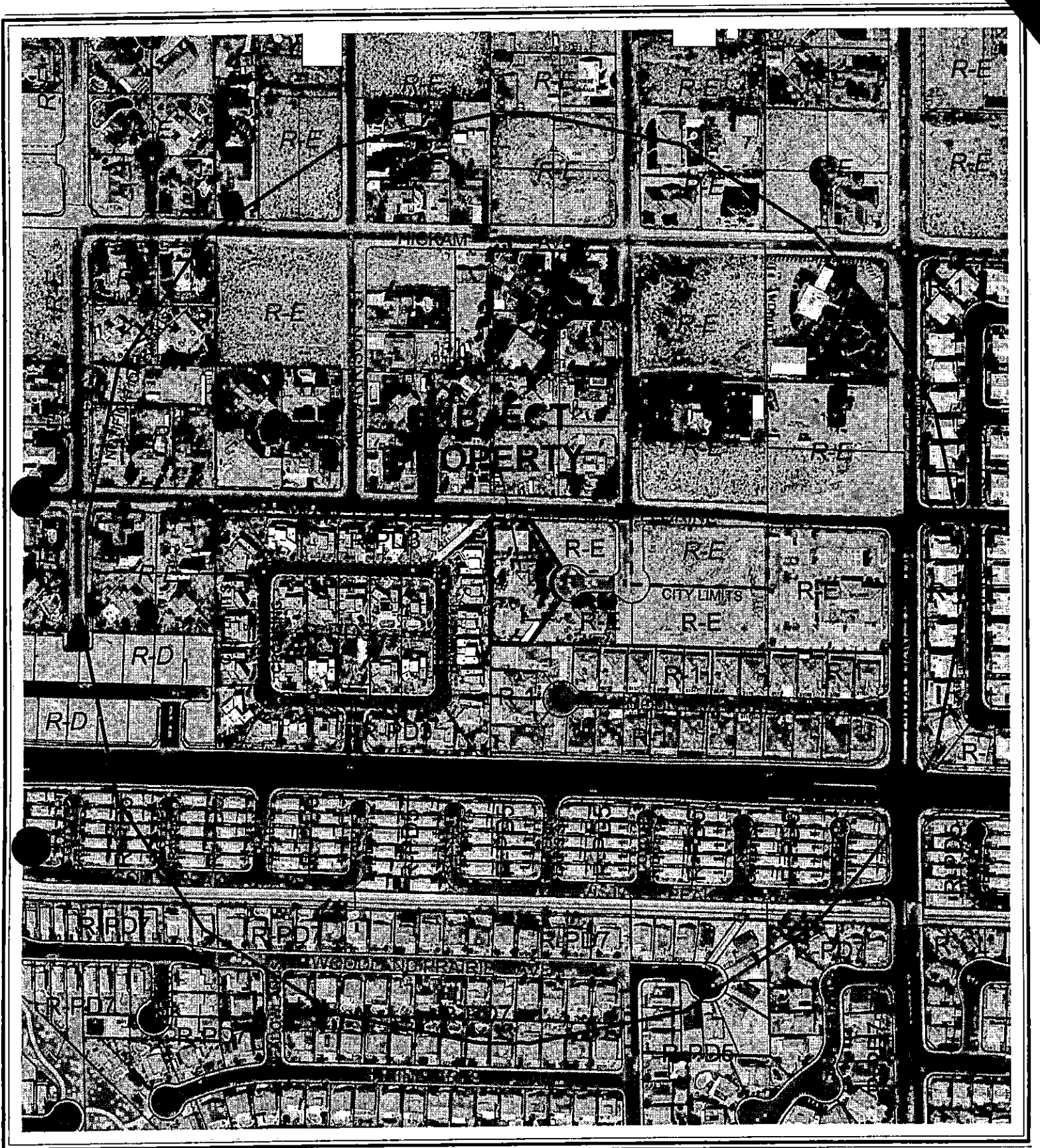
1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: VAR-20944

RADIUS: 1000 FT

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



CASE: VAR-20944

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20944 - APPLICANT/OWNER: STEPHEN BRUCE
PARKER FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a 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-20944 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a rear setback of 20 feet where a minimum setback of 35 feet is required, a porte cochere to be located 10 feet from the front property line along a cul-de-sac bulb where 20 feet is required and a Class II Accessory Structure to be larger than 50% of the floor area of the primary dwelling unit (64%) at 4071 Tomsik Street. The proposal does not present any substantial impairment to the public good. However, the proposal is an attempt to overbuild the site. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/20/94	The City Council approved a Rezoning (Z-22-94) from R-E (Residence Estates to R-1 (Single Family Residential) for this site as part of a larger request. The Planning Commission and staff recommended approval.
02/88/99	The City Council approved a Special Use Permit (U-150-98) on property located on the southwest corner of Florine Avenue and Tomsik Avenue, including the subject site, to allow three lots to front on a private cul-de-sac. The Planning Commission and staff recommended approval.
08/25/97	The City Council approved an extension of time for an approved Rezoning (Z-22-94) from R-E (Residence Estates to R-1 (Single Family Residential) for this site as part of a larger request which has expired. The Planning Commission and staff recommended approval. This Extension of Time and the Rezoning expired on 04/28/98.
<i>Related Building Permits/Business Licenses</i>	
11/05/99	A Building Permit under plan check number L-4644-99 was issued on the subject site for a 6-foot high CMU block screening wall with retaining. A field check confirmed that this wall is constructed on the site.
12/31/03	A Building Permit under plan check number R-0069-02 was issued on the subject site for a single family dwelling. This house was not built and the Building Permit fees were refunded on 04/19/04.
04/16/07	An Over-the-Counter Building Permit Number 86346 for a Temporary Power Pole was issued on the subject site.
<i>Pre-Application Meeting</i>	
03/30/07	A pre-application meeting was held to discuss the submittal requirements for a Variance for the rear yard setback, the Porte Cochere front yard setback, and the Class II accessory structure exceeding 50% of the floor area of the primary residence. As all three items relate to Title 19.08, only one Variance is required.

RL

VAR-20944 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Neighborhood Meeting

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

Field Check

04/17/07	A field check was conducted on the site to visually confirm that the proposed site plan is comparable and compatible with the surrounding single family dwellings.

Details of Application Request

Site Area

Gross Acres	.60
Net Acres	.51

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped, Single Family Residence	RNP (Rural Neighborhood Preservation – Unincorporated Clark County)	Unincorporated Clark County R-E (Rural Estates Residential District)
South	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	RNP (Rural Neighborhood Preservation – Unincorporated Clark County)	Unincorporated Clark County R-E (Rural Estates Residential District)
West	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

RL

VAR-20944 - Staff Report Page Three
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	20,000 SF	22,253 SF	Y
Min. Lot Width	100 Feet	107 Feet	Y
Min. Setbacks			
• Front - House	20 Feet	20 Feet	Y*
• Front - Porte Cochere	20 Feet	10 Feet	N***
• Side	10 Feet	10 Feet	Y
• Corner	3 Feet	20 Feet	Y**
• Rear	35 Feet	20 Feet*	N***
Max. Lot Coverage	NA	36.35%	Y
Distance between Buildings	6 Feet	6 Feet	Y
Class II Accessory Structure	1,842.5 SF (50% of house)	2,356.5 SF (64% of house)	N***
Max. Building Height	NA	20.33 Feet	Y

* The front-yard setback for a private street along a cul-de-sac knuckle in the R-E zone is 20 feet.

** The setback for a Class II Accessory Structure is 3 Feet

*** Subject of this Variance (see below)

Variance Requests	Required/Allowed	Provided	Percent Deviation
Rear Yard Setback	35 Feet Minimum	20 Feet	75%
Porte Cochere Front Yard Setback	20 Feet Minimum	10 Feet	50%
Class II Accessory Structure not to exceed 50% of the Floor Area of Livable space in primary dwelling.	1,842.5 Square Feet 50% of 3,685 SF	2,356.5 SF 64% of 3,685 SF	28%

ANALYSIS

The applicant is requesting a Variance to allow a rear setback of 20 feet where a minimum setback of 35 feet is required, a porte cochere to be located 10 feet from the front property line along a cul-de-sac bulb where 20 feet is required and a Class II Accessory Structure to be larger than 50% of the floor area of the primary dwelling unit (64%). The subject site is surrounded by street on the front, rear, and one side. None of the encroachments are along the side that directly abuts another residence. The proposal does not present any substantial impairment to the public good. However, the proposal is an attempt to overbuild the site by constructing a house and porte cochere that fails to fit within the building envelope, as well as a Class II accessory structure that is larger than 50% of the living space of the primary dwelling. Therefore, staff recommends denial.

VAR-20944 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to build a house and porte cochere that fails to fit within the required setbacks, and proposing to build a Class II Accessory Structure that is larger than 50% of the livable space of the primary residence. Building within the setbacks and building a smaller accessory structure 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

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 259

APPROVALS 0

PROTESTS 0

RL



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20944**APN: **138-04-404-036**Name of Property Owner: **STEVEN FRUE PARKER**Name of Applicant: **ROBERT C. MORGAN**Name of Representative: **ROBERT C. MORGAN / ROLAND KRAFT**

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.

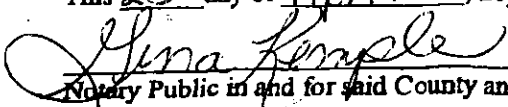
City Official: _____

Partner(s): _____

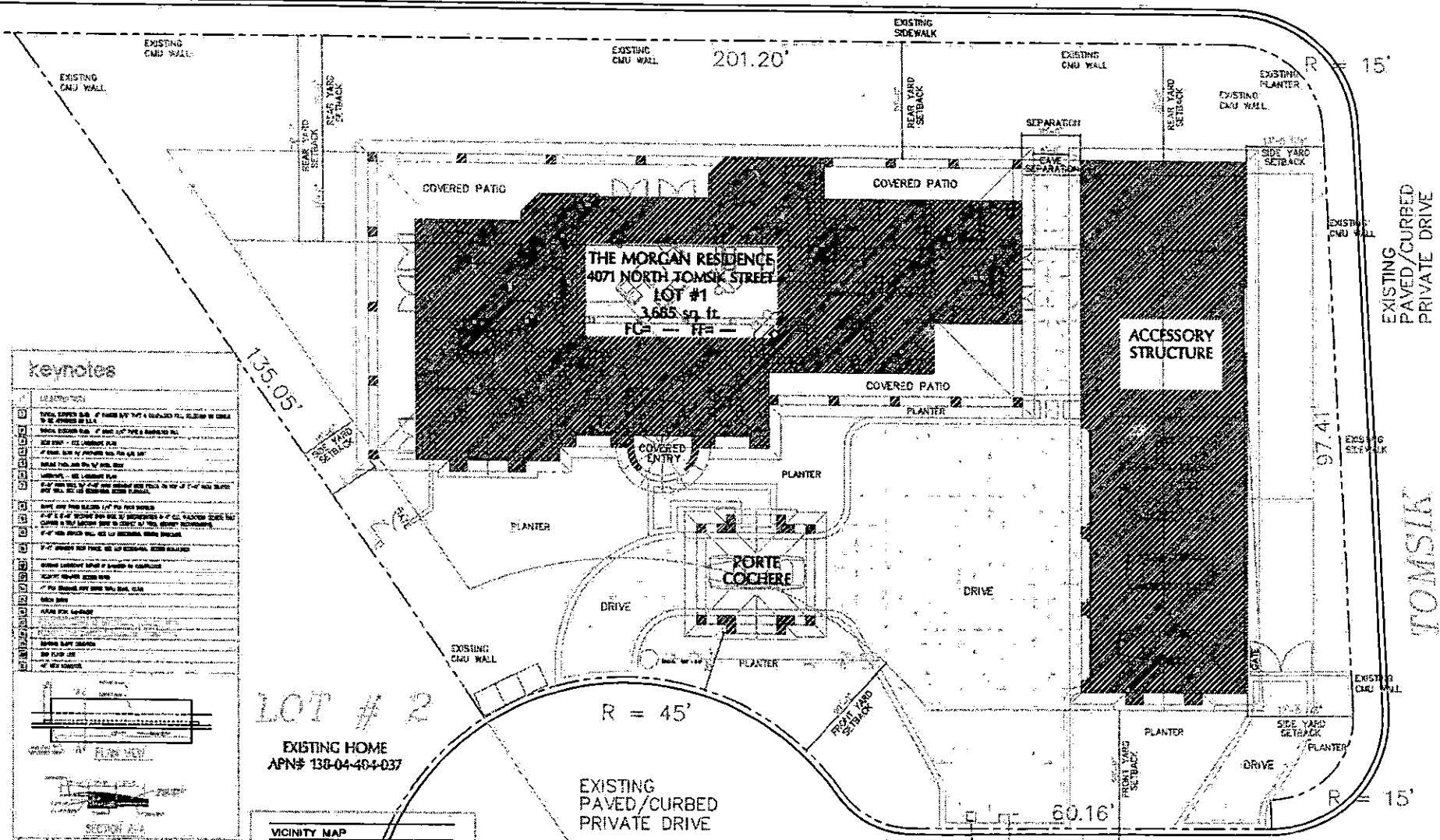
APN: _____

Signature of Property Owner: Print Name: **Steven Frue Parker**

Subscribed and sworn before me

This **25** day of **April**, 2007
Notary Public in and for said County and State**RECEIVED**
APR 26 2007

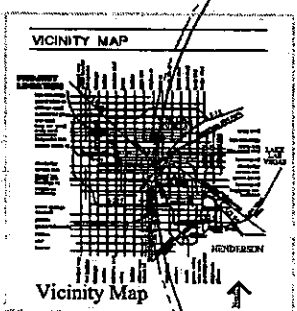
FLORINE



keynotes

KEYNOTE	DESCRIPTION
1	EXISTING DRIVE
2	EXISTING SIDEWALK
3	EXISTING CMU WALL
4	EXISTING DRIVE
5	EXISTING SIDEWALK
6	EXISTING CMU WALL
7	EXISTING DRIVE
8	EXISTING SIDEWALK
9	EXISTING CMU WALL
10	EXISTING DRIVE
11	EXISTING SIDEWALK
12	EXISTING CMU WALL
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97	EXISTING DRIVE
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99	EXISTING CMU WALL
100	EXISTING DRIVE

LOT # 2
EXISTING HOME
APN# 138-04-404-037

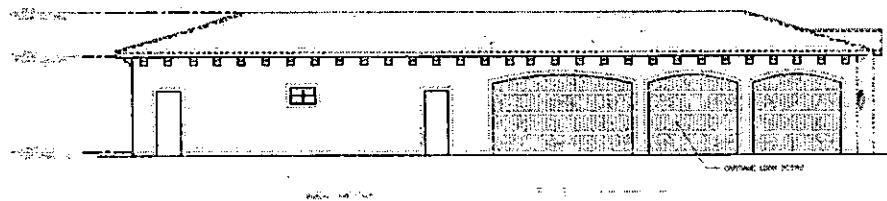
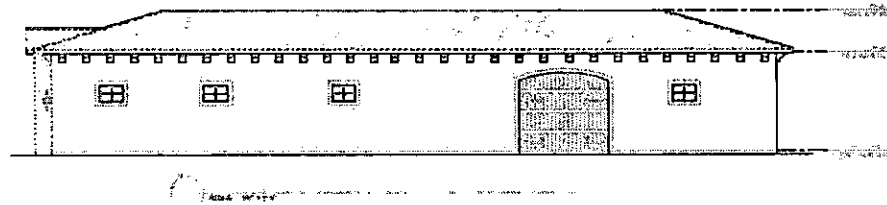
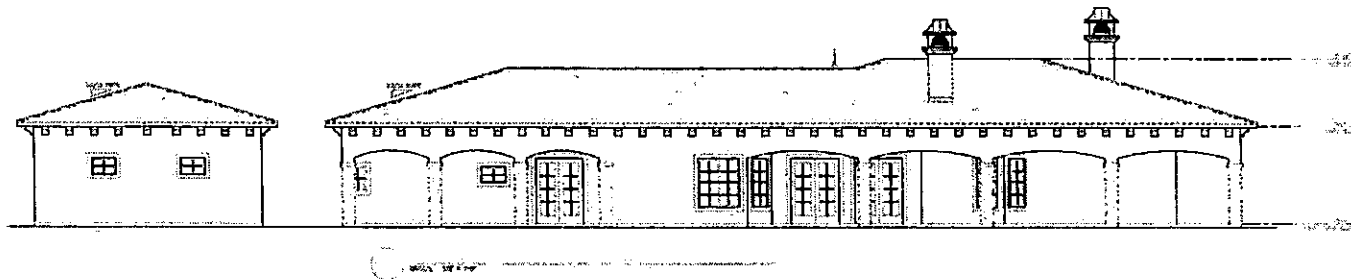
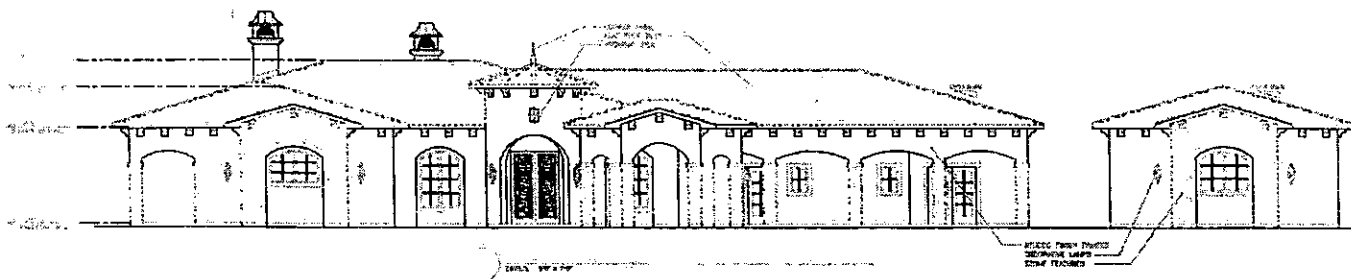


4071 N TOMSIK STREET
PRIVATE ROAD / PUBLIC UTILITY EASEMENT

VAR-20944
05/24/07 PC

RECEIVED
MAR 30 2007

THE MORGAN RESIDENCE
LOT #1 APN# 138-04-404-036
SITE PLAN
4071 NORTH TOMSIK STREET, LAS VEGAS, NEVADA
A2.1



Revised:

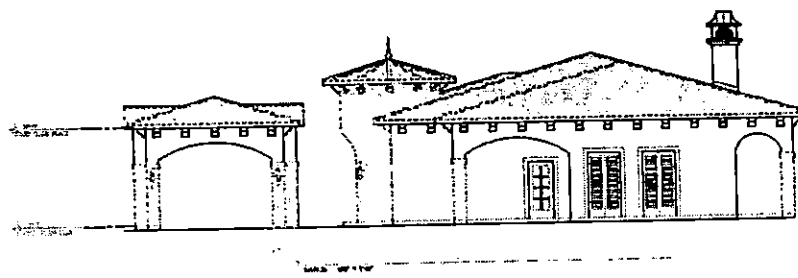
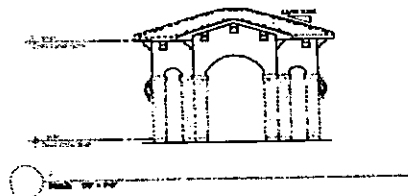
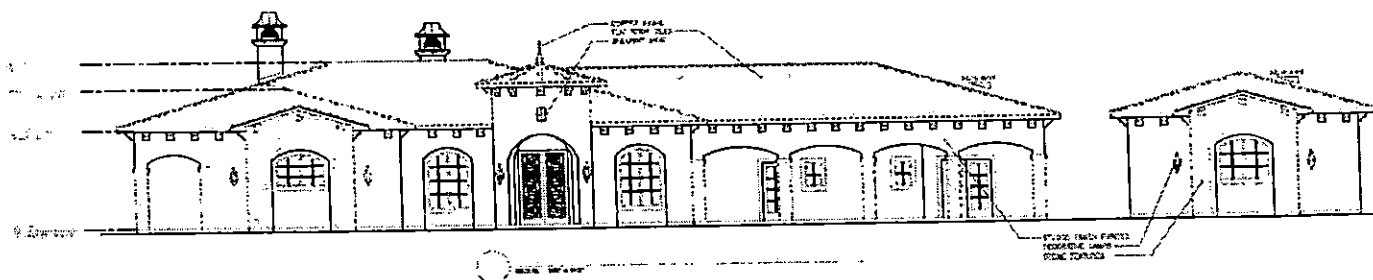
THE MORGAN RESIDENCE
 LOT #1
 ELEVATIONS
 4071 NORTH TONKIN STREET, LAS VEGAS, HENDERSON, NEVADA

RECEIVED

MAR 30 2007

VAR-20944
05/24/07 PC

A1.1



Elevation

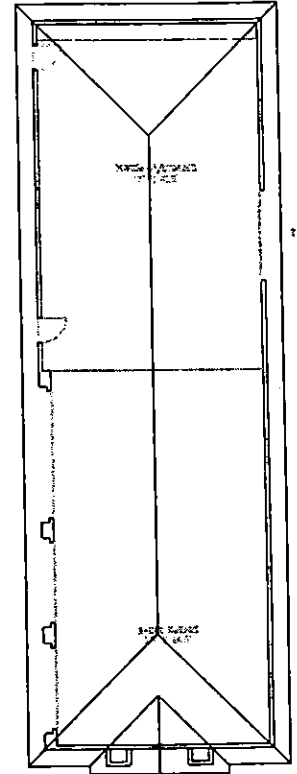
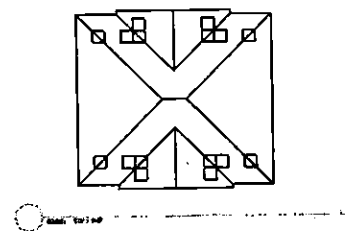
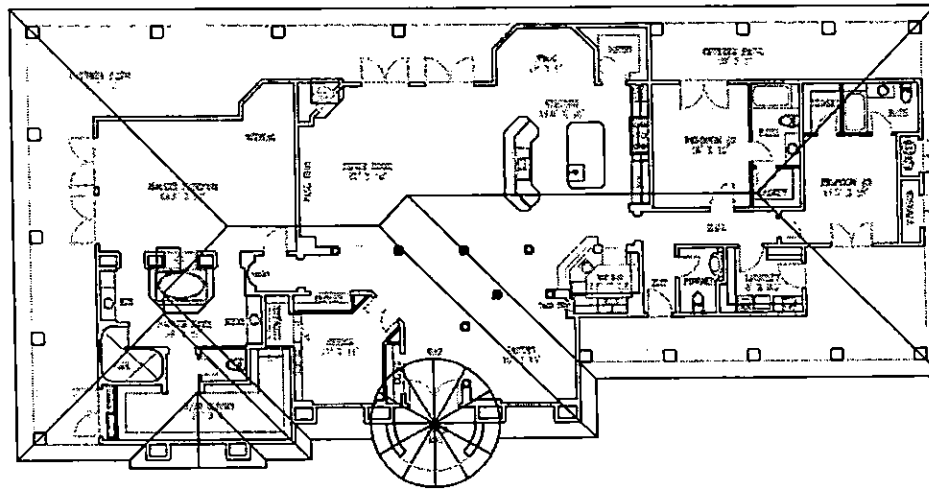
THE MORGAN RESIDENCE
 LOT #1
 ELEVATIONS
 4071 NORTH TONKIE STREET, LAS VEGAS, NEVADASSON, NEVADA

RECEIVED

MAR 30 2007

VAR-20944
 05/24/07 PC

A1.2



Scale:
1" = 1'-0"

THE MORGAN RESIDENCE
LOT #1
FLOOR PLAN
4071 NORTH YORK STREET, LAS VEGAS, NEVADA

RECEIVED

VAR-20944
05/24/07 PC

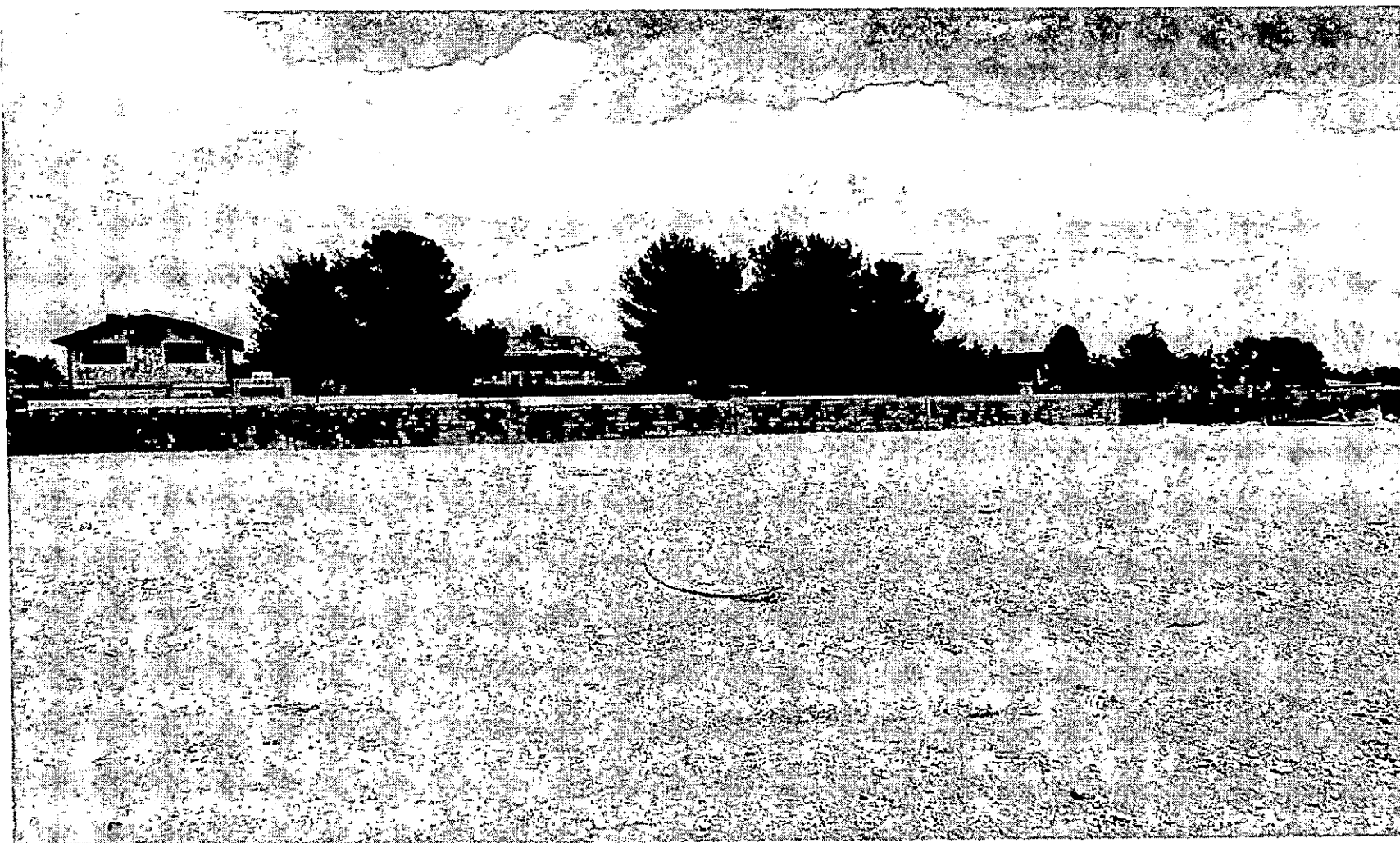
MAR 30 2007

A3.1



VAR-20944 - APPLICANT/OWNER: STEPHEN BRUCE PARKER FAMILY TRUST
4071 NORTH TOMSIK STREET
MAY 24, 2007 PLANNING COMMISSION

05/04/07



VAR-20944 - APPLICANT/OWNER: STEPHEN BRUCE PARKER FAMILY TRUST
4071 NORTH TOMSIK STREET
MAY 24, 2007 PLANNING COMMISSION

05/04/07

Robert C. Morgan
4071 North Tomsik Street
Las Vegas, NV 89129

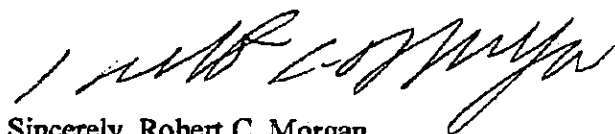
Cell: 702-286-9109
E-mail:

Justification Letter: For variance's to build personal residence
To the planning and development department, city of Las Vegas

To Whom It May Concern:

Intended use: Personal Residence

Requests: To change the rear setback from 35' to 20', this allows me to place my home for the best use of the property. Using the 35' setback leaves a thin building footprint because of the shape of the property. My privacy area will be the nw corner of the lot. Also the porte cochere will encroache 10' into the front yard setback where 20' is required but adds architectural appeal to all homes in the cul-de-sac. The over-sized garage which is greater than 50% of the area of the primary residence gives me the space I need for my personal workshop, vehicle parking and storage space for motorcycles, atv's, snowmobiles, yard maintenance tools and other household items. Moving the rear setback to 20' allows me to fit my design on the lot without impacting any neighbors. Keeping the home a single story along with rear landscaping should keep visible impact to a minimum. The current plan I have chosen gives me the privacy I desire and utilizes the lot very well, while enhancing the neighborhood and the cul-de-sec. All other city policies and regulations will be met. Your consideration is greatly appreciated.



Sincerely Robert C. Morgan
March 11th 2007

RECEIVED

APR 25 2007

VAR-20944

REVISED

05/24/07 PC

Carman Burney

From: Heimgartner, Erin [eeheimgartner@centexhomes.com]
Sent: Monday, May 21, 2007 4:27 PM
To: Carman Burney
Cc: Kim Bush
Subject: CLV PC Agenda

VAR-20944 - VARIANCE - PUBLIC HEARING – APPLICANT: ROBERT C. MORGAN - OWNER: STEPHEN BRUCE PARKER FAMILY TRUST

Opposed to this variance. Property owner already has accessory structures. Request too close to developed homes in place prior to original construction of site.

Please make sure this opposition is noted at the meeting.

Thank you,

Erin E. Heimgartner
Coopelli Owner's Association

Submitted after final agenda

5/24/2007

Date 5/24/07 Item #56

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-21185 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STRATA VEGAS, LLC - Request for a Variance TO ALLOW A 10-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 6,300 SQUARE FOOT PAD IN AN EXISTING COMMERCIAL DEVELOPMENT on 4.46 acres approximately 170 feet west of the northwest corner of Bonanza Road and Eastern Avenue (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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:

EVANS – APPROVED subject to conditions – UNANIMOUS with GOYNES and TROWBRIDGE excused

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 56-57.

DOUG RANKIN, Planning Supervisor, recommended denial of the Variance as a redesign of the project could meet development standards and he recommended denial of the site plan.

JEFF MAYHEW, manager of Strata Vegas, LLC, stated this project entails redevelopment of an old center that has deteriorated over the years. Phase 1 to install a new canopy was approved administratively and Phase 2 involves the pad and landscaping. **MR. MAYHEW** outlined staff's

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 56 – VAR-21185

MINUTES – Continued:

concern that the setback of the new building would be 10 feet as opposed to required 15 feet. He stated meeting the 15-foot setback requirement would not allow the center to be balanced though he that mentioned plans to masquerade the unattractive convenience store while providing nice landscaping. He noted that another plaza would be integrated within the site and new tenants are being considered to provide more substantial clientele.

TODD FARLOW, 240 North 19th Street, commended the applicant's desire to upgrade the existing center.

At the request of COMMISSIONER EVANS, MARGO WHEELER, Director of Planning and Development, clarified that because a previously approved site plan exists this development is considered a major amendment. There is nothing physically unusual about the site; therefore, the Variance request was recommended for denial. MS. WHEELER confirmed that the canopy and signage was approved administratively.

COMMISSIONER STEINMAN queried if a new parking lot would be included and MR. MAYHEW confirmed that the front parking lot would be reconfigured but the rear parking lot would not be improved until a later date. COMMISSIONER STEINMAN encouraged that the rear of the lot be cleared and that the storage units be removed. He commended the project but expressed concern for a possible shortage of parking. MR. MAYHEW acknowledged that potential issue and reiterated the need to offer balance within the site.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

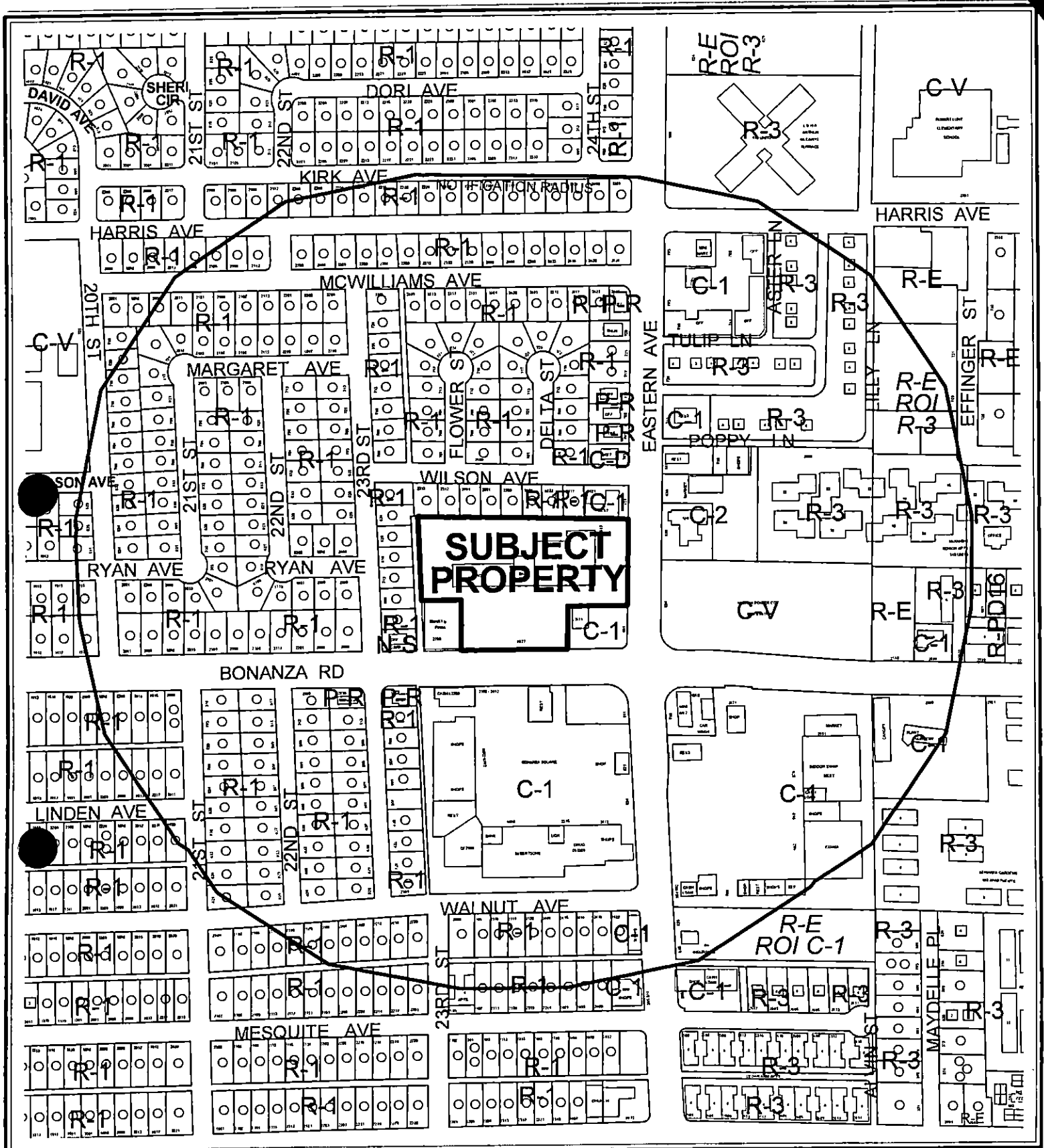
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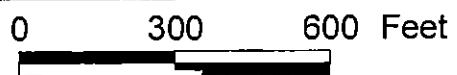
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-21148) shall be required.
2. Conformance to the Conditions of Approval for Rezoning (Z-0019-66) and Administrative Site Development Plan Review (SDR-20445), if approved, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-21185**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





CASE: VAR-21185

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-21185 - APPLICANT/OWNER: STRATA VEGAS, LLC

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-21148) shall be required.
2. Conformance to the Conditions of Approval for Rezoning (Z-0019-66) and Administrative Site Development Plan Review (SDR-20445), if approved, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-21185 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed building to deviate from the development standard for the corner side setback on 4.46 acres approximately 170 feet west of the northwest corner of Bonanza Road and Eastern Avenue. The project site is an existing commercial subdivision consisting of a grocery store and strip mall commercial center.

Specifically, this application requests a deviation to allow a corner side setback of ten feet where 15 feet is the minimum required in a C-1 (Limited Commercial) zoning district. The applicant indicates that the proposed building will allow added local retail opportunities for the community. Due to the self-imposed hardship created by the location of proposed building on the site, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/20/66	The City Council approved a Rezoning (Z-0019-66) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval.
01/23/86	The Board of Zoning Adjustment approved a Variance (V-0133-85) to allow a recreational vehicle rental agency, where such use is not permitted. Staff recommended denial.
01/09/92	The Planning Commission approved a Plot Plan and Building Elevation Review (Z-0019-66) for a remodel and expansion of the existing shopping center.
04/26/07	Staff administratively approved a Site Development Plan Review (SDR-20445) for a canopy remodel of the existing shopping center.
05/24/07	A companion item for a Site Development Plan Review (SDR-21148) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
08/21/92	A business license, M01-03489, for a Maintenance Services – Janitorial category license was issued by the Department of Finance and Business Services. *
11/24/92	A business license, L10-00116, for a Beer Wine Cooler Off Sale category license was issued by the Department of Finance and Business Services. *
11/14/94	A business license, C05-00399, for a Tobacco Dealer - Retail category license was issued by the Department of Finance and Business Services. *
11/14/94	A business license, C20-01646, for a Convention Hall Gaming Tax category license was issued by the Department of Finance and Business Services. *
11/14/94	A business license, G01-01646, for a Gaming Restricted category license was issued by the Department of Finance and Business Services. *

VAR-21185 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

10/04/95	A business license, V07-00078, for a Video/DVD Rental and Sales category license was issued by the Department of Finance and Business Services. *
07/10/96	A business license, B04-00041, for a Barber Shop category license was issued by the Department of Finance and Business Services. *
04/13/98	A business license, C07-02307, for a Clothing Store category license was issued by the Department of Finance and Business Services. *
07/02/98	A business license, C08-00685, for a Coin Amusement Machine category license was issued by the Department of Finance and Business Services. *
07/02/98	A business license, P09-00019, for a Pool or Billiard Hall category license was issued by the Department of Finance and Business Services. *
07/02/98	A business license, R07-00327, for a Restaurant - Seating Under 45 category license was re-issued due to a license re-classification by the Department of Finance and Business Services. *
03/16/01	A business license, C05-01133, for a Tobacco Dealer - Retail category license was re-issued due to a change of location by the Department of Finance and Business Services. *
05/16/01	A business license, F11-00062, for a Specialty Food Store category license was issued by the Department of Finance and Business Services. This license was re-issued due to a license re-classification on 01/05/06. *
10/30/01	A business license, G05-00362, for a Groceries/Food Products category license was re-issued due to a change of location by the Department of Finance and Business Services. *
07/10/03	A business license, R09-01205, for a Restaurant - Seating 45 or more category license was issued by the Department of Finance and Business Services. *
09/17/03	A business license, L09-00204, for a Beer Wine Cooler On Sale category license was issued by the Department of Finance and Business Services. *
12/01/05	A business license, L09-00004, for a Beer Wine Cooler On Sale category license was re-issued due to a license re-classification by the Department of Finance and Business Services. *
01/05/06	A business license, C05-02445, for a Tobacco Dealer - Retail category license was issued by the Department of Finance and Business Services. *
10/02/06	A business license, T18-00733, for a Miscellaneous Telephone Sales/Service category license was issued by the Department of Finance and Business Services.
<i>Pre-Application Meeting:</i>	
04/03/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
<i>Neighborhood Meeting:</i>	
A neighborhood meeting is not required for this application, nor was one held.	

* This license was issued with no apparent Planning and Development review.

VAR-21185 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Field Check	
03/22/07	The Department of Planning and Development conducted a site visit that found that this was a developed site that encompassed multiple existing buildings. It was noted there is no curbing or wheel stops at the angled parking along the right-of-way (Bonanza) and no perimeter landscaping. There are two storage containers in the middle of the rear parking lot behind the Smart and Final. They have a fair amount of graffiti on them. There is damaged and graffied, chain link fencing at the loading area of the Smart and Final.

Details of Application Request	
Site Area	
Net Acres	4.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Single Family, Detached	SC (Service Commercial)	R-1 (Single Family Residential) under Resolution of Intent to C-1 (Limited Commercial)
	Restaurant, 2000 sq. ft. or more (without Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Electric Utility Substation	PF (Public Facility)	C-V (Civic)
	Auto Repair Garage, Minor	SC (Service Commercial)	C-2 (General Commercial)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Office, Other Than Listed	SC (Service Commercial)	N-S (Neighborhood Service)

VAR-21185 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	239,797 Sq. Feet	Y
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks			
• Front	20 Feet	>20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	10 Feet	N*
• Rear	20 Feet	>20 Feet	Y
Max. Lot Coverage	50%	23%	Y
Max. Building Height	n/a	20 Feet	Y
Trash Enclosure	Screened	Screened / Gated	Y

- * If approved, this action would allow a corner side setback of ten feet and grant relief from the city's standard.

ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment Area Map of the Southeast Sector Map of the General Plan, and has a SC (Service Commercial) land use designation. This category permits low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. The proposed development is in compliance with the General Plan. The existing C-1 (Limited Commercial) zoning district, which allows commercial retail development, is consistent with the existing SC (Service Commercial) General Plan designation.

RTS

VAR-21185 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

The proposed setback of ten feet on the southern side of the site does not meet the 15-foot corner side setback requirement of the C-1 (Limited Commercial) District. This is a setback reduction of 33 percent. It should be noted that the original site review (Z-0019-66) permitted the building at the west end of the property to have a zero-foot setback. This variance has been submitted in conjunction with a proposed Site Development Plan Review (SDR-21148) to site a new building pad within the existing commercial shopping center. Staff is not in support of this variance request as this is a self-imposed hardship and therefore does not meet the criteria for granting a variance.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship with the location that they wish to site the proposed building relative to the corner side property line. An alternative building location on the site would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-21185 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

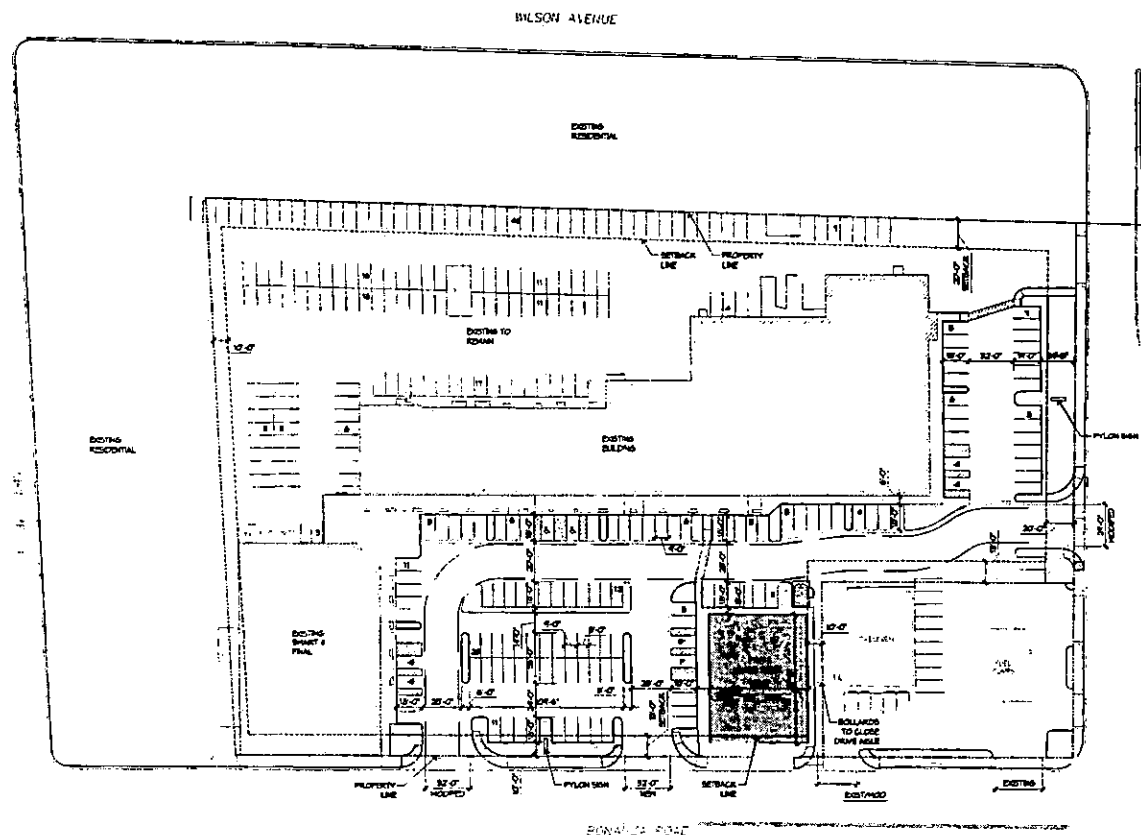
SENATE DISTRICT 2

NOTICES MAILED 333 [Mailed with SDR-21148]

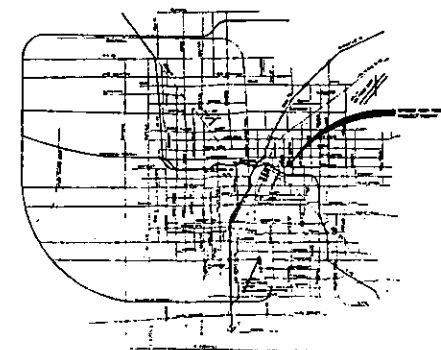
APPROVALS 0

PROTESTS 0





CONCEPTUAL SITE PLAN
PROPOSED
1" = 40'-0"



VICINITY PLAN
NOT TO SCALE

SITE DATA
SITE AREA: 13.301 ACRES (580,000 SQ. FT.)
TOTAL LOT AREA: 13.301 ACRES (580,000 SQ. FT.)

EXISTING BLDG.	AREAS	PARKING REQUIRED
PAD 1	13,301 SQ. FT.	32 SPACES
PLAZA	54,444 SQ. FT.	110 SPACES REQUIRED

PROPOSED BLDG.	AREA	PARKING REQUIRED
PAD 1	8,300 SQ. FT.	20

FINAL PARKING DATA

NUMBER OF SPACES EXISTING	304 SPACES
NUMBER OF SPACES REMOVED	178 SPACES
NUMBER OF SPACES ADDED NEW	133 SPACES
TOTAL PARKING SPACES PROVIDED	257 SPACES (41 STALLS COMPACT - 144) 8 HANDICAPPED 4 VAN ACCESSIBLE

F.A.R. (FLOOR AREA RATION)

PROPOSED BLDG. (GROSS FLOOR AREA)	8,300 SQ. FT.
ALLOWED FLOOR AREA / TOTAL GROSS LOT AREA	F.A.R.
8,300 SQ. FT. / 234,170 SQ. FT.	0.035

ZONING INFORMATION

CITY OF LAS VEGAS ZONING CLASSIFICATION (C-1) LIMITED COMMERCIAL DISTRICT.

SETBACK REGULATION

SETBACK RESTRICTIONS TAKEN FROM CITY OF LAS VEGAS DEVELOPMENT CODE, CHAPTER 160B, TABLE 1.

MINIMUM SETBACKS	C-1
MIN. FRONT SETBACK	20
MIN. SIDE YARD SETBACK	10
MIN. CORNER SIDE YARD SETBACK	10
MIN. REAR YARD SETBACK	30
MAXIMUM HEIGHT	N/A

VEGAS PLAZA

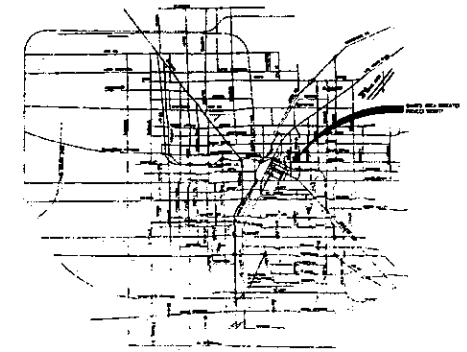
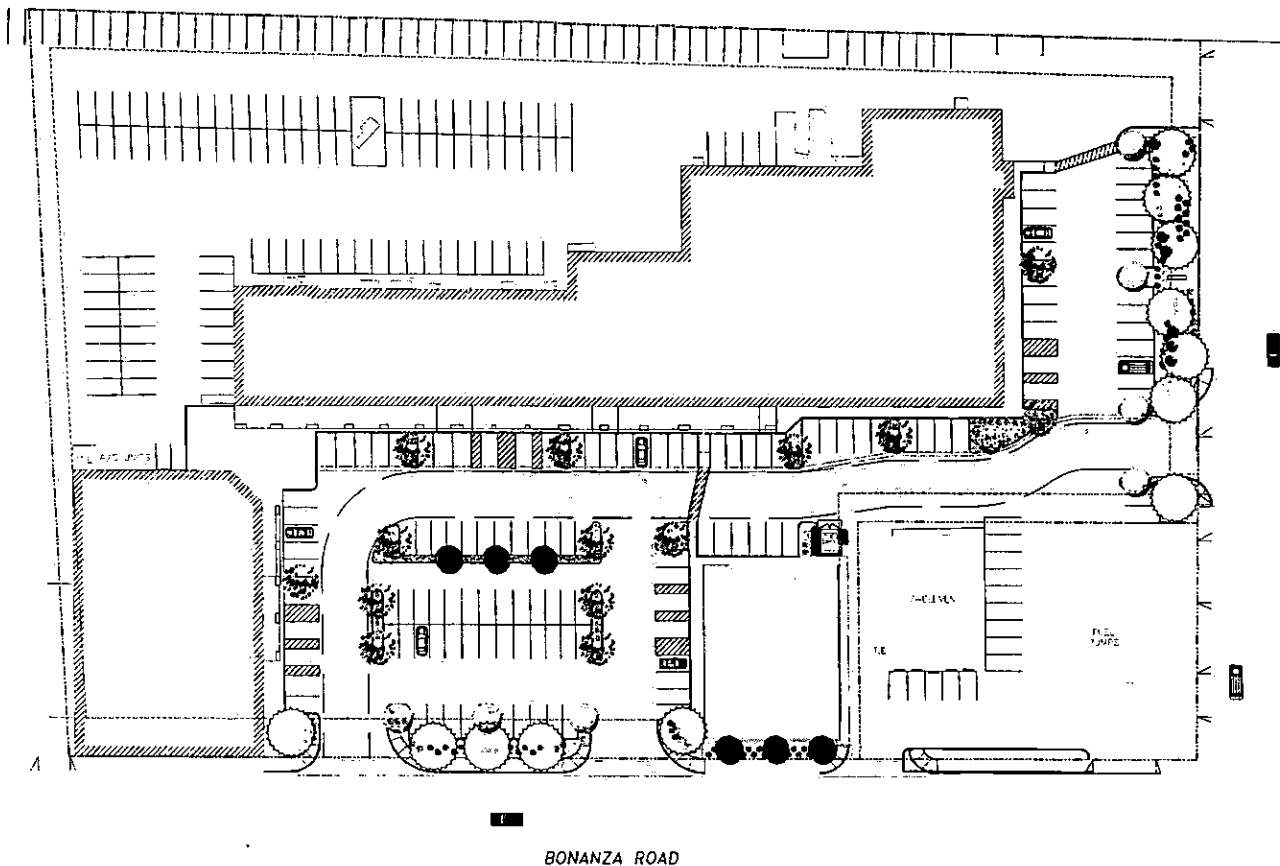
NVC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada

MAY 14, 2007

VAR-21185
REVISED
05/24/07 PC

Dekker/Perich/Sabatini
ARCHITECTS
1111 S. LAS VEGAS AVENUE, SUITE 200
LAS VEGAS, NEVADA 89101
(702) 735-1111

MAY 1, 2007



VICINITY PLAN

NOT TO SCALE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WY. SPEC.	REMARKS	DETAILS
10	1	DETARPA TASHMENTENSIS	DETARPA	30" DBH	ANA/ANS	MEDIUM BRANCH	-
12	1	PARONYCHIA FLORIDA	BLUE PALM WOOD	30" DBH	ANA/ANS	MEDIUM BRANCH	-
6	1	PRUNUS CRASSIFLORA	PURPLE LEAF PLUM	24" DBH	ANA/ANS	MEDIUM BRANCH	-
7	1	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" DBH	ANA/ANS	MEDIUM BRANCH	-

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WY. SPEC.	REMARKS	DETAILS
70	1	YARBLA & GRANDIFLORA	GLOSSY ARENA	5 CAL.	-	CAN FULL	-
13	1	CAESALPINA PYRHOCHROMA	RED BIRD OF PARADISE	5 CAL.	-	CAN FULL	-
70	1	LANTANA 2 NEW GOLD	NEW GOLD LANTANA	5 CAL.	-	CAN FULL	-
24	1	MYRTUS COMPLANATA	ORANGE MYRTLE	5 CAL.	-	CAN FULL	-
45	1	MAKALINDOGA CAPILLARIS	ORANGE MYRT	5 CAL.	-	CAN FULL	-
8	1	NEPENThes CLANDER VERTIC	ORANGE CLEANDER	5 CAL.	-	CAN FULL	-
25	1	MONSIEUR SETAGUM	RED PONTAIN GRASS	5 CAL.	-	CAN FULL	-

- 8,085 S.F. - 3/8" MINUS DECOMPOSED GRANITE (REEL RED) BY KALAMAZOO MATERIALS, INC.
FOR ALL PLANTING BEDS
- 1,048 S.F. - 2" - 4" WASHED RIVER ROCK
- NOTES:**
- 1) DECOMPOSED GRANITE (TO G) - INSTALL A 2" LAYER OF 3/8" MINUS DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER TREES AND SHRUBS AND IN-BETWEEN.
- BEFORE PLACING GRANITE, COMPACT SUBGRADE TO 85% AND APPLY AN APPROVED PRE-EMERGENT TO THE SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN SCARIFY SURFACE WITH LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT WEEDKILLER TO THE TOP OF GRANITE. KEEP TOP OF GRANITE 1/4" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH BASE OF TREE OR SHRUB. INSTALL ALL GRANITE ONLY AFTER COMPLETE INSTALLATION OF PLANT MATERIAL.

VEGAS PLAZA

NWC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada
MAY 14, 2007



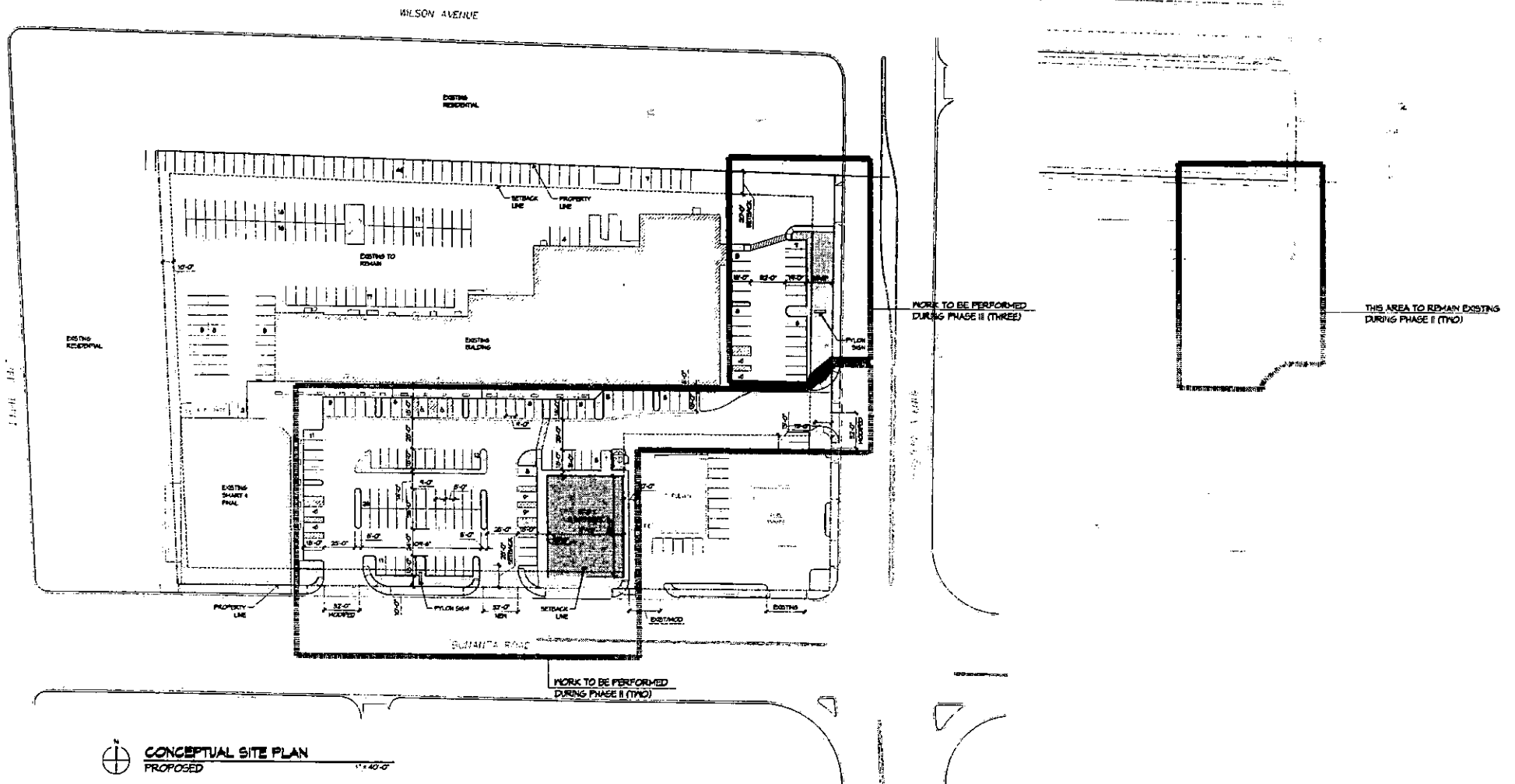
poggemeyer
DESIGN & CONSTRUCTION, INC.
ARCHITECTS • PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
2501 North Torrey Pines Way • Las Vegas, NV 89161 • PH 702.333.0000 • F 702.333.0001

MAY, 2007 PDG # 07047G

VAR-21185
REVISED
05/24/07 PC

Dekker/Perich/Sabatini
ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING • ENGINEERING
8580 Bermuda Rd. Ste. 150 702.436-1000
Las Vegas NV. 89117 fax 436-1000

44-3-8-2007



VEGAS PLAZA

NWC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada

MAY 14, 2007



Dekker/Perich/Sabatini

ARCHITECTS • ENGINEERS • PLANNERS

VAR-21185
REVISED
05/24/07 PC

1451118 5 2007

April 6, 2007
Rev May 14, 2007

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

**Re: Justification Letter
Vegas Plaza at Bonanza Rd. & Eastern Avenue
Site Plan Review – Phase II**

Dear Sirs,

Dekker/Perich/Sabatini, on behalf of the Applicant, Strata Vegas, LLC., respectfully requests your acceptance of this Letter of Justification and the attached drawings for a Site Plan Review of a new Building Pad at Vegas Plaza, at the northwest corner of Eastern and Bonanza.

The site is currently zoned **C-1 Limited Commercial District**.

Vegas Plaza is in a Redevelopment Area and is part of the Eastern Avenue corridor, which the City has especially earmarked for redevelopment. Various City office holders and departments have shown enthusiastic support for this project because it will greatly elevate the Eastern/Bonanza intersection.

For economic reasons, the Applicant proposes to redevelop the center in phases. Phase I involved the remodeling of the canopy/façade on the excising shop space and the Smart & Final. Rather than merely refacing the canopy, the Applicant chose to extensively remodel the existing canopy so as to make Vegas Plaza a showcase for the downtown area. Phase II will be a continuation of upgrading this site and further improving the Center.

Phase 2 will include a new 6,420 square foot pad with architecture to match the canopy work done in Phase 1. In this second phase, the site will be upgraded to meet the required design standards set forth by Title 19 along with new and improved landscaping in the front parking lot area with the following exceptions. We respectfully request a waiver of the Traffic requirements for an entry throat depth at our modified and new drive entries in order to maximize our parking options. Along with this request, we have met with the CLV Traffic department to discuss the layout of the new drive aisles. It is our intent to meet the new standards where possible. However, at the entry on Eastern, there is an existing electrical pole that would be cost prohibitive to relocate, thus we are requesting a deviation of standards to a 29'-0" wide drive aisle in lieu of the standard 32'-0". We also request a waiver of the landscape requirements for fronting a street from 15' to 10'. Given the site is very challenged in the North and South directions, we'll need to decrease the landscape buffer in order to provide adequate parking in front of the shopping areas. It should be noted that the site presently has NO landscaping along each of the streets and our new landscape buffer will be a vast visual improvement to the site. The new Pad

VAR-21185

REVISED

05/24/07 PC

MAY 15 2007

■ ■ ■
6860 Bermuda Road
Ste. 100
Las Vegas, Nevada 89119
702 436.1006
fax 436.1050
www.dpsdesign.org
info@dpsdesign.org



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Building will also be located along the east end of the property and with the space limit, we request a waiver of the landscape requirements east of the new Pad. It is our intention to block the drive aisle between the new building and the existing structures on the adjacent parcel (7-Eleven). We will be providing a landscape area between the new Pad (south) and Bonanza Road. This will provide a visual improvement to the existing site. The existing parking area at the rear of the retail mall area has not been planned to be upgraded due to future developments and low use. Updating this area would be cost prohibitive as well. We request a waiver of any landscaping requirements in this area north and west of the rear of the mall area.

The proposed new Site and Building Pad has been located and designed to meet all setback requirements required by Zoning along with building code related items with one exception. A separate Variance application has been filed to accommodate the new pad at the south side, Bonanza Road setback. These setbacks, both required and provided, are clearly noted on the attached drawings.

Landscaping materials for the new landscape areas has been designed to comply with landscape design guidelines in Phase 2. Under this Phase 2, the existing and new development parking requirements will be calculated and noted on the submittals for Site Design Review drawings. It should be noted that the parking provided, including existing and new, exceed the parking space requirements for the existing and proposed development.

We appreciate your consideration of this request. Should you have any questions or concerns, please do not hesitate to call me.

Very truly yours,

Dekker/Perich/Sabatini

Stephen Oliva
Project Manager
cc: Jeff Mayhew – Strata Vegas, LLC.

■■■
6860 Bermuda Road
Ste. 100
Las Vegas, Nevada 89119
702.436.1006
fax 436.1050
www.dpsdesign.org
info@dpsdesign.org

MAY 15 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-21148 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21185 - PUBLIC HEARING - APPLICANT/OWNER: STRATA VEGAS, LLC - Request for a Major Amendment to an approved Site Development Plan Review (Z-6-66) FOR A PROPOSED 6,300 SQUARE FOOT PAD IN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 4.46 acres approximately 170 feet west of the northwest corner of Bonanza Road and Eastern Avenue (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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. Traffic Impact Analysis
5. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – **UNANIMOUS** with **GOYNES** and **TROWBRIDGE** excused

This is Final Action

MINUTES:

See Item 56 for related discussion.

(11:17 – 11:29)

4-864

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 57 – SDR-21148

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-21185) shall be required.
2. Conformance to the Conditions of Approval for Rezoning (Z-0019-66) and Administrative Site Development Plan Review (SDR-20445), if approved, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 05/15/07, and building elevations, date stamped 04/10/07, except as amended by conditions herein.
5. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the eastern interior lot line where eight feet is required.
6. The request to phase the landscaping plan is hereby approved, to allow the landscaping improvements identified as "Phase III" on the landscape phasing site plan, date stamped 05/15/07, to occur post completion of the work identified as "Phase II".
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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Department of Planning and Development
Item 57 – SDR-21148

CONDITIONS – Continued:

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

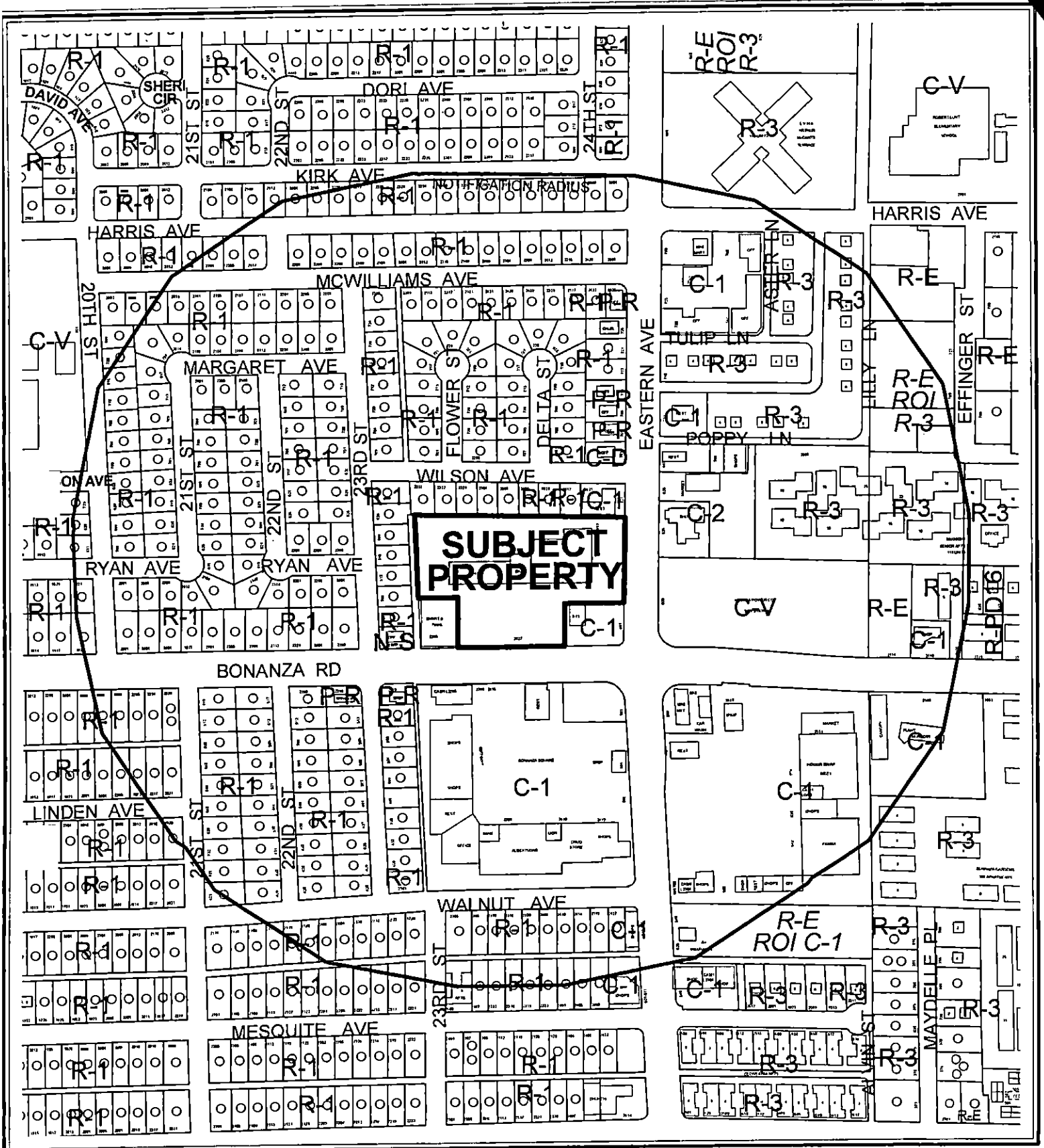
Public Works

16. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to the entire legal parcel of which this site is a part and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Bonanza Road.
18. 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

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CONDITIONS – Continued:

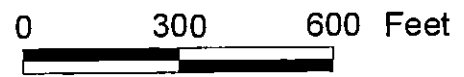
such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute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



CASE: SDR-21148

RADIUS: 1000 FT

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





CASE: SDR-21148

RADIUS: 1000 FT

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

0 300 600 Feet

A horizontal scale bar with three segments, labeled 0, 300, and 600 Feet.

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21148 - APPLICANT/OWNER: STRATA VEGAS, LLC**

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

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-21185) shall be required.
2. Conformance to the Conditions of Approval for Rezoning (Z-0019-66) and Administrative Site Development Plan Review (SDR-20445), if approved, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 05/15/07, and building elevations, date stamped 04/10/07, except as amended by conditions herein.
5. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the eastern interior lot line where eight feet is required.
6. The request to phase the landscaping plan is hereby approved, to allow the landscaping improvements identified as "Phase III" on the landscape phasing site plan, date stamped 05/15/07, to occur post completion of the work identified as "Phase II".
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

RTS

SDR-21148 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to the entire legal parcel of which this site is a part and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Bonanza Road.

SDR-21148 - Conditions Page Three
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18. 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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May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 6,300 square foot pad site addition to an existing commercial center on 4.46 acres approximately 170 feet west of the northwest corner of Bonanza Road and Eastern Avenue. The project site is a commercial subdivision consisting of a grocery store and strip mall commercial center.

This application constitutes Phase II of an upgrade/remodel of the subject site. Phase I was approved administratively (SDR-20445) and consisted of updating the existing canopies along most of the storefronts with elevations that reflect a more contemporary design. In addition to the proposed pad site, this site development plan review includes upgrades to the perimeter and parking area landscaping. The siting of the proposed pad site requires a Variance (VAR-21184) to allow a reduced corner side setback which staff can not support. Therefore, due to the self-imposed hardship created by the location of proposed building, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/20/66	The City Council approved a Rezoning (Z-0019-66) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval.
01/23/86	The Board of Zoning Adjustment approved a Variance (V-0133-85) to allow a recreational vehicle rental agency, where such use is not permitted. Staff recommended denial.
01/09/92	The Planning Commission approved a Plot Plan and Building Elevation Review (Z-0019-66) for a remodel and expansion of the existing shopping center.
04/26/07	Staff administratively approved a Site Development Plan Review (SDR-20445) for a canopy remodel of the existing shopping center.
05/24/07	A companion item for a Site Development Plan Review (SDR-21148) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
08/21/92	A business license, M01-03489, for a Maintenance Services – Janitorial category license was issued by the Department of Finance and Business Services. *
11/24/92	A business license, L10-00116, for a Beer Wine Cooler Off Sale category license was issued by the Department of Finance and Business Services. *
11/14/94	A business license, C05-00399, for a Tobacco Dealer - Retail category license was issued by the Department of Finance and Business Services. *
11/14/94	A business license, C20-01646, for a Convention Hall Gaming Tax category license was issued by the Department of Finance and Business Services. *

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11/14/94	A business license, G01-01646, for a Gaming Restricted category license was issued by the Department of Finance and Business Services. *
10/04/95	A business license, V07-00078, for a Video/DVD Rental and Sales category license was issued by the Department of Finance and Business Services. *
07/10/96	A business license, B04-00041, for a Barber Shop category license was issued by the Department of Finance and Business Services. *
04/13/98	A business license, C07-02307, for a Clothing Store category license was issued by the Department of Finance and Business Services.. *
07/02/98	A business license, C08-00685, for a Coin Amusement Machine category license was issued by the Department of Finance and Business Services. *
07/02/98	A business license, P09-00019, for a Pool or Billiard Hall category license was issued by the Department of Finance and Business Services. *
07/02/98	A business license, R07-00327, for a Restaurant - Seating Under 45 category license was re-issued due to a license re-classification by the Department of Finance and Business Services. *
03/16/01	A business license, C05-01133, for a Tobacco Dealer - Retail category license was re-issued due to a change of location by the Department of Finance and Business Services. *
05/16/01	A business license, F11-00062, for a Specialty Food Store category license was issued by the Department of Finance and Business Services. This license was re-issued due to a license re-classification on 01/05/06. *
10/30/01	A business license, G05-00362, for a Groceries/Food Products category license was re-issued due to a change of location by the Department of Finance and Business Services. *
07/10/03	A business license, R09-01205, for a Restaurant - Seating 45 or more category license was issued by the Department of Finance and Business Services. *
09/17/03	A business license, L09-00204, for a Beer Wine Cooler On Sale category license was issued by the Department of Finance and Business Services. *
12/01/05	A business license, L09-00004, for a Beer Wine Cooler On Sale category license was re-issued due to a license re-classification by the Department of Finance and Business Services. *
01/05/06	A business license, C05-02445, for a Tobacco Dealer - Retail category license was issued by the Department of Finance and Business Services. *
10/02/06	A business license, T18-00733, for a Miscellaneous Telephone Sales/Service category license was issued by the Department of Finance and Business Services.
Pre-Application Meeting	
03/20/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

* This license was issued with no apparent Planning and Development review.

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Field Check	
03/22/07	The Department of Planning and Development conducted a site visit that found that this was a developed site that encompassed multiple existing buildings. It was noted there is no curbing or wheel stops at the angled parking along the right-of-way (Bonanza) and no perimeter landscaping. There are two storage containers in the middle of the rear parking lot behind the Smart and Final. They have a fair amount of graffiti on them. There is damaged and graffied, chain link fencing at the loading area of the Smart and Final.

Details of Application Request	
Site Area	
Net Acres	4.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Single Family, Detached	SC (Service Commercial)	R-1 (Single Family Residential) under Resolution of Intent to C-1 (Limited Commercial)
	Restaurant, 2000 sq. ft. or more (without Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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May 24, 2007 - Planning Commission Meeting

East	Electric Utility Substation	PF (Public Facility)	C-V (Civic)
	Auto Repair Garage, Minor	SC (Service Commercial)	C-2 (General Commercial)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Office, Other Than Listed	SC (Service Commercial)	N-S (Neighborhood Service)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	239,797 Sq. Feet	Y
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks			
• Front	20 Feet	>20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	10 Feet	N *
• Rear	20 Feet	>20 Feet	Y
Max. Lot Coverage	50%	23%	Y
Max. Building Height	n/a	20 Feet	Y
Trash Enclosure	Screened	Screened / Gated	Y

* If approved the companion Variance (VAR-21185) would allow a corner side setback of ten feet and grant relief from the city's standard.

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Pursuant to Title 19.10 and 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	5 Trees	>5 Trees	Y *
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	3 Trees	>3 Trees	Y *
TOTAL		8 Trees	>8 Trees	Y *
Min. Zone Width	15 Feet @ ROW			N **
	6 Feet @ Interior Property Lines			N ***

- * Trees calculated based on the scope of this review for the proposed pad site. The original approval did not require any landscaping at the perimeter or in the parking area. The applicant is doing site upgrades that will add some level of parking area landscaping within the southern and eastern parking areas and provide for perimeter landscaping along Bonanza Road and Eastern Avenue.
- ** If approved the companion Variance (VAR-21185) would allow a corner side setback of ten feet, since the buffer would be equal to the setback, this would grant relief from the city's standard.
- *** A waiver of this standard has been requested as a part of this review to allow a five-foot wide buffer along a portion of the south property line where six feet is required. If approved this waiver would allow relief from the city standard.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	57,326 SF of GFA	1 Space / 250 SF GFA	224 Spaces	6 Spaces	281 Spaces	8 Spaces	Y
TOTAL (including handicap)			230 Spaces		289 Spaces		Y
Loading Spaces	57,326 SF of GFA	3 + 1 for each 100,000 SF over 50,000 SF (or fraction thereof)	4 Spaces		>4 Spaces		Y

RTS

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- * Under Title 19.04, a shopping center use is defined as “Any structure or group of structures that: (1) House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses; (2) Have a minimum combined gross floor area of 25,000 square feet and a maximum combined gross floor area of 350,000 square feet; (3) Are located upon a single parcel of land or upon contiguous parcels of land; and (4) Have common vehicular access and parking facilities.” This development is deemed a shopping center use and parking is calculated for the overall development not each individual use.

Pursuant to Title 19.14, the following signage standards apply:

Wall Signs: Tenant Signage *	
Standards	Allowed
Maximum Number	No maximum number
Maximum Area	20% of Tenant Space's Elevation
Maximum Projection	4 Feet
Illumination	Internal/External

- * No specific signage is proposed as a part of this review.

Waivers		
Request	Requirement	Staff Recommendation
To allow a 0-foot wide perimeter landscape buffer at the interior property line adjacent to the proposed pad site	8 Feet	Approval

ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment Area Map of the Southeast Sector Map of the General Plan, and has a SC (Service Commercial) land use designation. This designation allows development such low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The subject site is zoned C-1 (Limited Commercial) which is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The project proposes to add a 6,300 square foot pad site to the existing shopping center. The proposed development is in compliance with the SC (Service Commercial) designation and C-1 (Limited Commercial) zoning district.

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As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a SC (Service Commercial) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage owner driven renovations and development projects in this area of the City.

- **Site Plan**

The site is located on the north side of East Bonanza Road at the intersection with North Easter Avenue. This site is a developed commercial subdivision with existing buildings.

The site plan illustrates two connected buildings with a third proposed building location at the southeast corner of the property. The proposed building is setback only ten feet from the corner side of this property and therefore a Variance (VAR-21185) has been required. It should be noted that the original site review (Z-0019-66) permitted the building at the west end of the property to have a zero-foot setback.

The site plan illustrates site improvements to the southern and eastern parking areas and the addition of perimeter landscaping. These site improvements are intended to bring the existing shopping center more in line with the current development standards of the city as a part of ongoing renovation efforts. The proposed pad site and southern parking area improvements are designated as Phase II of these efforts.

- **Landscape Plan**

The landscape plan depicts the addition of landscaping along both Bonanza Road and Eastern Avenue. The applicant has submitted a phasing plan that would have the landscaping associated with the new pad site and the southern parking area completed as Phase II of the renovations. The eastern parking area and landscaping along Eastern Avenue would be done as Phase III and would take place at a later time. There is a request to waive the perimeter landscape buffer requirement along the interior property line adjacent to the proposed pad site to allow a zero-foot wide buffer where eight feet would be required. The site plan indicates that this area will be a drive aisle.

The buffer area being added at Bonanza Road includes 24- and 36-inch box trees planted approximately every 20 feet on center. Further, the renovation of the adjacent parking area includes landscaped islands at the ends of the parking rows with a distribution of landscaped fingers that breakup the parking at the buildings. The future landscaping along Eastern Avenue includes improvements to the parking area and a landscape buffer with multi-species tree plantings.

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- **Elevations/Floor Plan**

The building elevation illustrates the proposed building will match the Phase I site renovations which included a new canopy and elevations applied to the existing buildings to reflect a contemporary design. The new canopy design and proposed elevations for the existing structures were approved under an Administrative Site Development Plan Review (SDR-20445). The maximum proposed height for the proposed structure is 20 feet. The proposed height is acceptable under the height limitation for a C-1 (Limited Commercial) zoning district.

The proposed pad site is for a 6,300 square foot building shell that will be divided and improved as tenants are identified and tenant improvements are submitted to the Building and Safety Department for plans review. The submitted floor plan reflects the open floor plan commonly provided for such a space.

The proposed upgrade to the sites parking areas and landscaping are improvements that bring this site more closely into conformance with today's development standards than what was approved in 1966. However, the site affords the applicant enough space that the proposed building could be setback far enough to meet current code requirements and therefore would not need the companion Variance (VAR-21185). Staff is recommending denial of this site development plan review request for this reason.

FINDINGS

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

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

The proposed development is compatible with the adjacent development as is meant to improve the retail capacity and appearance of this shopping center.

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

The proposed development is consistent with the general plan designation. The proposed building does not meet the corner side setback established for this zoning district.

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

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Access to the site is via access driveways from Bonanza Road and Eastern Avenue, both 100 foot wide primary arterials on the Master Plan of Streets and Highways.

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

The building elevations and landscape plan depict design and materials that provide an acceptable building and landscaping appropriate for this area.

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

The proposed building is compatible with other development in the area with regard to building elevations, design characteristics, and aesthetic features.

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

The proposed building is subject to regular building licensing inspections and therefore should not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 11

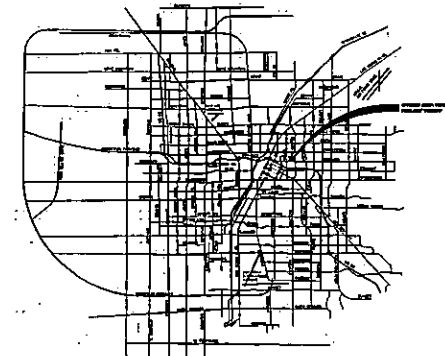
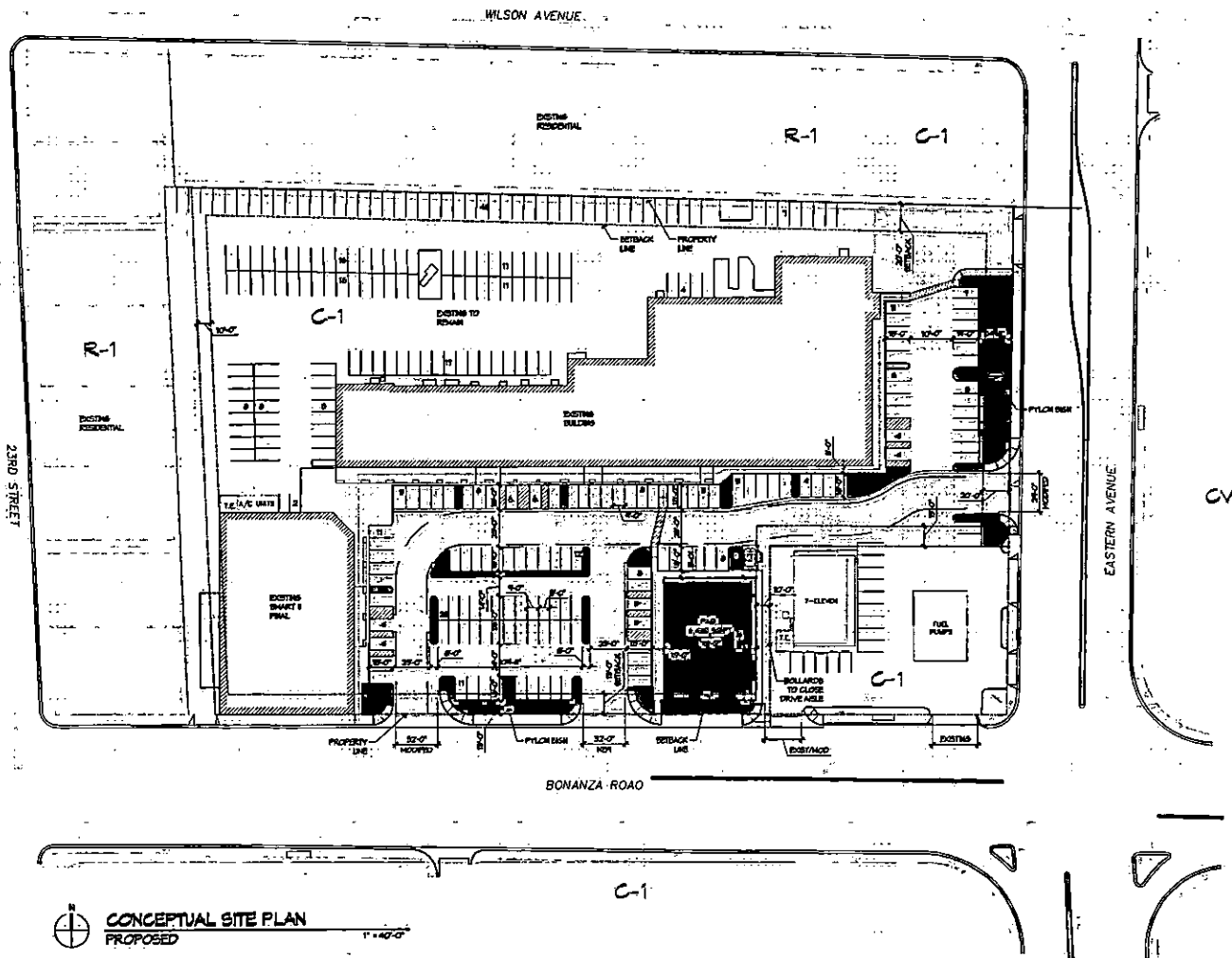
SENATE DISTRICT 2

NOTICES MAILED 333 [Mailed with VAR-21185]

APPROVALS 0

PROTESTS 0





VICINITY PLAN:

NOT TO SCALE

SITE DATA

LOT AREA: 15,309 ACRES (880,000)
GROSS FLOOR AREA: 15,309 SQ. FT. (880,000)

EXISTING BLDG.	AREA	PARKING REQUIRED
PAD 1	15,309 SQ. FT.	83 SPACES
PLAZA	14,144 SQ. FT.	110 SPACES REQUIRED

PROPOSED BLDG.	AREA	PARKING REQUIRED
PAD 1	8,300 SQ. FT.	20

FINAL PARKING DATA

NUMBER OF SPACES EXISTING: 804 SPACES
NUMBER OF SPACES REMOVED: 155 SPACES
NUMBER OF SPACES ADDED NEW: 133 SPACES
TOTAL PARKING SPACES PROVIDED: 281 STALLS
(41 STALLS COMPACT - 194)
8 HANDICAPPED
4 VAN ACCESSIBLE

F.A.R. (FLOOR AREA RATION)

PROPOSED BLDG. (GROSS FLOOR AREA)
8,300 SQ. FT.
GROSS FLOOR AREA: 15,309 SQ. FT. / TOTAL GROSS LOT AREA: 25,453 SQ. FT. = F.A.R. 2.06

ZONING INFORMATION

CITY OF LAS VEGAS ZONING CLASSIFICATION (C-1), LIMITED COMMERCIAL DISTRICT.

SETBACK REGULATION

SETBACK RESTRICTIONS TAKEN FROM CITY OF LAS VEGAS DEVELOPMENT CODE, CHAPTER 16.00, TABLE 1:

MINIMUM SETBACKS	C-1
MIN. FRONT SETBACK	30'
MIN. SIDE YARD SETBACK	10'
MIN. CORNER SIDE YARD SETBACK	10'
MIN. REAR YARD SETBACK	30'
MAXIMUM HEIGHT	N/A

VEGAS PLAZA

NWC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada

MAY 14, 2007



Dekker/Perich/Sabatini

architects • interiors • landscape • planning • engineering
6850 Bermuda Rd. Ste. 100 702 436-1006
Las Vegas NV, 89119 fax 436-1050

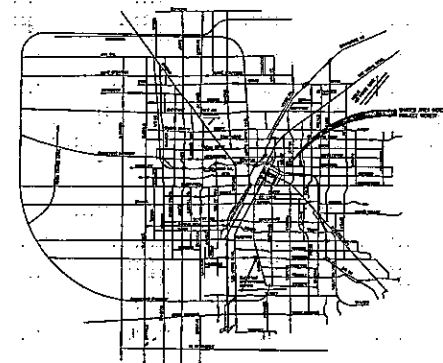
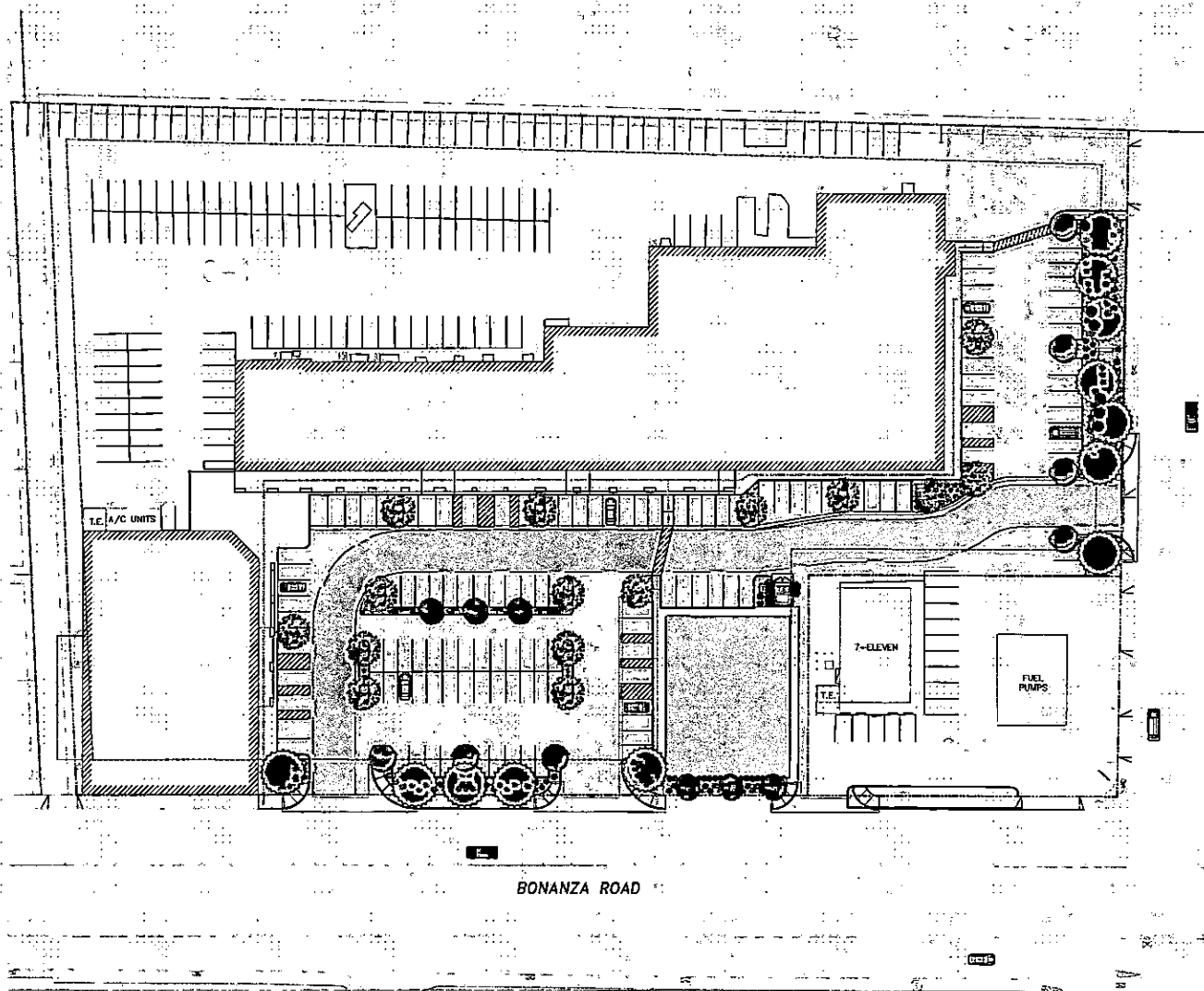
SDR-21148

RECEIVED

REVISED

MAY 15 2007

05/24/07 PC



VICINITY PLAN

NOT TO SCALE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.	REMARK	DETAILS
10	2	CHITAPPA TESSERENDENS	CHITAPPA	36" BOX	AAA/AAA	MEDIUM BRANCH	-
12		PARROQUIA FLORIDA	BLUE PALM VERTÉ	36" BOX	AAA/AAA	MEDIUM BRANCH	-
6		PRUNUS QUINQUEFIDA	PURPLE LEAF PLUM	24" BOX	AAA/AAA	MEDIUM BRANCH	-
7		COPIROBA TEXANENSIS	TEXAS MOUNTAIN LAUREL	24" BOX	AAA/AAA	MEDIUM BRANCH	-

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.	REMARK	DETAILS
70		ARISTEA S. GRANDIFLORA	GLASSY ARISTEA	6 GAL.	-	CAN FULL	-
13		CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	-	CAN FULL	-
79		LANIATA S. NEW GOLD	NEW GOLD LANIATA	5 GAL.	-	CAN FULL	-
24		MYRTUS COMMUNE	ENHART MYRTLE	5 GAL.	-	CAN FULL	-
45		MALEODENDRA CAPILLARIS	RECAL MYRT	5 GAL.	-	CAN FULL	-
6		MYRTUS COMMUNE	ENHART MYRTLE	5 GAL.	-	CAN FULL	-
25		PONDEROSA PINE	RED PINE	5 GAL.	-	CAN FULL	-

0.050 S.F. - 3/8" BRUS DECOMPOSED GRANITE TIEB. RED BY KALAMAZOO MATERIALS, INC.
FOR ALL PLANTING BEDS.

1.040 S.F. - 2" - 4" MASHED REVER ROCK

NOTES:

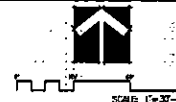
1) DECOMPOSED GRANITE (D.G.) - INSTALL A 2" LAYER OF 3/8" BRUS DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER TREES AND SHRUBS AND IN-BETWEEN.

BEFORE PLACING GRANITE, COMPACT SUBGRADE TO BSK AND APPLY AN APPROVED PRE-EMERGENT TO THE SOIL. AFTER PLACING GRANITE, RAKE SHOOTY NET TO ENTIRE DEPTH, ALLOW TO DRY, THEN SCARIFY SURFACE WITH LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO THE TOP OF GRANITE. KEEP TOP OF GRANITE 1/4" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH BASE OF TREE OR SHRUB. INSTALL ALL GRANITE ONLY AFTER COMPLETE INSTALLATION OF PLANT MATERIAL.

VEGAS PLAZA

NWC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada

MAY 14, 2007



poggemeyer
design group, inc.

architects • planners • engineers • landscape architects • interior designers • construction managers

2000 South Tropic Way • Las Vegas, NV 89102 • 407.222.2222 • 407.222.2222

MAY 2007 PDC # 070470

SDR-21148

REVISED

05/24/07 PC

Dekker/Perich/Sabatini

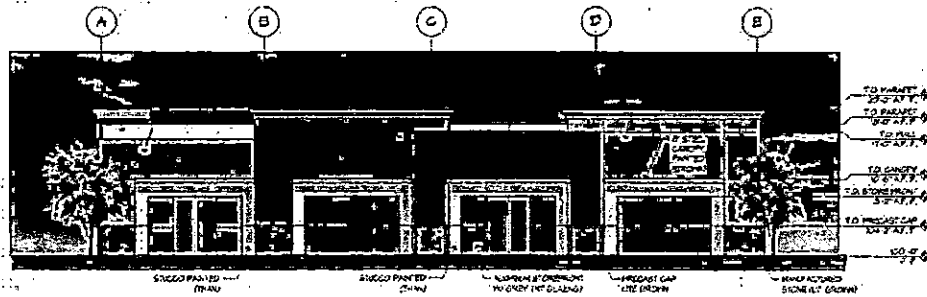
architects • interior designers • landscape architects • planners • engineers

6650 Bermuda Rd., Ste. 100
Las Vegas, NV 89119

702.436-1000
fax 436-1000

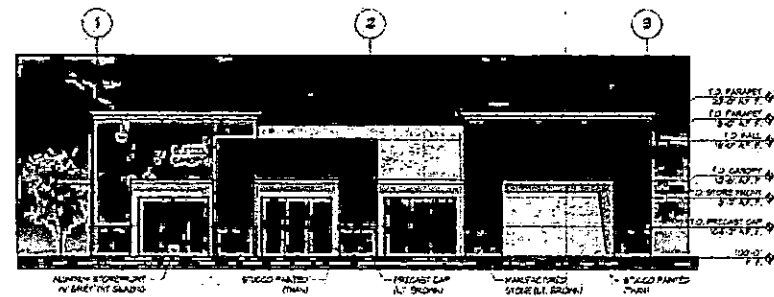
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MAY 15 2007



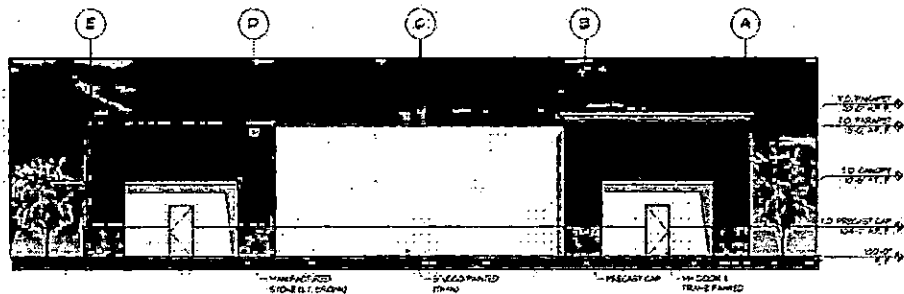
WEST ELEVATION

PAD 1



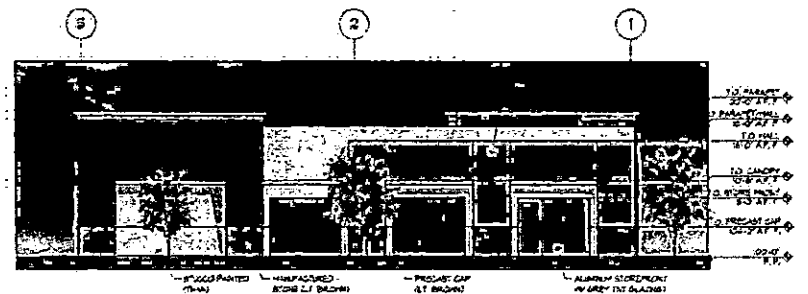
SOUTH ELEVATION

PAD 1



EAST ELEVATION

PAD 1



NORTH ELEVATION

PAD 1

VEGAS PLAZA

NVC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada

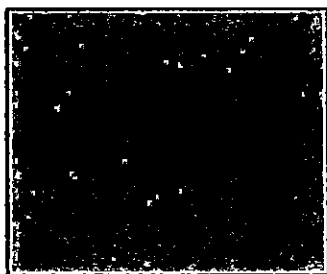
APRIL 6, 2007



Dekker/Perich/Sabatini
ARCHITECTS
6850 BONAPARTE ST., SUITE 100
LAS VEGAS, NV 89119
702.456.1006
FAX: 702.456.1000

SDR-21148
05/24/07 PC

APR 10 2007



EXTERIOR INSULATION
FINISH SYSTEM (E.I.F.S.)
"TAN"



EXTERIOR INSULATION
FINISH SYSTEM (E.I.F.S.)
"BROWN"



EXTERIOR INSULATION
FINISH SYSTEM (E.I.F.S.)
"DARK TAN"



EXTERIOR INSULATION
FINISH SYSTEM (E.I.F.S.)
"TART"



EXTERIOR INSULATION
FINISH SYSTEM (E.I.F.S.)
"GREEN GRAY"



MANUFACTURED STONE
VENEER (SV-1)
"BROWN LEDGESTONE"

VEGAS PLAZA

NVC Eastern Ave. & Bonanza Rd., Las Vegas, Nevada
March 13, 2007



Dekker/Perich/Sabatini
architects • interiors • landscape • planning • engineering
5080 Bermuda Rd. Ste. 200 Las Vegas, NV 89119 702.636.7224

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APR 10 2007

SDR 21148				
Strata Vegas, LLC				
2427 E. Bonanza				
Proposed 6.3 thousand square foot video rental business.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	VIDEO RENTAL STORE [1000 SF]	6.3	90.67	571
AM Peak Hour			0.00	0
PM Peak Hour			13.60	86
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	26,722			
PM Peak Hour	2,138			
(heaviest 60 minutes)				
Eastern Ave.				
Average Daily Traffic (ADT)	42,998			
PM Peak Hour	3,440			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Bonanza Rd.	32585			
Eastern Ave.	51700			
This project will add approximately 571 trips per day on Bonanza and Eastern. This will increase expected volumes by about 2 percent on Bonanza and about 1 percent on Eastern. Bonanza is at about 82 percent capacity and Eastern is at about 83 percent capacity.				
Based on Peak Hour use, this development will add roughly 86 additional cars into the area; which works out to about 3 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

April 6, 2007
Rev May 14, 2007

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101



Dekker/Perich/Sabatini

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**Re: Justification Letter
Vegas Plaza at Bonanza Rd. & Eastern Avenue
Site Plan Review – Phase II**

Dear Sirs,

Dekker/Perich/Sabatini, on behalf of the Applicant, Strata Vegas, LLC., respectfully requests your acceptance of this Letter of Justification and the attached drawings for a Site Plan Review of a new Building Pad at Vegas Plaza, at the northwest corner of Eastern and Bonanza.

The site is currently zoned **C-1 Limited Commercial District**.

Vegas Plaza is in a Redevelopment Area and is part of the Eastern Avenue corridor, which the City has especially earmarked for redevelopment. Various City office holders and departments have shown enthusiastic support for this project because it will greatly elevate the Eastern/Bonanza intersection.

For economic reasons, the Applicant proposes to redevelop the center in phases. Phase 1 involved the remodeling of the canopy/façade on the excising shop space and the Smart & Final. Rather than merely refacing the canopy, the Applicant chose to extensively remodel the existing canopy so as to make Vegas Plaza a showcase for the downtown area. Phase II will be a continuation of upgrading this site and further improving the Center.

Phase 2 will include a new 6,420 square foot pad with architecture to match the canopy work done in Phase 1. In this second phase, the site will be upgraded to meet the required design standards set forth by Title 19 along with new and improved landscaping in the front parking lot area with the following exceptions. We respectfully request a waiver of the Traffic requirements for an entry throat depth at our modified and new drive entries in order to maximize our parking options. Along with this request, we have met with the CLV Traffic department to discuss the layout of the new drive aisles. It is our intent to meet the new standards where possible. However, at the entry on Eastern, there is an existing electrical pole that would be cost prohibitive to relocate, thus we are requesting a deviation of standards to a 29'-0" wide drive aisle in lieu of the standard 32'-0". We also request a waiver of the landscape requirements for fronting a street from 15' to 10'. Given the site is very challenged in the North and South directions, we'll need to decrease the landscape buffer in order to provide adequate parking in front of the shopping areas. It should be noted that the site presently has NO landscaping along each of the streets and our new landscape buffer will be a vast visual improvement to the site. The new Pad

SDR-21148

REVISED

05/24/07 PC

MAY 15 2007

■■■
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Ste. 100
Las Vegas, Nevada 89119
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fax 436.1050
www.dpsdesign.org
info@dpsdesign.org



Dekker/Perich/Sabatini

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Building will also be located along the east end of the property and with the space limit, we request a waiver of the landscape requirements east of the new Pad. It is our intention to block the drive aisle between the new building and the existing structures on the adjacent parcel (7-Eleven). We will be providing a landscape area between the new Pad (south) and Bonanza Road. This will provide a visual improvement to the existing site. The existing parking area at the rear of the retail mall area has not been planned to be upgraded due to future developments and low use. Updating this area would be cost prohibitive as well. We request a waiver of any landscaping requirements in this area north and west of the rear of the mall area.

The proposed new Site and Building Pad has been located and designed to meet all setback requirements required by Zoning along with building code related items with one exception. A separate Variance application has been filed to accommodate the new pad at the south side, Bonanza Road setback. These setbacks, both required and provided, are clearly noted on the attached drawings.

Landscaping materials for the new landscape areas has been designed to comply with landscape design guidelines in Phase 2. Under this Phase 2, the existing and new development parking requirements will be calculated and noted on the submittals for Site Design Review drawings. It should be noted that the parking provided, including existing and new, exceed the parking space requirements for the existing and proposed development.

We appreciate your consideration of this request. Should you have any questions or concerns, please do not hesitate to call me.

Very truly yours,

Dekker/Perich/Sabatini

Stephen Oliva
Project Manager
cc: Jeff Mayhew – Strata Vegas, LLC.

■■■
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MAY 15 2007

April 27, 2007

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101



Dekker/Perich/Sabatini

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**Re: Phasing Letter
Vegas Plaza at Bonanza Rd. & Eastern Avenue
Site Design Review – SDR 21148**

Dear Sirs,

Dekker/Perich/Sabatini, on behalf of the Applicant, Strata Vegas, LLC., respectfully requests your acceptance of this Letter of Clarification and the attached drawings for a Site Plan Review of a new Building Pad at Vegas Plaza, at the northwest corner of Eastern and Bonanza.

Vegas Plaza is in a Redevelopment Area and is part of the Eastern Avenue corridor, which the City has especially earmarked for redevelopment. Various City office holders and departments have shown enthusiastic support for this project because it will greatly elevate the Eastern/Bonanza intersection.

For economic reasons, the Applicant proposes to redevelop the center in phases. We have submitted the SDR for the entire site but request to phase the actual construction of the work described in the SDR application. Attached are exhibits that show the scope of work that we would request your acceptance on. During Phase II of the project, we would like to develop the site up to or near the end of the mall area. This would include improvements along Bonanza to include site upgrades with curbing, landscaping and parking. Similar upgrades to the property along Eastern would be completed under a future Phase III.

We appreciate your consideration of this request. Should you have any questions or concerns, please do not hesitate to call me.

Very truly yours,

Dekker/Perich/Sabatini

Stephen Oliva
Project Manager
cc: Jeff Mayhew – Strata Vegas, LLC.



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SDR-21148
05/24/07 PC

RLC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 24, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-21008 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER - Request for a Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW AN AUTO TITLE LOAN ESTABLISHMENT TO BE 1,250 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED at 8670 West Cheyenne Avenue (APN 138-08-801-019), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

IF APPROVED: C.C.: 06/20/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

15

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – DENIED – UNANIMOUS with GOYNES and TROWBRIDGE excused and DUNNAM abstaining since he is the engineer of record

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 58 – SUP-21008

MINUTES – Continued:

DOUG RANKIN, Planning Manager, recommended denial of the Special Use Permit as he would not support the requested waivers.

RICH HECKENBURG, 657 Glenward Lane, appeared on behalf of the applicant and emphasized the business would specifically serve auto title loans. MR. HECKENBURG was unsure which building the business would occupy and MR. RANKIN stated that the plan presented was different than what was submitted originally. CITY ATTORNEY ASSISTANT BRYAN SCOTT stated that approval could not be granted without knowing which building the Special Use Permit would apply to. MARGO WHEELER, Director of Planning and Development, stated that approval should be based on the application submitted.

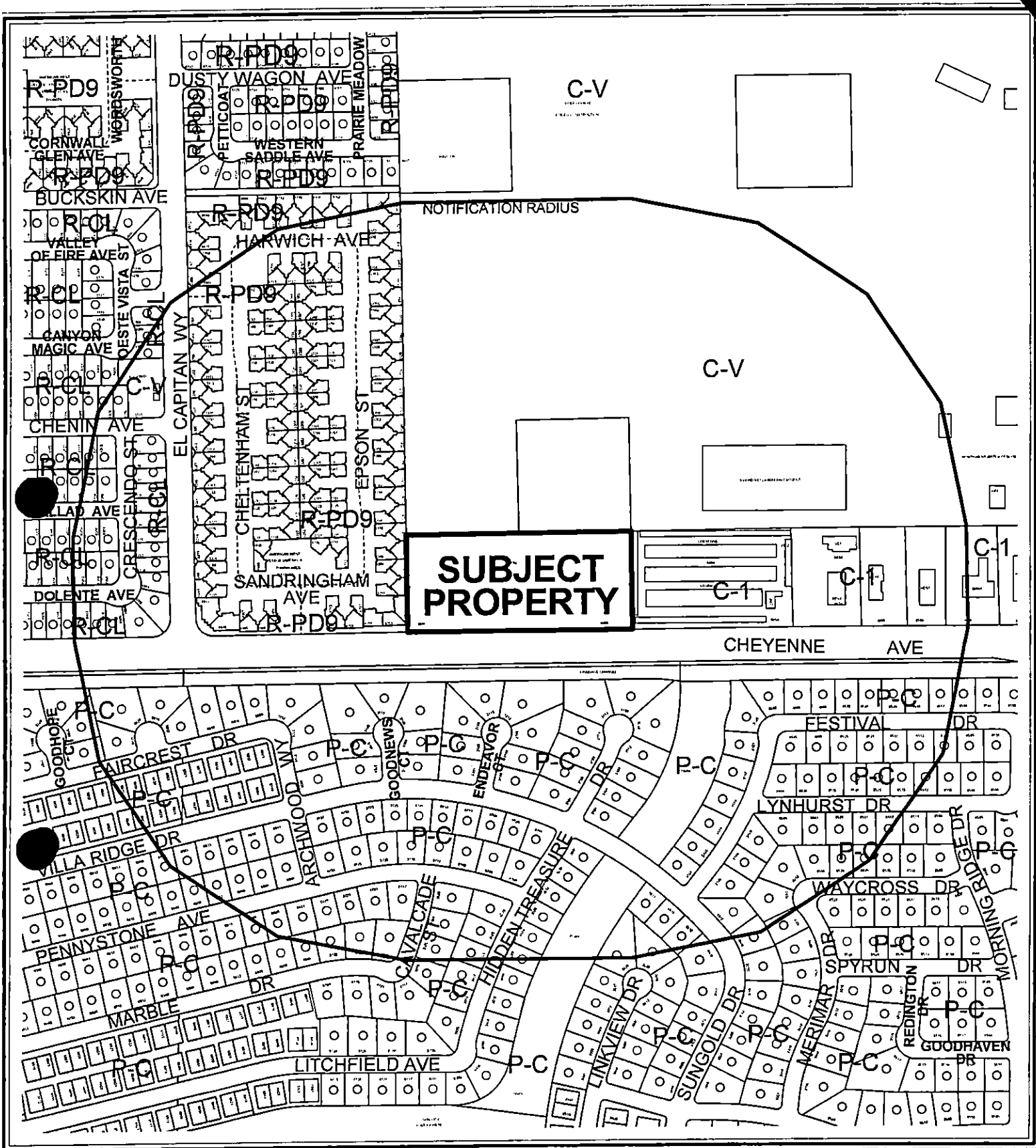
CHAIRMAN DAVENPORT stated that contrary to MR. HECKENBURG'S presentation, there was a letter indicating that the business would serve auto/title loans, payday loans and check cashing. COMMISSIONER EVANS suggested abeying the matter until such time when the applicant can verify which building is affected and the specifications of the use. MR. RANKIN verified that the use would be on the second floor of Building C for an auto/title loan business.

CHAIRMAN DAVENPORT noted that an auto/title loan business is entitled to perform all aforementioned uses. He stated he would only support the application upon a condition to service auto/title loans only. COMMISSIONER STEINMAN recognized approximately 15 people who had submitted letters of opposition.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(11:29 – 11:39)

4-1263

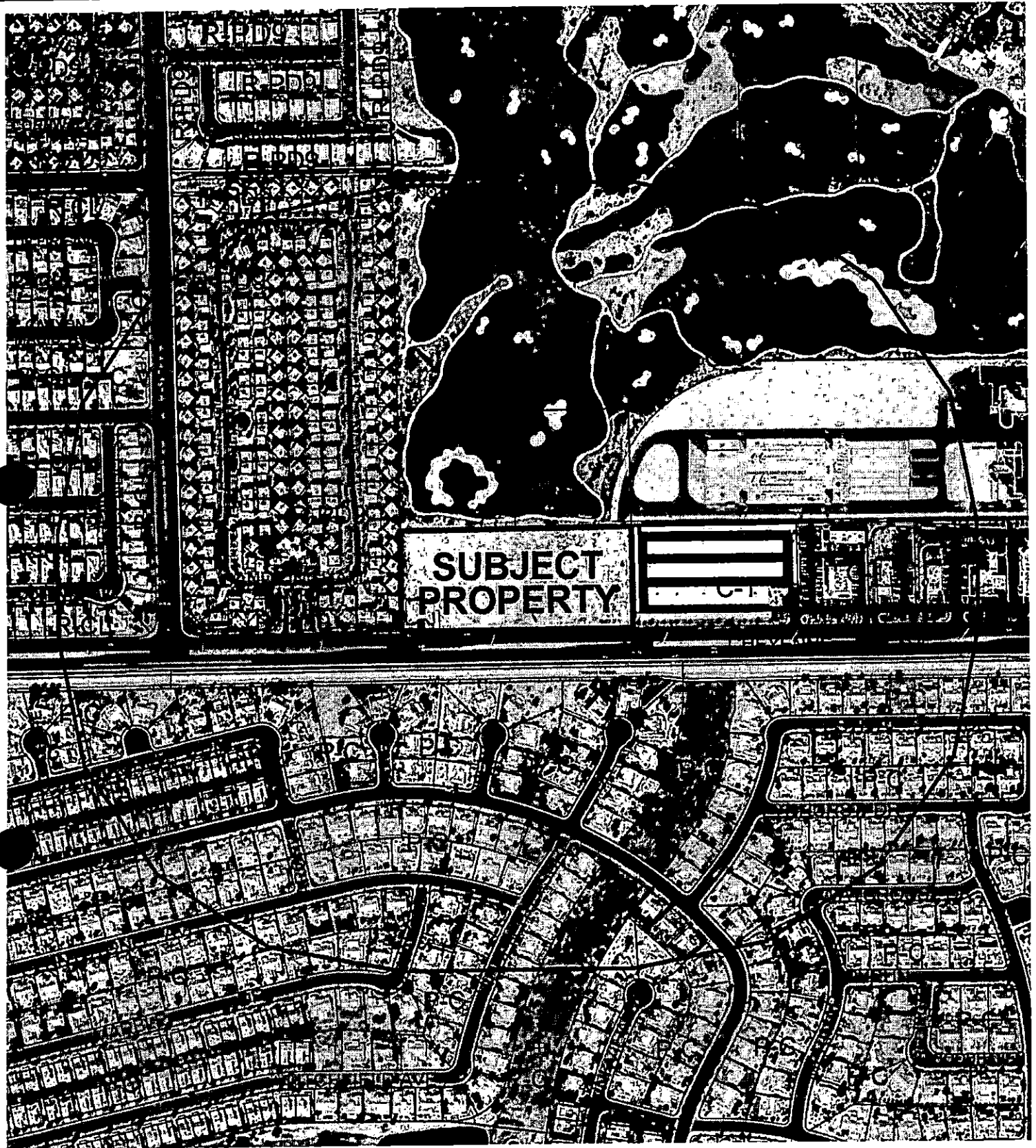


CASE: SUP-21008

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



CASE: **SUP-21008**

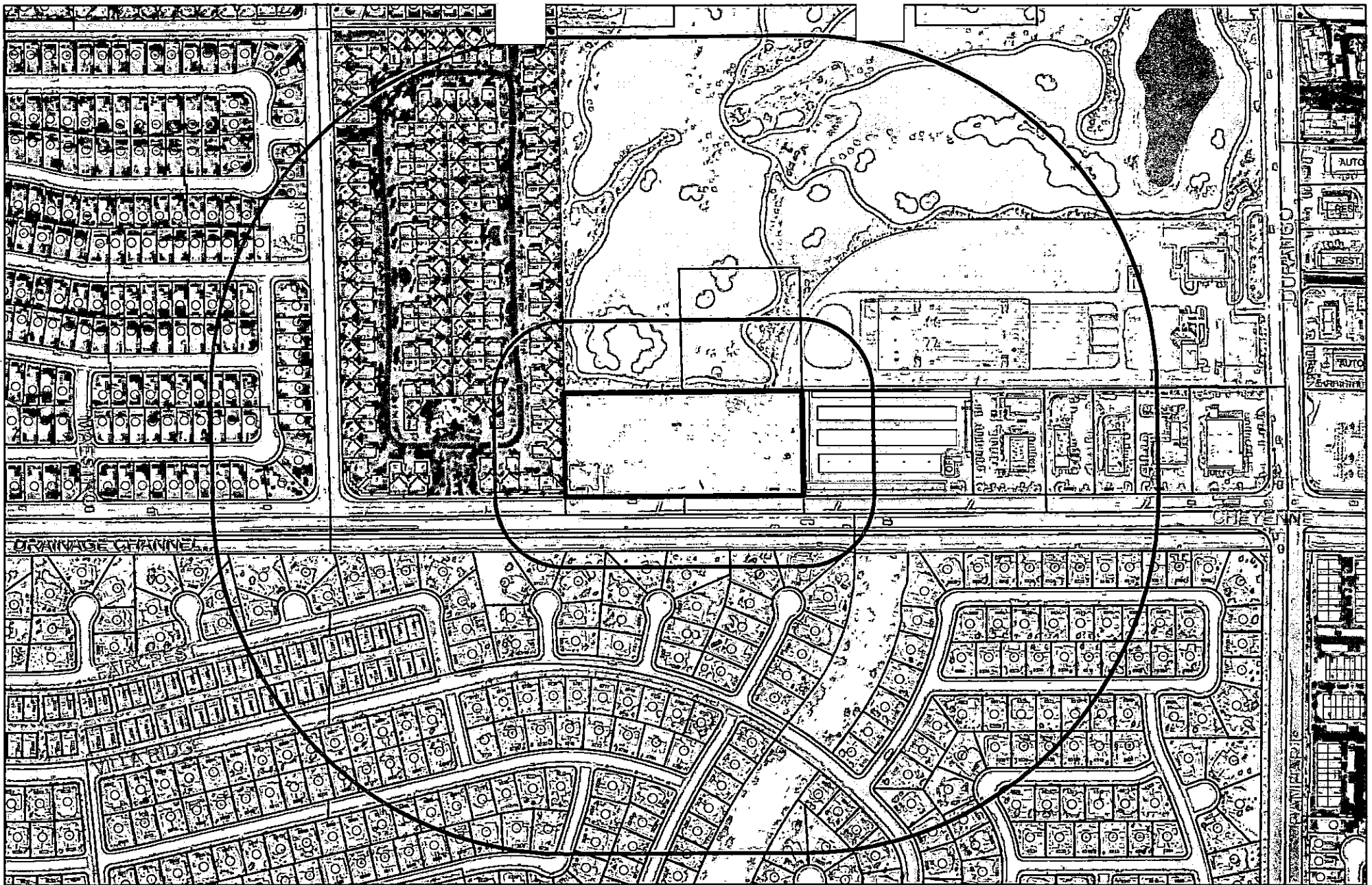
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 500 Feet





SUP-21008 **Financial Institution**

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property



Buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-21008 - APPLICANT: CASHBACK - OWNER:
CHEYENNE FAIRWAYS BUSINESS CENTER**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-6324) and Site Development Plan Review (SDR-6331) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-21008 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Special Use Permit for an auto title loan establishment and waivers to allow a distance separation of zero feet from a residential use where 200 feet is required and to allow an auto title loan establishment to be 1,250 square feet where 1,500 square feet is required at 8670 West Cheyenne Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/91	The City Council approved the Annexation (A-0002-91) of lands north of Cheyenne Avenue, west of Durango Drive, including the east half of the subject property.
06/15/94	The City Council approved a Rezoning (Z-0004-94) from N-U (Non-Urban) to R-PD9 (Residential Planned Development – 9 Units Per Acre) on 21.42 acres adjacent to the northeast corner of Cheyenne Avenue and El Capitan Way, to the west of the subject property. The Planning Commission and staff recommended approval.
10/27/94	The Planning Commission approved the Annexation (A-0027-94) of lands north of Cheyenne Avenue, west of Durango Drive, including the west half of the subject property.
12/20/95	The City Council approved a Rezoning (Z-0087-95) from N-U (Non-Urban) to C-1 (Limited Commercial) on the west 2.5 acres of this site (including area dedicated for right-of-way). The Planning Commission and staff recommended approval.
04/28/97	The City Council approved a General Plan Amendment (GPA-0013-97) from SC (Service Commercial) to PF (Public Facilities) on the subject site as part of a larger request. A Rezoning to C-V (Civic) on the subject site was also approved as part of a larger request (Z-0022-97). The Planning Commission and staff recommended approval.
01/25/01	The Planning Commission approved a Site Development Plan Review [Z-0022-97(1)] for a proposed 9.3-acre city park and a golf course with ancillary maintenance facility, club house, and golf cart storage on 102.5 acres north of the subject site. Staff recommended approval.
06/01/06	The City Council approved a General Plan Amendment (GPA-6318) from PR-OS (Park/Recreation/Open Space) to SC (Service Commercial), a Rezoning (ZON-6324) from C-V (Civic) to C-1 (Limited Commercial), and a Site Development Plan Review (SDR-6331) for a proposed commercial development consisting of a 40,000 square foot, two-story office building and two single-story 5,000 square foot retail buildings on the subject site. The Planning Commission and staff recommended approval of all items.

LHM

SUP-21008 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
04/20/06	Building permits under plan check number C-220-05 were issued for Investment Equity Builders for the construction of shell buildings A, B and C; the construction of on-site improvements for shell buildings A, B and C; and for three trash enclosures.
05/24/06	Building permits under plan check number C-220-05 were issued for Helix Electric for electrical work to shell buildings A, B, and C, and for the on-site improvements.
06/08/06	Building permits under plan check number C-220-05 were issued for Sands Plumbing for plumbing installation for shell buildings A, B, and C.
07/07/06	Building permits under plan check number C-220-05 were issued for Chaparral Contracting, Inc. to install on-site water and sewer improvements.
Pre-Application Meeting	
02.27/07	A pre-application meeting was held and applicant advised an SUP would be required to allow a distance separation of zero feet from residential where 200' is required and a waiver to allow a 1,250 sf space where 1,500 sf is required. discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application nor was one held.	

Field Check	
4/19/2007	Commercial center under construction.

Details of Application Request	
Site Area	
Net Acres	4.22

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices and retail buildings under construction.	SC (Service Commercial)	C-V (Civic) under Resolution of Intent to C-1 (Limited Commercial)
North	Golf Course	PR-OS (Parks, Recreation and Open Space)	C-V (Civic)
South	Single Family Detached Dwellings	ML (Medium-Low Density Residential)	P-C (Planned Community)
East	Mini-Warehouse	SC (Service Commercial)	C-1 (Limited Commercial)

SUP-21008 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

West	Single Family Attached Dwellings & LVVWD well site.	ML (Medium-Low Density Residential) & SC (Service Commercial)	R-PD9 (Residential Planned Development – 9 Units Per Acre) & C-V(Civic) under Resolution of Intent to C-1 (Limited Commercial)

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

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Rule 17.16, the following parking requirements apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail less than 25,000 SF	10,000 SF	1 Space per 175 SF GFA	58	3	58	3	Y
Office General	35,000 SF	1 space per 300 SF GFA	117	5	117	5	Y
		1 space per 200 SF for the first 2000 SF; 1 space per 175 SF thereafter					
Medical	5,000 SF		29	1	30	2	Y
SubTotal			204	9	205	10	
TOTAL (including handicap)	50,000 SF		215	9	215	10	Y

SUP-21008 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Separation Distance of Zero Feet from Residential	200 Feet	This waiver is not supported.
Allow 1,250 Square Feet	1,500 Square Feet	This waiver is not supported.

ANALYSIS

- **Zoning**

The C-1 (Limited Commercial) Zoning District is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the SC (Service Commercial) Land Use category of the General Plan.

- **Use**

The request is for a Special Use Permit for a proposed Auto Title Loan Establishment with waivers of requirements to allow a zero foot separation where 200-foot separation is required from an existing residential subdivision, and to allow 1,250 square feet of interior space where 1,500-feet.

FINDINGS

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

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

The proposed Auto Title Loan use will be located on an approved pad site which is currently under construction. Abutting the west side of the subject parcel is a residential subdivision requiring a waiver from Title 19.04 as the Auto Title Loan use does not meet the required 200 foot distance separation from residential properties. Thus, the proposed land use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses.

SUP-21008 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

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

The applicant has requested Waivers of the 200-foot separation from residential zoning and of the 1,500 square foot space requirement. Therefore, the subject site is not suitable for the type and intensity of 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."**

Access to the site is provided via drives from Cheyenne Avenue, a Primary (100-ft) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed Auto Title Loan use.

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

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

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

The proposed use is not in compliance with all the requirements of Title 19.04., therefore, cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses. The site is zero feet from the nearest residential use where a 200-foot minimum distance separation is required, and will consist of 1,250 square feet where 1,500 square feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 400

APPROVALS 0

PROTESTS 15

LHM



Case Number: **SUP-21008** APN: 138-08-801-019

Name of Property Owner: Cheyenne Fairways Business center

Name of Applicant: Cashback

Yes

No

City Official: _____

Partner(s): _____

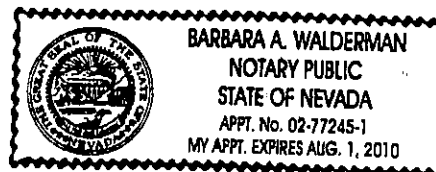
APN: _____

Signature of Property Owner:

Print Name: Dale Dowers

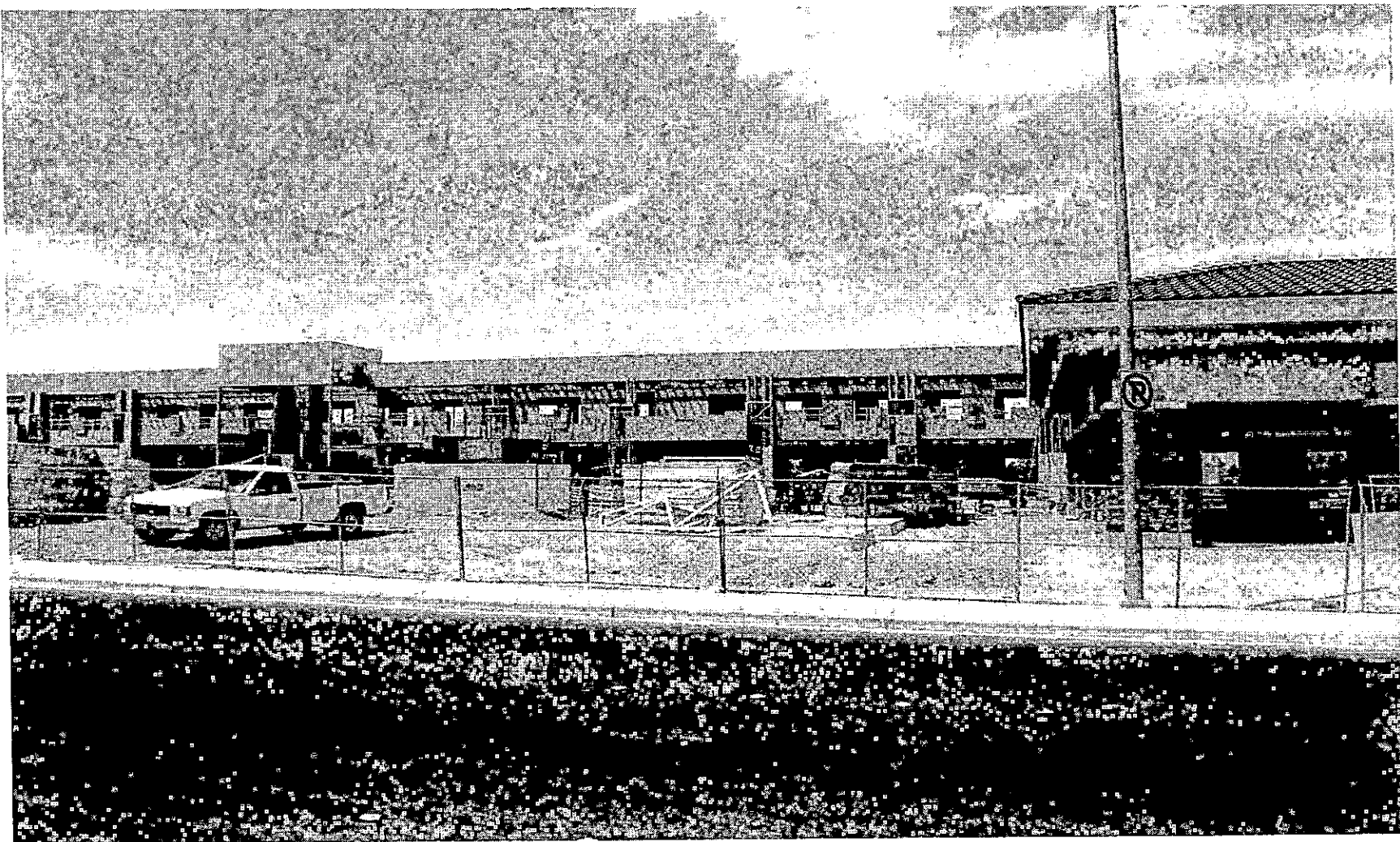
This 30th day of MARCH, 2007

Barbara A. Walderma
Notary Public in and for said County and State



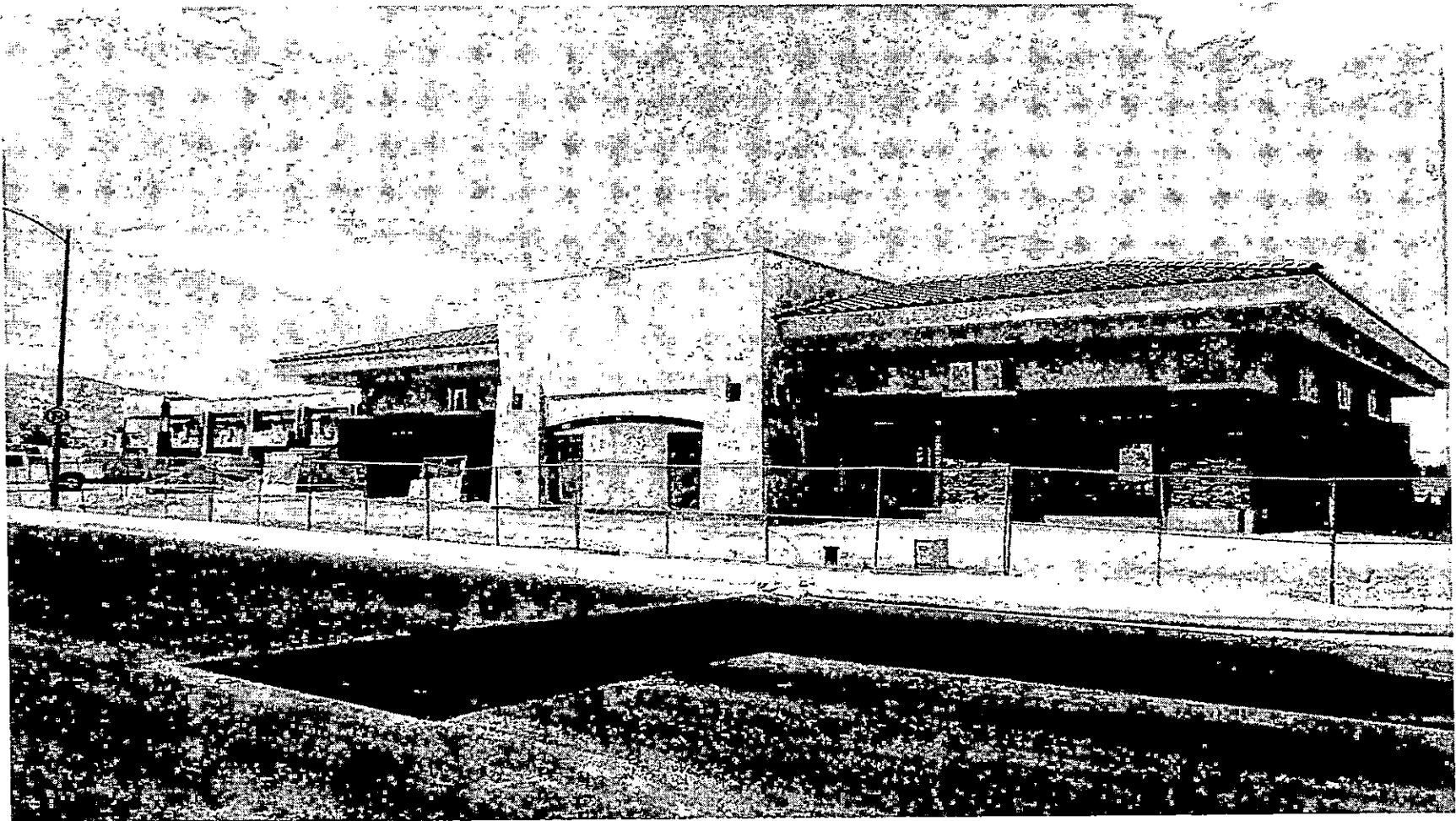
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APR 02 2007



SUP-21008 - APPLICANT: CASHBACK - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER
8670 WEST CHEYENNE AVENUE
MAY 24, 2007 PLANNING COMMISSION

05/04/07



SUP-21008 - APPLICANT: CASHBACK - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER
8670 WEST CHEYENNE AVENUE
MAY 24, 2007 PLANNING COMMISSION

05/04/07



SUP-21008 - APPLICANT: CASHBACK - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER
8670 WEST CHEYENNE AVENUE
MAY 24, 2007 PLANNING COMMISSION

05/04/07



GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

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

February 16, 2007

City of Las Vegas Planning &
Development 739 South Fourth Street
Las Vegas, NV. 89101

APN: 138-08-801-019
RE: 8670 W. Cheyenne / Unit 201

Dear Sir or Madam:

Please accept this letter as our request for a use permit for a financial institution, located at the northwest corner Cheyenne and Durango. My client would like to start an auto title loan payday loan, check cashing business. The potential site meets all the separation requirements from other similar businesses. We are asking for a waiver for the distance separation from residential; 0 ft and 200 is required. There is more than adequate parking within the shopping center, however, additional parking is not needed for the auto title loan business. They never take possession of the cars because they feel the owner then wouldn't be able to work and wouldn't be able to pay them back. This use will be a welcome addition to the area. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Sincerely,

Sandra Montgomery
Associate Planner
Greater Nevada Planning, Inc.
ph.# 312-2435

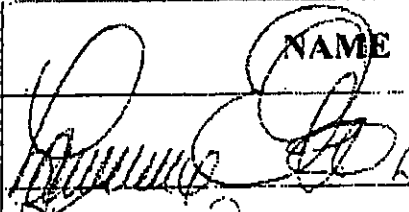
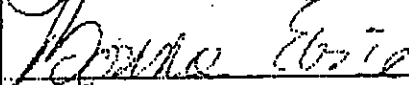
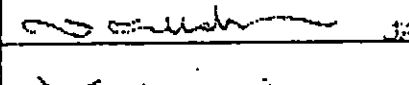
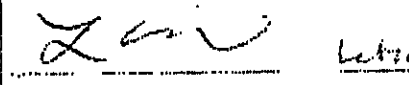
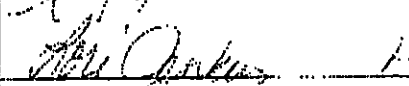
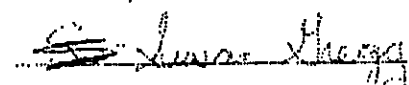
RECEIVED

APR 02 2007

SUP-21008
05/24/07 PC

PETITION TO PROTEST SUP-21008

The undersigned residents of Firethorne 1 Homeowners Association, located at Campbell Drive and Buckskin, ask that the Planning Commission deny application SUP-21008 for an auto title loan establishment at 8670 W. Cheyenne Ave. We believe that this business would be a detriment to the livability and peace of our neighborhood due to the nature of the business. We also protest the request for a waiver of the distance separation from a residential use.

NAME	ADDRESS
 LAURANCE EPSTEIN	3477 BANKSIDE DR LV NV 89129
Debbi Ortiz DEBBI ORTIZ	3461 White Mission 89129
 BONNIE CALLAHAN	3477 Bankside Dr LV NV 89129
 JAMES CALLAHAN	3452 CREEK RIVER DRIVE 89129
 Leticia Callahan	3452 CREEK RIVER DRIVE 89129
David Soto DAVID SOTO	3452 CREEK RIVER DR LV 89129
 MARY SOTO	3452 CREEK RIVER DR LV NV 89129
 LORI JENKINS	8907 GREEN SHADE DR 89129
 Susan Briggs	3461 Creek River Dr LV NV 89129
Mindi Emerson MINDI EMERSON	3100 White Mission Dr LV NV 89129
Larry Ortiz	3461 White Mission Dr 89129

May 17, 2007

TO: Facsimile No. (702) 385-7268

ATT: Herman Burney

Re: SUP-21008
Notice of Public Hearing

Pursuant to the above notice regarding "a waiver to allow a distance separation of zero feet from residential use and a waiver to allow an auto title loan establishment to be 1,250 square feet where 1,500 square feet is required at 8670 West Cheyenne Avenue," we vote No.

Sincerely,

Joseph Fernandes
Jerrine Fernandes
3100 Goodnews Ct.
Las Vegas, NV 89134

P

Carman Burney

From: Carole Combs
Sent: Thursday, May 17, 2007 10:36 AM
To: Carman Burney; Doug Rankin; Andy Reed
Subject: FW: Internet Submission - Auto Title Loan Business/Cheyenne Commons

-----Original Message-----

From: Beverly Bridges
Sent: Thursday, May 17, 2007 10:30 AM
To: Carole Combs
Cc: Margo Wheeler
Subject: FW: Internet Submission - Auto Title Loan Business/Cheyenne Commons

FYI

-----Original Message-----

From: Stoney Douglas On Behalf Of OBD - Public
Sent: Thursday, May 17, 2007 10:19 AM
To: Beverly Bridges; Margo Wheeler
Cc: Steven Van Gorp
Subject: FW: Internet Submission - Auto Title Loan Business/Cheyenne Commons

This came into the OBD Public Inbox. It appears to be for your attention.

Stoney

-----Original Message-----

From: albert.hagan@employmentguide.com [mailto:albert.hagan@employmentguide.com]
Sent: Thursday, May 17, 2007 9:59 AM
To: OBD - Public
Subject: Internet Submission - Auto Title Loan Business/Cheyenne Commons

Citizen Name: Albert Hagan & Kimberly Johnson

Email: albert.hagan@employmentguide.com

Comments: Good Morning,

We live at 3340 Cheltenham in the America West Village Development contiguous to Cheyenne Fairway Commons.

We were notified of a hearing regarding zoning waiver for an AUTO TITLE LOAN Business.

We are unable to attend the hearing May 24th but we do wish to lodge our objection to a business of this kind in our neighborhood. There are numerous Auto Title loan and Payday loan companies in Las Vegas they do not belong in a neighborhood adjacent to a golf course and YMCA center.

We respectfully submit our objection to this business being placed next to our community.

Albert Hagan & Kimberly Johnson

3340 Cheltenham Street Las Vegas, NV 89129

To: City Planning Commission re: SUP. 21008

I object to "zero feet from residential use" waiver. This building will be too close to the housing, unfairly blocking them in & closing in their rightful "space". There is a good reason or reasons why these distance laws are created.

Thank you for your consideration,

Mary Buffet
owner of 3301 Cheltenham
Buffet Mary Family Trust
9890 Tropical Pkwy
Las Vegas NV. 89149

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-21091 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 492-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive (APNs 126-13-515-001 through 116, 126-13-511-001 through 009, and 126-13-510-005), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], 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 **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Cliff's Edge Master Planned Community Approval Letter
5. Justification Letter
6. Submitted at meeting – Condition changes by staff

MOTION:

EVANS – APPROVED subject to conditions and amending Condition 11, 12, 17 and 21 as read for the record as follows:

- 11. A Reversionary Map shall be recorded prior to the issuance of any permits that pertain to this application for the purpose of eliminating the existing lot lines created by the Oxford Commons Unit 1 and 2 Final Maps.**
- 12. A Petition of Vacation shall be recorded for the purpose of vacating all public easements, such as public sewer and drainage easements not being used with this site, prior to the issuance of any building permits that pertain to this application.**
- 17. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and the approved queuing analysis on file with the Traffic Engineering Division.**

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 59 – SDR-21091

MOTION– Continued:

21. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

– UNANIMOUS with GOYNES and TROWBRIDGE excused and DUNNAM abstaining since he is the engineer of record

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning Supervisor, reported that the proposal is in compliance with the development standards of the Cliff's Edge Community Density Designation and recommended approval. He deferred to GINA VENGLASS, Public Works Department, who referenced conditions changes submitted to which the applicant had agreed.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, thanked staff for the favorable recommendation and agreed to all conditions.

CHAIRMAN DAVENPORT inquired about increased landscape at the south side of the subject site. ATTORNEY CELESTE referenced a site plan to explain the redistribution of the landscaping which would intensify the south portion nearest the loft buildings.

MARGO WHEELER, Director of Planning and Development, suggested amending Condition 2 but ATTORNEY CELESTE clarified there would not be any additional landscaping but rather a redistribution of the same landscaping in an attempt to intensify the area near the structures. He agreed to work with staff about any issues before the matter was heard by City Council and ASSISTANT CITY ATTORNEY BRYAN SCOTT suggested that at that time a specific number of trees or percentage of trees would need to be part of any such condition.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(11:39 – 11:43)

4-1666

CONDITIONS:

Planning and Development

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

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 59 – SDR-21091

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan date stamped 05/07/07, landscape plan and building elevations date stamped 04/05/07, except as amended by conditions herein.
3. Site Development Plan Review (SDR-6728) is hereby expunged.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 59 – SDR-21091

CONDITIONS – Continued:

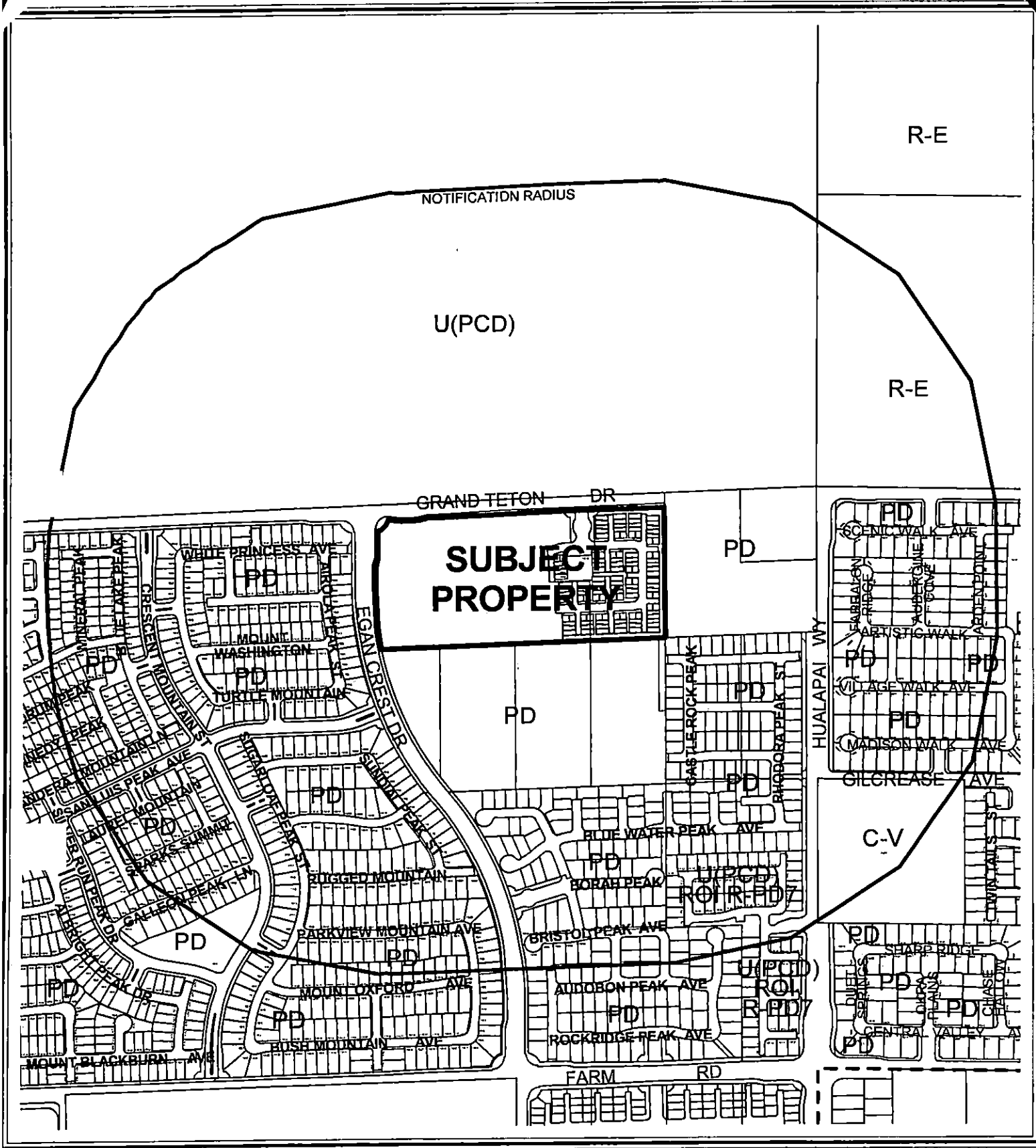
Public Works

11. A Reversionary Map shall be recorded prior to the issuance of any permits for the purpose of eliminating the existing lot lines created by the Oxford Commons Unit 1 and 2 Final Maps.
12. A Petition of Vacation shall be recorded for the purpose of vacating all public easements, such as public sewer and drainage easements not being used with this site, prior to the issuance of any building permits.
13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
14. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving (if legally able) on Grand Teton Drive and Egan Crest Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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). In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
15. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.
16. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
17. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 59 – SDR-21091

CONDITIONS – Continued:

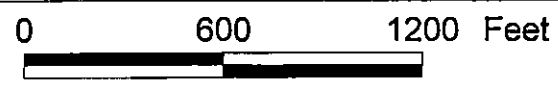
- shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
 21. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, WVR-7115 (if approved) and all other applicable site-related actions.
 22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this subdivision is designed without knuckles and therefore requires approval for this deviation from standards.



CASE: SDR-21091

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM RESIDENTIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 05/07/07, landscape plan and building elevations date stamped 04/05/07, except as amended by conditions herein.
3. Site Development Plan Review (SDR-6728) is hereby expunged.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

JM

SDR-21091 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

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

Public Works

11. A Reversionary Map shall be recorded prior to the issuance of any permits for the purpose of eliminating the existing lot lines created by the Oxford Commons Unit 1 and 2 Final Maps.
12. A Petition of Vacation shall be recorded for the purpose of vacating all public easements, such as public sewer and drainage easements not being used with this site, prior to the issuance of any building permits.
13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
14. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving (if legally able) on Grand Teton Drive and Egan Crest Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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). In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
15. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

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May 24, 2007 - Planning Commission Meeting

16. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
17. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
21. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, WVR-7115 (if approved) and all other applicable site--related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this subdivision is designed without knuckles and therefore requires approval for this deviation from standards.

SDR-21091 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed three story, 492-unit multi-family residential development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive.

The proposed development is consistent with the Cliff's Edge Master Development Plan and Title 19 Development Standards. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
	The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.
12/16/04	The Planning Commission approved a request for a Tentative Map (TMP-5577) for a 224-unit residential condominium subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.

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May 24, 2007 - Planning Commission Meeting

04/06/05	The Planning Commission approved a request for a Site Development Plan Review (SDR-5809) for a proposed 224-unit residential condominium development on the 20.96-acre subject site adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.
07/20/05	The City Council approved requests for a Site Development Plan Review (SDR-6728) for a 323-lot residential development and for a Waiver of Title 18.12.130 (WVR-7115) to allow a private drive length of 165 feet where 150 feet is the maximum length allowed, on the subject site. The portion of WVR-7115 that constituted a Waiver of Title 18.12.100 to allow a private street width of 35 feet where a minimum width of 39 feet was required, was determined to be unnecessary and was dropped. The Planning Commission recommended approval of these requests on 06/23/05.
08/11/05	The Planning Commission approved a Tentative Map for a 323-lot single-family attached residential subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Way.
Pre-Application Meeting	
03/26/07	A pre-application meeting was held with the applicant. Staff explained that this proposal would require a letter from Cliff's Edge/Providence Design Review Committee (DRC). Staff then explained the submittal requirements for a Site Development Review and Variance (parking).

Field Check	
4/23/07	A field check revealed that the site has been graded. There are many fluctuations in grade across the site.

Details of Application Request	
Site Area	
Net Acres	20.9

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation]

SDR-21091 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U [(Undeveloped) TND (Traditional Neighborhood Development)]
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [Residential Small Lot Cliff's Edge Special Land Use Designation]
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [Public Facility Cliff's Edge Special Land Use Designation]
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) [Low Density Residential Cliff's Edge Special Land Use Designation]

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

*Multi-trail runs along the northern property line of the site.

DEVELOPMENT STANDARDS

<i>Standard (Cliff's Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
Principle Buildings and Accessory Structures from the Property Line			Y
• Single Story Structures	10 Feet	N/A	
• Two Story Structures	20 Feet	20 Feet	
• Three Story Structures	30 Feet	30 Feet	

SDR-21091 - Staff Report Page Four
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Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter			
• Single Story Structure • Two Story Structure • Three Story Structure	10 Feet 20 Feet 25 Feet	N/A N/A 35 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl			
• Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A N/A	Y
Living Area or Porch from Private Street or Parking	10 Feet	10 Feet	Y
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y
Building Separation			
• Balcony to Balcony • Balcony to Non-Balcony • Non-Balcony to Non-Balcony • Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	40 Feet 20.5 Feet 15 Feet 55 Feet	Y
Maximum Bldg Height	50 Feet Subject to Setback Criteria Above	38 Feet	Y
• Principle Building and Accessory Structures			
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 10 Spaces	93 Trees	101 Trees	Y
Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	127 Trees	157 Trees	Y
TOTAL		210 Trees*	258 Trees	Y
Wall Height	6 Feet		N/A	Y

*There are a total of 608 trees throughout the project.

SDR-21091 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

Open Space Standards per 3.1.3 Cliff's Edge Master Development Plan					
Total Acreage	Density	Required	Required	Provided	Compliance
20.9	23.5	100 Sq. Ft/Unit	49,200 Sq. Ft.	196,980 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	222 Units	1 per 1.25	278				
Two Bedroom units	222 Units	1 per 1.75	388				
Units w/more than two bedrooms	48 Units	1 per 2.0	96				
Visitor parking	1 per 5 units	1 per 0.2	98				
Clubhouse	6,487 S.F.	1 per 300	22				
Subtotal					911	20	
TOTAL			882		931		Y
Percent Deviation							Y

Handicap Parking	Ratio	Required	Provided
Regular	2% of total required spaces	19	20
Van Accessible	1/6 handicap spaces	3	3
Total		19	20

Type	Provided
Uncovered	379
Covered	492
Garage	60
Total	931

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May 24, 2007 - Planning Commission Meeting

ANALYSIS

- **Zoning**

The subject site is currently zoned PD (Planned Development). The site is located within the Cliff's Edge Master Plan with a special land use designation of M (Medium Density Residential). The proposed project is in conformance with both the zoning district and Cliff's Edge special land use designation.

- **Site Plan**

The Site Plan depicts a multi-family complex located at the southeast corner of Egan Crest Drive and Grand Teton. The applicant is showing two hundred twenty-two (222) one bedroom units, two hundred twenty-two (222) two bedroom units and forty-eight (48) three bedroom units on the site. The main entrance to the complex is from Grand Teton Drive, approximately 960 feet east of Egan Crest Way while a smaller entrance 25 foot driveway is proposed off the Grand Teton Drive approximately 420 feet east of Egan Crest Way.

Large apartment complex buildings are located along the north and west property lines, while smaller lofts and garage facilities are to be located along the south. Interior to the site are three large apartment complex nodes, in which each centers around common open spaces consisting of either a pool or spa.

The site plan indicates 931 parking spaces, 20 of which are handicap spaces, to be provided on-site. The parking to be provided will consist of both covered and uncovered parking spaces through the entire site. The project meets Cliff Edge Parking Standards. Trash enclosures have been located within parking landscape islands through out the site.

- **Landscape Plan**

The Plan shows adequate interior landscaping within parking lots and within the exterior landscape buffers.

- **Elevation**

The proposed development consists of eight different building types, including a loft option. The buildings range from two to three-stories and from 12 feet to approximately 38 feet in height. All of the buildings will have two toned stucco effect to differentiate between the lower levels and the upper floors. In addition, all of the buildings will have tile roofs and decorative metal railings and entry doors. The site plan proposes five of building type #1, seven of building type #2, four of building type #4, three of building type #5, one of building type #9, two of building type #15, one of building type #17, and six of the loft.

SDR-21091 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

- **Floor Plan**

Each of the eight building types has associated floor plans, which range from one to three bedrooms. The applicant is showing two hundred twenty-two (222) one bedroom units, two hundred twenty-two (222) two bedroom units and forty-eight (48) three bedroom units on the site.

- **Trails and Open Space**

A Multi-Use Transportation Trail is to be developed along the north property line of the proposed development. The proposed project is providing 196,980 square feet of open space where 49,200 square feet is required which exceeds the amount of open space required for this development.

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 surrounding area, with the exception of single-family residences to the west, across Egan Crest Way, is undeveloped. The proposed use of the property is consistent with Cliff's Edge Master Planned Community special land use designation of M (Medium Density Residential).

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is consistent with the Cliff's Edge Master Development Plan and Design Guidelines and Title 19 Development Standards. Therefore, staff recommends approval.

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

The site will have ingress and egress from Grand Teton Drive, a 100-foot Primary Arterial designated by the Master Streets and Highway Plan. The site provides adequate access to Grand Teton Drive.

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May 24, 2007 - Planning Commission Meeting

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

The proposed landscape and building materials are appropriate for the area and conform to such materials as direct by the Cliff's Edge Master Development Plan and Design Guidelines.

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

The building elevations are typical of multi-family residential apartment complexes and will be compatible with the Cliff's Edge Master Development Plan and Design Guidelines.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 126

APPROVALS 0

PROTESTS 0



Case Number: **SDR-21091** APN: 126-13-515-001 thru 116; 126-13-510-005;
126-13-511-001 thru 009

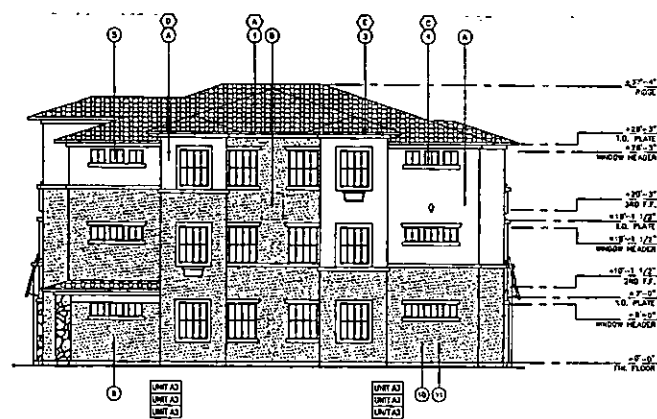
Providence RI
APR 05 2007



A FRONT & REAR ELEVATION
1/8" = 1'-0"



C STREET SIDE ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

- ELEVATION KEY NOTES:**
1. CONCRETE ROOF TILE - L.C.B.D. 2003
 2. STUCCO SYSTEM - SEE DETAIL 2/7/1
 3. STUCCO FASADA, SEE DETAIL 2/2/2
 4. STUCCO POP-OUT - SEE DETAIL 4/1/4
 5. ALUMINUM WINDOW
 6. FIELDSTONE ACCENT
 7. FAIR FLOWER PLANTER
 8. BUILDING COMPARISON SIGN
 9. WETER PACE LOCATION
 10. WIREPHONE SERVICE LOCATION
 11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

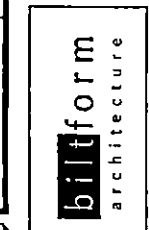
1. ROOF TILE	CADLE ROOFING BIC 8171 "MAESTRO DEL SOL BLDG"
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FISHIER PLANTERS	102 P103 "SEA LANE"
3. STUCCO FASADA, TRIM AND POP-OUTS	102 P313 "WALL VILLAGE"
4. PRIMARY STUCCO	102 P314 "WALL VILLAGE"
5. SECONDARY STUCCO & GARAGE DOORS	102 P315 "CAMEL COAT"
6. FIELDSTONE ACCENT	102 Q. CORADO STONE UNFINISHED 11 C.B.D. P11-1548

EXTERIOR COLOR SCHEME 2:

1. ROOF TILE	CADLE ROOFING BIC 8172 "MAESTRO SANTA CRUZ"
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FISHIER PLANTERS	102 P316 "STRAWBERRY HOUSE"
3. STUCCO FASADA, TRIM AND POP-OUTS	102 P317 "WALL VILLAGE"
4. PRIMARY STUCCO	102 P318 "CENTURY BARN"
5. SECONDARY STUCCO & GARAGE DOORS	102 P319 "TRADITIONAL TAIL"
6. FIELDSTONE ACCENT	102 Q. CORADO STONE UNFINISHED 11 C.B.D. P11-1548

EXTERIOR COLOR SCHEME 3:

1. ROOF TILE	CADLE ROOFING BIC 8173 "COMPERSONS BLVD"
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FISHIER PLANTERS	102 P313 "WOOD HAVEN"
3. STUCCO FASADA, TRIM AND POP-OUTS	102 P310 "WALL VILLAGE"
4. PRIMARY STUCCO	102 P313 "AFTERNOON TEA"
5. SECONDARY STUCCO & GARAGE DOORS	102 P318 "BANK"
6. FIELDSTONE ACCENT	102 Q. CORADO STONE UNFINISHED 11 C.B.D. P11-1548



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Phoenix, Arizona 85014
Phone: 602.953.9200 Fax: 602.953.1200

Piceme at Providence III
Rental Apartment Community
Las Vegas, Nevada
Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
Phone: (602) 374-4444

REVISIONS

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10	DATE	DESCRIPTION

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BUILDING TYPE 1
EXTERIOR ELEVATIONS
APR 08 2007



A FRONT & REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: ①

1. CONCRETE ROOF TILE - I.C.B.G. 2003
2. STUCCO SYSTEM - SEC DETAIL 3/7/03
3. STUCCO FINISH - SEC DETAIL 3/7/03
4. STUCCO POP-OUT - SEC DETAIL 4/1/04
5. ALUMINUM WINDOW
6. FIBERSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PAD LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1: ①

1. ROOF TILE: EAGLE ROOFING SMC 8711 PUEBLO DEL SOL RED
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS: #103 "SEA LARK"
3. STUCCO FINISH, TRIM AND POP-OUTS: #112 "HALE VILLAGE"
4. PRIMARY STUCCO: #104 "HALE SEASON"
5. SECONDARY STUCCO & GARAGE DOORS: #110 "SEASIDE"
6. FIBERSTONE ACCENT: #111 "TRADITIONAL AX"

EXTERIOR COLOR SCHEME 2: ②

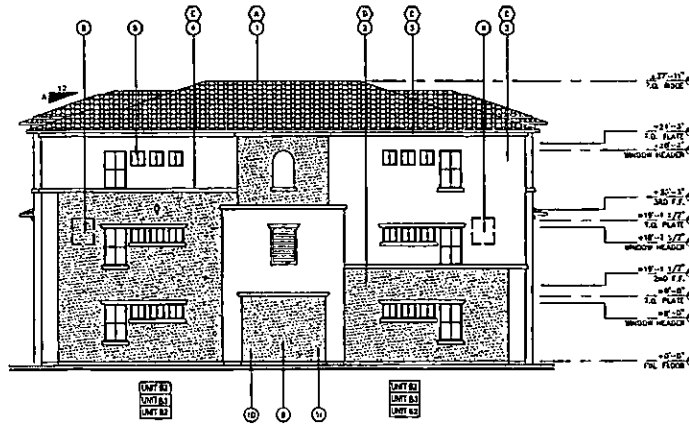
1. ROOF TILE: EAGLE ROOFING SMC 8711 PUEBLO DEL SOL RED
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS: #103 "SEA LARK"
3. STUCCO FINISH, TRIM AND POP-OUTS: #112 "HALE VILLAGE"
4. PRIMARY STUCCO: #104 "HALE SEASON"
5. SECONDARY STUCCO & GARAGE DOORS: #110 "SEASIDE"
6. FIBERSTONE ACCENT: #111 "TRADITIONAL AX"

EXTERIOR COLOR SCHEME 3: ③

1. ROOF TILE: EAGLE ROOFING SMC 8711 PUEBLO DEL SOL RED
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS: #103 "SEA LARK"
3. STUCCO FINISH, TRIM AND POP-OUTS: #112 "HALE VILLAGE"
4. PRIMARY STUCCO: #104 "HALE SEASON"
5. SECONDARY STUCCO & GARAGE DOORS: #110 "SEASIDE"
6. FIBERSTONE ACCENT: #111 "TRADITIONAL AX"



C STREET SIDE ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

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of nevada, inc.
1211 W. 10TH AVE. SUITE 100
PHOENIX, ARIZONA 85014
PH: 602.951.9700 FAX: 602.951.9701

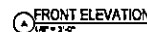
Picrnie at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picrnie Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

REVISIONS

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SDR-21091 BUILDING TYPE 2
EXTERIOR ELEVATIONS
05/24/07 PC
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EXTERIOR COLOR SCHEME 1	
1 ROOF FLE	CADLE ROOFING SUNSET BLOO 1841 TAPETRANO BLUO
2 DOORS, SHUTTERS, SILL & BALCONY RAILINGS, & FLOWER PLANTERS	#102 "WOOD PAVEMENT" #1 #102 "WOOD PAVEMENT"
3 STUCCO FASCIA, TRIM AND FOUNTAINS	#102 "WALL VENEUE" #102 "WALL VENEUE"
4 PRIMARY STUCCO	#102 "AFTERNOON TEA" #102 "AFTERNOON TEA"
5 SECONDARY STUCCO & CEMENT SIDING	#102 "WALL" #102 "WALL"
6 FIBROSTONE ACCENT	#102 "WALL" #102 "WALL"

4470 E. 4th Avenue, Suite 400, Phoenix, AZ 85018

PRISONS

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③

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SCALE _____

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BUILDING TYPE 3
EXTERIOR ELEVATIONS

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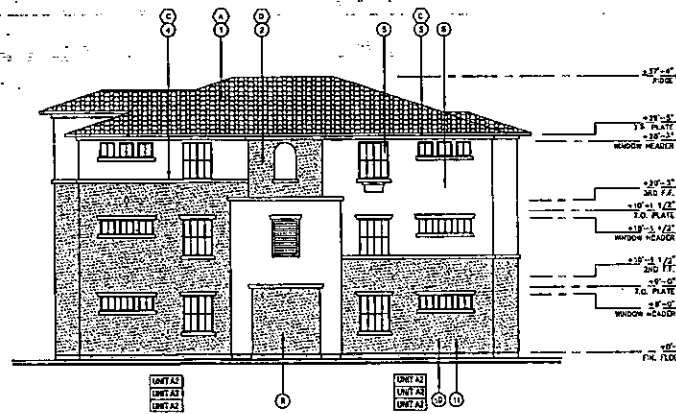
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A FRONT & REAR ELEVATION
1/8" = 1'-0"



C STREET SIDE ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: 1

1. CONCRETE ROOF TILE - 1/8" O.D. 2002
2. STUCCO SYSTEM - SEE DETAIL 3/0/01
3. STUCCO FASCIA, SEE DETAIL 3/0/02
4. STUCCO POP-OUT - SEE DETAIL 4/0/04
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACE LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

1. ROOF TILE	EAGLE ROOFING SUNSET BLEND 3644
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	#123 "SILK LANE"
3. STUCCO FASCIA, TRIM & POP-OUTS	#112 "HALE VILLAGE"
4. PRIMARY STUCCO	#114 "MAJESTIC SEASIDE"
5. SECONDARY STUCCO & GARAGE DOORS	#110 "CAMEL COAT"
6. BORDO STONE FIELDSTONE	#110 "CAMEL COAT"
7. FIELDSTONE ACCENT	#110 "CAMEL COAT"

EXTERIOR COLOR SCHEME 2:

1. ROOF TILE	EAGLE ROOFING SUNSET BLEND 3644
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	#114 "MAJESTIC SEASIDE"
3. STUCCO FASCIA, TRIM & POP-OUTS	#112 "HALE VILLAGE"
4. PRIMARY STUCCO	#113 "CENTURY BROWN"
5. SECONDARY STUCCO & GARAGE DOORS	#115 "TRADITIONAL TAN"
6. BORDO STONE FIELDSTONE	#110 "CAMEL COAT"
7. FIELDSTONE ACCENT	#110 "CAMEL COAT"

EXTERIOR COLOR SCHEME 3:

1. ROOF TILE	EAGLE ROOFING SUNSET BLEND 3644
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	#112 "HALE VILLAGE"
3. STUCCO FASCIA, TRIM & POP-OUTS	#112 "HALE VILLAGE"
4. PRIMARY STUCCO	#113 "CENTURY BROWN"
5. SECONDARY STUCCO & GARAGE DOORS	#115 "TRADITIONAL TAN"
6. BORDO STONE FIELDSTONE	#110 "CAMEL COAT"
7. FIELDSTONE ACCENT	#110 "CAMEL COAT"

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12121 East Main Road, Suite 1
Shoreline, WA 98148
Phone 425.255.5200 Fax 425.255.5201

Picerno at Providence III
Rental Apartment Community
1420 E. Main Street, Suite 100, Phoenix, Arizona 85014-2460

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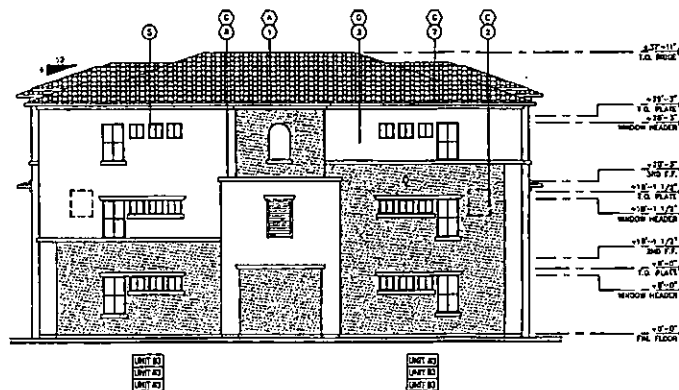
BUILDING TYPE 5
EXTERIOR ELEVATIONS
APR 05 2007



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B RIGHT ELEVATION
1/8" = 1'-0"



C LEFT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: ①

1. CONCRETE ROOF TILE - L.C.B.D. 2083
2. STUCCO FINISH - SEE DETAIL 2/1/1
3. STUCCO FINISH - SEE DETAIL 2/2/2
4. STUCCO POP-OUT - SEE DETAIL 4/1/1
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAIR FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACE LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1: ①

① ROOF TILE	EAGLE ROOFING SBC 8771 "PUERTA DEL SOL BLDG"
② DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	101 "6035 'TEAL LANE'"
③ STUCCO FASCIA, TRIM AND POP-OUTS	102 "6112 'HALE VILLAGE'"
④ PRIMARY STUCCO	103 "6364 'MAPLE SEASON'"
⑤ SECONDARY STUCCO & CARAGE DOORS	104 "6330 'CAMEL CRAY'"
⑥ FIELDSTONE ACCENT	105 "61 DORADO STONE UNRESTONE "HOLEY" L.C.B.D. 623-3348

EXTERIOR COLOR SCHEME 2: ②

① ROOF TILE	EAGLE ROOFING SBC 8771 "PUERTA DEL SOL BLDG"
② DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	101 "6111 'STEWART HOUSE'"
③ STUCCO FASCIA, TRIM AND POP-OUTS	102 "6112 'HALE VILLAGE'"
④ PRIMARY STUCCO	103 "6322 'COUNTRY SEASON'"
⑤ SECONDARY STUCCO & CARAGE DOORS	104 "6335 'TRADITIONAL TAN'"
⑥ FIELDSTONE ACCENT	105 "61 DORADO STONE UNRESTONE "HOLEY" L.C.B.D. 623-3348

EXTERIOR COLOR SCHEME 3: ③

① ROOF TILE	EAGLE ROOFING SBC 8771 "PUERTA DEL SOL BLDG"
② DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	101 "6065 'WOOD HAVEN'"
③ STUCCO FASCIA, TRIM AND POP-OUTS	102 "6112 'HALE VILLAGE'"
④ PRIMARY STUCCO	103 "6333 'AFTERNOON TEA'"
⑤ SECONDARY STUCCO & CARAGE DOORS	104 "6118 'SISAL'"
⑥ FIELDSTONE ACCENT	105 "61 DORADO STONE UNRESTONE "HOLEY" L.C.B.D. 623-3348

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(225 and south ave., suite 1
phoenix, arizona 85014
phone 425.261.0000 fax 425.261.0001

Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada
Picerne Development Corp.
1420 E. Mississippi Ave. Suite 400 Phoenix Arizona 85014-2689

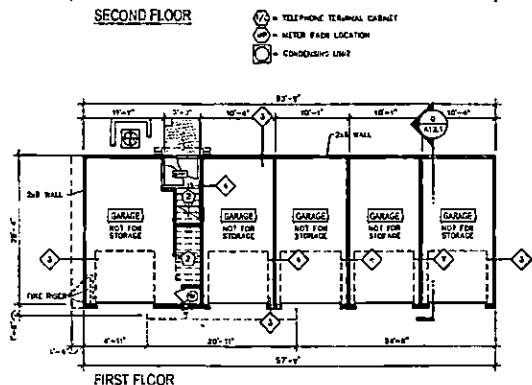
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BUILDING TYPE 9
EXTERIOR ELEVATIONS
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SDR-21091
05/24/07 PC

5 2007



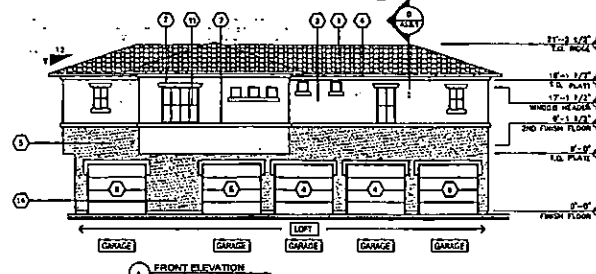
ROOF VENTILATION CALCULATIONS			
ROOF AREA (S.F.) $\times \frac{144}{100}$		= REQUIRED VENT AREA (I.I.)	
ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED
			FLAT VENT DORMER VENT TOTAL PROVIDED
ROOF 1	1288	617	-- (114 @ 110) 330

ROOF VENTILATION CALCULATION'S NOTES:

1. DORMER VENT -- 33 @ 20 (TOTAL VENT AREA IS 660 I.I.) AS MANUFACTURED BY GEDORE, METRO MANUFACTURING CO. AND SUPPLY COMPANY (EACH WITH FIRST AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE).

NOTE:

SEE SHEET FRI FOR BUILDING & FIRE
RATED WALLS, FLOOR/CEILING & ROOF
ASSEMBLIES.



1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB GROSS TRUSS - SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. FINISH FACED - SEE DETAIL 22/03
5. CONCRETE RILEY -
6. CONCRETE SUE - SEE SHT F01
7. C/CW BOARD PER WALLTYPE
8. FINISHED GRADE 4" @ 12" BY PER FUR.
9. FOUNDATION SYSTEM PER STRUCTURAL
10. FLOOR-BY-BY @ 18" @ 12" S.F. - SEE DETAIL TRUSS.
11. 4-12" BATT INSULATION @ ROOF
12. R-11 BATT INSULATION @ WALLS
13. R-12 BATT INSULATION @ FLOOR
14. LINE OF WALL, REFORM
15. KEY TO LANDSCAPE SHEET FOR CONTINUATION OF MAINTENANCE
16. ALUMINUM WINDOW - SEE EXTERIOR ELEVATION

4. COMPLETE ROOF RUL - 15.0.12.2003
5. STUCCO SYSTEM - SEE DETAIL 3/7/11
6. STUCCO JOINTS
7. STUCCO FASCIA, SEE DETAIL 22/2/2
8. SCUPPER - SEE DETAIL 57/04
9. SECTIONAL OVERHEADS GARAGE DOOR
10. STUCCO POP-OUT - SEE DETAIL 41/06
11. SINGLE LUT FRENCH DOOR
12. STUCCO JOINTS
13. GLASS BLOCK WINDOW
14. ALUMINUM WINDOW
15. PARTY/BALCONY WALL - SEE DETAIL 43 & 30
16. DECORATIVE STUCCO ARCH, SEE DETAIL 18/03
17. 4 PANEL DETACHED DOOR
18. OPTIONAL LOCATION OF BUILDING ADDRESS DO NOT REPLY TO MAILING LIST FOR BRACK LOGO AND REFER TO DETAIL 31/04 FOR SIGNAGE AND LIGHTS

A	ROOF TILE	EAGLE ROOFING RAC 8403
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOORS PLANTERS	LENN KRAFT BATH #903 "SEA LANE"
C	STUCCO FACIA, TRIM AND POPCLES	ICI #553 "BART'S BEACH"
D	PRIMARY STUCCO	ICI #384 "MAPLE BEACH"
A	SECONDARY STUCCO & GARAGE DOORS	ICI #532 "DANCE, DANCE"
E	FIELDSTONE ACCENT	DIAPYRED STONE EUROPEAN CASTLE "CHAMPAGNE"

A	ROOF RIZ	EGLE 4000-2 SNC 8402 "MISSION SANTA CR"
B	DOOR, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOOR PLANKS	NO #184 "STERN'S MOD"
C	STUCCO FACIA, TRIM AND POPOUTS	NO #155 "SANTA'S WEA"
D	PRIMARY STUCCO	NO #122 "COUNTRY S4"
E	SECONDARY STUCCO & GARAGE DOORS	NO #133 "TRADITIONAL"
F	NEOLITHIC ACCENT	COLORADO STONE COUNTRY LIDGESTON "CHARCONA 1"

A	ROOF TILE	EAGLE ROOFING SHE 3 FOR "OL CR"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOORS PLANTERS	KS JSTB "BAMATH"
C	STUCCO TAPONS, TRIM AND POPGOTS	KS JLSS "SANTA'S BEA"
D	PRIMARY STUCCO	KS JSTB "HALE VILLAGE"
E	SECONDARY STUCCO & GARAGE DOORS	KS JSTB "BISAL"
F	FIELDSTONE ACCENT	CLAYTON STONE COUNTY LEDGESTONE "CHANDLER"

1. CHIMNEY - SEE DETAIL 62/57.
2. LINE OF WALL BELLOV -
3. GLOVED ROOF VOID - SEE DETAIL 33/63
4. FASCH - SEE DETAIL 33/62
5. CHIMNEY - SEE DETAIL 62/57
6. MP - ONE TO DETAIL 34/63
7. ROOF - SEE DETAIL 34/63
8. VALLEY - SEE DETAIL 31/63
9. LINE OF ROOF BELT
10. OVERLAP TRUSS FRAMING 4-8 TOP & BOTTOM.
11. DUCT - PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. PARAPET - SEE DETAIL 35/65
13. LOCATION OF BRACKET AT KITCHEN SPACE AND AT
14. EAST VENT - FOUR MINUTELY LOCATIONS COORDINATE WITH STRUCTURAL WALL LOCATIONS.
15. OVERHUNG WALL - SEE DETAIL 77/67.
16. BRANCH COMMERCIAL WITH 3" ROOF DRAIN TO LEAD TO DOWN SLOPE OF ROOF AND SLOPE.

18. LINE OF SOFTT BOLD.

19. ROOF GUTTER AND DOWNPIPE.

20. FASADA - SEE DETAIL 80/54.

21. 3'-0" BUILT UP CLASS "B" ROOF.

SYMBOL LEGEND

	DIRECTION OF ROOF SLOPE - 4:12 U.S.D.
	DIRECTION OF CHANNEL SLOPE
	DRAFTSMAN SHALL BE CONSIDERED TO BE RESPONSIBLE FOR DETERMINING WHETHER TO INCLUDE OR EXCLUDE CHIMNEYS AT THE FACE OF EXTERIOR WALLS OR CHIMNEYS.
	INDICATES SAME WORK
	INDICATES SLOANE WALL SEE DETAIL 33/29
	ATYD ACCESS - SEE DETAIL 17/24
	3'-0" x 4'-0" ACCESS - SEE DETAIL 74/22

[illegible]

1. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION:
 - ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY AND ENVIRONMENTAL LAWS)
2. SEE CLIMATE FOR ADDITIONAL ELEVATIONS
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
4. FOR STUCCO SYSTEM SEE DETAIL 3/21
5. HORIZONTAL CONTROL JOINTS AT FINISH FLOOR LINE AND VERTICAL CONTROL JOINTS AT SPONGES - TYPICAL AT ALL EXTERIOR ELEVATIONS

FIRST FLOOR	1,111 S.F.
SECOND FLOOR	1,548 S.F.
TOTAL	2,659 S.F.

RECENT

LEVATIONS, AND SECTION C

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sfrp, inc.

1978 and 1979 and 1980
 1978 and 1979 and 1980
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Picerne at Pebble Creek Pkwy & Indian School Road
Rental Apartment Community
City of Goodyear, Maricopa County, Arizona

BOYSSON-B

**⚠ S/S/DR
CHECK FOR CORROSION**

3/5/78 SUMMER COLLEGE

4/23/08 BRECKA CO.

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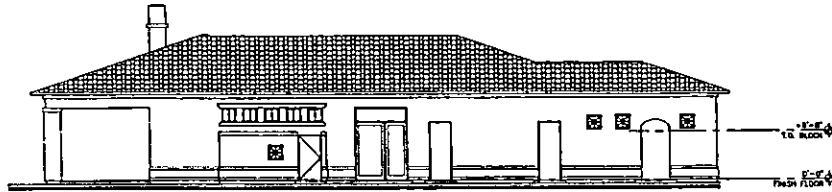
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LOFT - BUILDING TYPE L2
BUILDING & ROOF PLANS, ELEVATIONS, AND SECTION Q

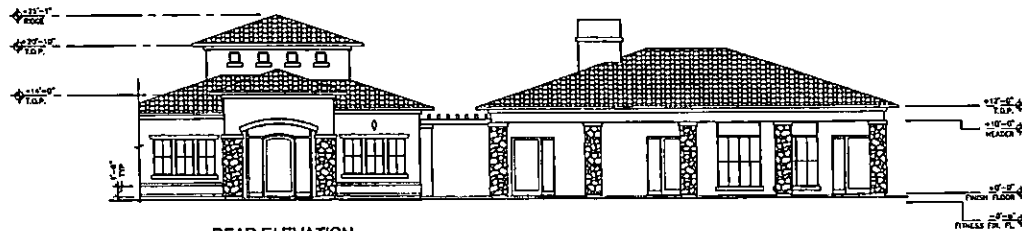
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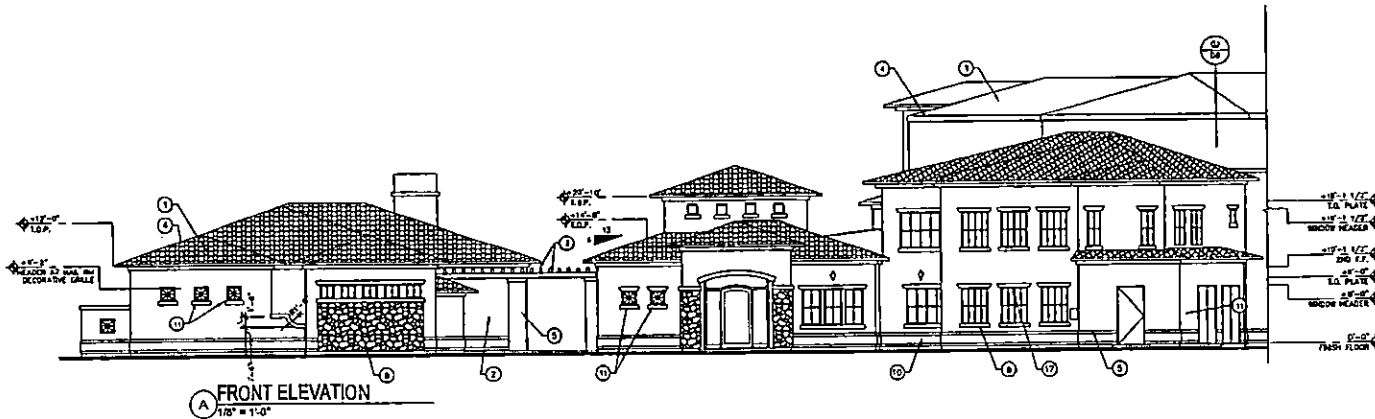
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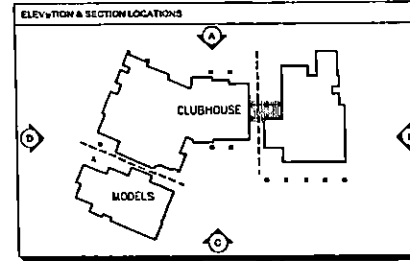
B RIGHT ELEVATION
1/8" = 1'-0"



C REAR ELEVATION
1/8" = 1'-0"



A FRONT ELEVATION
1/8" = 1'-0"



- KEYED NOTES:**
1. CONCRETE ROOF TILE - 12.5% EB 2550
 2. STUCCO SYSTEM
 3. 4x8 TUBE STEEL TRUSS
 4. STUCCO FASDA
 5. PRANKED STUCCO COLUMN W/STONE VENEER BASE
 6. STUCCO CHIMNEY
 7. STUCCO POP-OUT
 8. CRICKET
 9. ALUMINUM WINDOW
 10. STUCCO SHIRT
 11. DECORATIVE METAL GRILL
 12. CLOSED PIER STAIRS
 13. METAL RAILING
 14. BELLSPEER
 15. 4x8 ROOF 3' 6" HIGH DRAINAGE OPENING
 16. PATIO/BALCONY WALL
 17. STUCCO POP-OUT
 18. PARAPET
 19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN - SEE SITE PLAN SHEET A13 FOR EXACT LOCATION & REFER TO DETAIL 65/04 FOR SIGNAGE AND MOUNTING HEIGHTS

- GENERAL NOTES:**
1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
 2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/781
 4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO IMPACT JOINTS

EXTERIOR COLOR SCHEME 1:

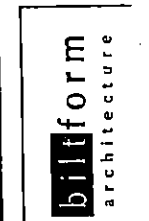
1. ROOF TILE	EAGLE ROOFING SUNSET BRIND 3648 PUERTA DEL SOL BLEND
2. ROOMS, SHUTTERS, STAIRS & BALCONY RAILINGS & FLOWER PLANTERS	603 "SEA LANE"
3. STUCCO FASDA, TRIM AND POP-OUTS	6512 "HALE VILLAGE"
4. PRIMARY STUCCO	6364 "MAPLE SEASON"
5. SECONDARY STUCCO & GARAGE DOORS	6333 "CAMEL COAT"
6. FIELDSTONE ACCENT	61 "CORADO STONE LIMESTONE SHALE"

EXTERIOR COLOR SCHEME 2:

1. ROOF TILE	EAGLE ROOFING SUNSET BRIND 3648 "WEDDER SANTA CRUZ"
2. ROOMS, SHUTTERS, STAIRS & BALCONY RAILINGS & FLOWER PLANTERS	6188 "CENTURY HOUSE"
3. STUCCO FASDA, TRIM AND POP-OUTS	6512 "HALE VILLAGE"
4. PRIMARY STUCCO	6322 "CENTURY BROWN"
5. SECONDARY STUCCO & GARAGE DOORS	6333 "TRADITIONAL TAN"
6. FIELDSTONE ACCENT	61 "CORADO STONE LIMESTONE SHALE"

EXTERIOR COLOR SCHEME 3:

1. ROOF TILE	EAGLE ROOFING SUNSET BRIND 3648 CAPTAIN'S BLEND
2. ROOMS, SHUTTERS, STAIRS & BALCONY RAILINGS & FLOWER PLANTERS	6032 "WOOD HAVEN"
3. STUCCO FASDA, TRIM AND POP-OUTS	6512 "HALE VILLAGE"
4. PRIMARY STUCCO	6323 "AFTERNOON TEA"
5. SECONDARY STUCCO & GARAGE DOORS	61 "CORADO STONE LIMESTONE SHALE"
6. FIELDSTONE ACCENT	61 "CORADO STONE LIMESTONE SHALE"



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group of nevada, inc.
1878 and 1879 ave., 2nd fl.
phoenix, arizona 85014
Phone 602.553.2333 Fax 602.553.2334

Piceme at Providence III
Rental Apartment Community
Las Vegas, Nevada
Piceme Development Corp.
1470 E. Silverton Ave. Suite 400 Phoenix Arizona 85042-2650

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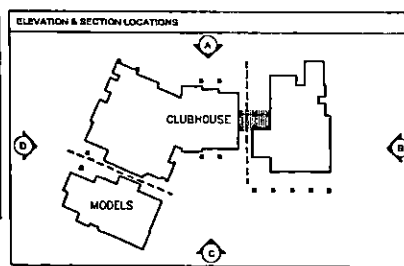
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CLUBHOUSE
EXTERIOR ELEVATIONS
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EXTERIOR COLOR SCHEME 1:	
(A) ROOF TILE	EAGLE ROOFING INC. #112 "WESTERN SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIRS, BALCONY RAILINGS, & FLORED PLANTERS	DI #103 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPCOUS	DI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	DI #304 "HARLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	DI #330 "CAMEL COAT"
(F) FREYSTONE ACCENT	DI DORADO STONE LIMESTONE "SHILO"

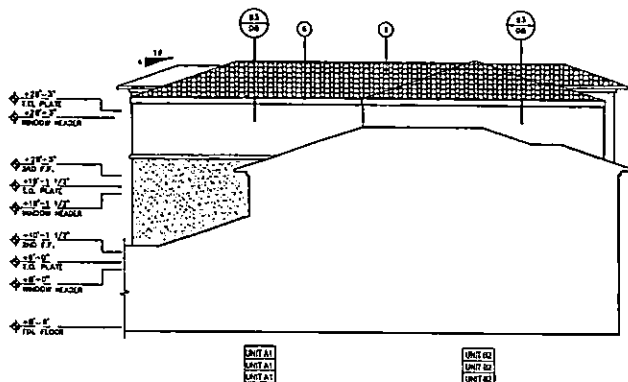
EXTERIOR COLOR SCHEME 2:	
(A) ROOF TILE	EAGLE ROOFING INC. #112 "WESTERN SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIRS, BALCONY RAILINGS, & FLORED PLANTERS	DI #103 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPCOUS	DI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	DI #332 "COUNTRY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	DI #333 "BROADWAY SHAW"
(F) FREYSTONE ACCENT	DI DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:	
(A) ROOF TILE	EAGLE ROOFING SHAKET BUDS 3640 "CAPSTRAND BUDS"
(B) DOORS, SHUTTERS, STAIRS, BALCONY RAILINGS, & FLORED PLANTERS	DI #303 "WOOD NAVIG"
(C) STUCCO FASCIA, TRIM AND POPCOUS	DI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	DI #333 "ATTORNEY TEA"
(E) SECONDARY STUCCO & GARAGE DOORS	DI #310 "BIAL"
(F) FREYSTONE ACCENT	DI DORADO STONE LIMESTONE "SHILO"



- KEYED NOTES: (2)**
1. CONCRETE ROOF TILE - 1/8" D. DI 3116.
 2. STUCCO SYSTEM
 3. 4" X 12" STEEL TRUSS
 4. STUCCO FASCIA
 5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
 6. STUCCO CHIMNEY
 7. STUCCO POP-OUT
 8. CRICKET
 9. ALUMINUM WINDOW
 10. STUCCO SHIRT
 11. DECORATIVE METAL GRILL
 12. CLOSED RISER STAIRS
 13. METAL RAILING
 14. SCULPTURE
 15. 4" X 6" WIDE 8" HIGH DRAINAGE OPENING
 16. PAINT/BALCONY WALL
 17. STUCCO POP-OUT
 18. FABRIKIT
 19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN - SEE SITE PLAN SHEET A-1 FOR EXACT LOCATION & REFER TO OTHER SHEETS FOR SIGNAGE AND MOUNTING HEIGHTS.

- GENERAL NOTES**
1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
 2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. FOR EXTERIOR INSULATION AND FINISH SYSTEM FOR DETAIL 3/171
 4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.



A LEFT FRONT ELEVATION
1/8" = 1'-0"



C RIGHT REAR ELEVATION
1/8" = 1'-0"



B LEFT REAR ELEVATION
1/8" = 1'-0"



D LEFT ELEVATION
1/8" = 1'-0"

Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.

1400 E. Millennium Ave. Suite 400, Henderson, Nevada 89014

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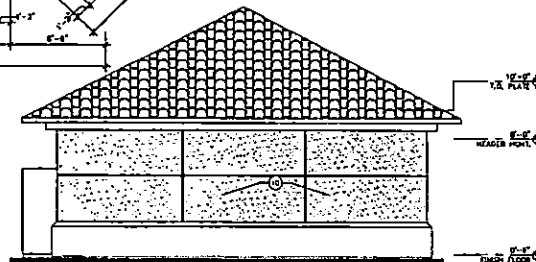
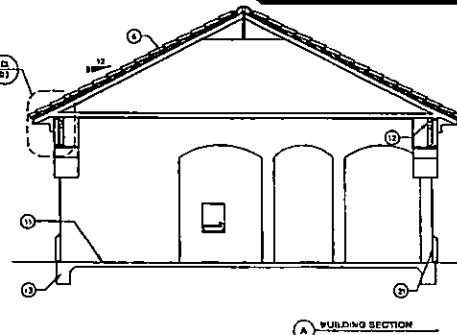
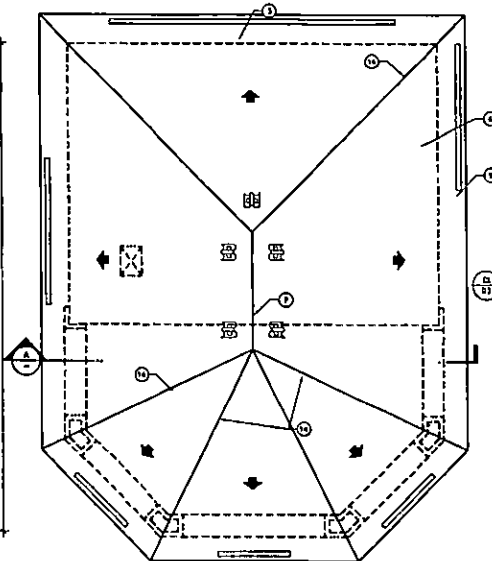
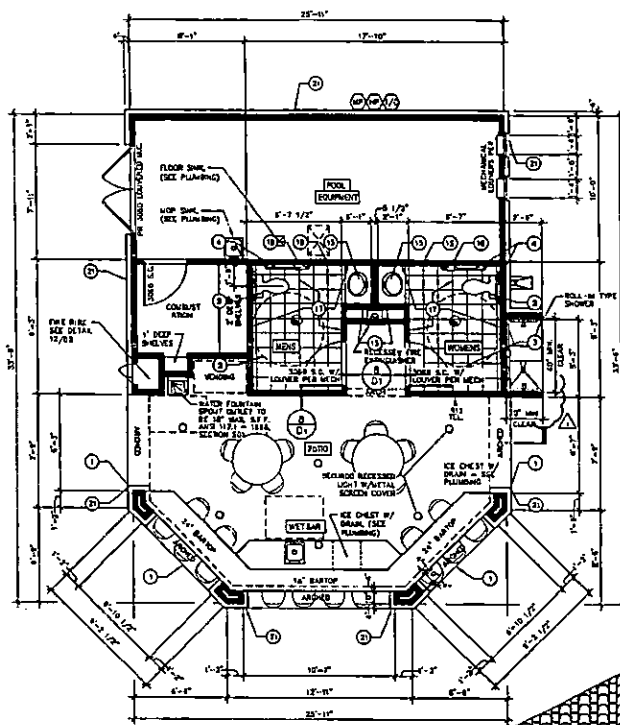
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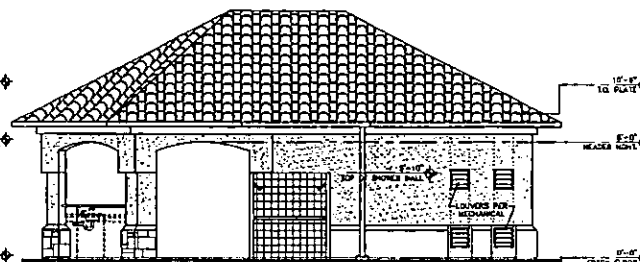
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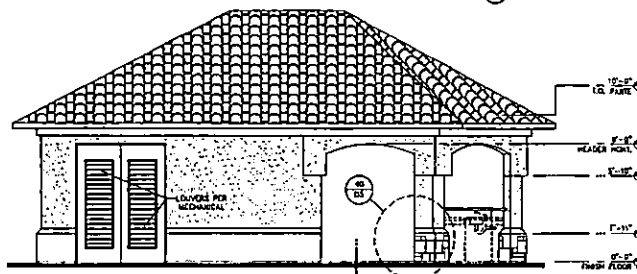
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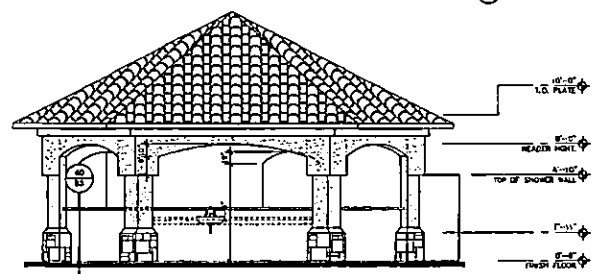
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

ROOF VENTILATION CALCULATIONS - BUILDING TYPE 3			
ROOF AREA (SA) = 114		REQUIRED VENT AREA (SA)	
ROOF 8	ROOF AREA (SA)	FREE VENT AREA PROVIDED	
		RAVE VENT	CLOAK VENT
ROOF 1	100	100	100

ROOF VENTILATION CALCULATIONS NOTES:
 1. FREE VENT AREA = 100 X 100 (SEE VENT AREA (SA) AS MANUFACTURED BY
 GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA
 SHALL BE THE SAME OR BETTER THE REQUIREMENTS OF THE CALCULATION TABLE.)
 2. FREE VENT AREA IS 10 SA PER 1000.

GENERAL ROOF PLAN NOTES:

1. CONCRETE THE ROOF AREA SHALL
 SLOPE 0.12 UNLESS NOTED OTHERWISE.
2. TYPICAL OVERHANGS SHALL BE PER 22/03.
3. DASHED LINE INDICATES BUILDING BELOW.
4. SAW CUT ROOF TILE AT VALLEYS - TYP.
5. DASHED VENT SHALL BE 1/4" DIA. 1" TYP. (SEE VENT
 AREA IS 10 SA PER 1000 FREE AREA SHALL BE THE SAME
 OR BETTER THE REQUIREMENTS).

KEYED NOTING:

1. FINISHED ARCH AND POPOUT ABOVE.
2. HANDICAP WATER CLOSET - 17' X 10'.
3. 32" DIA. TURNING CIRCLE.
4. 36" AND 42" 1 1/2" ATOMLESS RYED GRAY BARS -
 PADLOCK SOLID BRASSING SET 1/4" DIA.
5. LINE OF WALL 10' X 10'.
6. CONCRETE ROOF TILE -
 TYPE TYP. 1/4" DIA. 1" TYP. (SEE VENT AREA IS 10 SA PER 1000
 FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS).
7. ROOF.
8. VALLEY.
9. FASCIA - SEE DETAIL 22/03.
10. STUCCO SYSTEM - SEE SHEET 3/07/1.
11. CONCRETE TOPPING TO MATCH POOL DECK OVER
 CONCRETE SLAB SEE STRUCTURAL DRAWINGS.
12. BEAM SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. H.P.
15. PLASTIC LAMINATE COUNTERTOP IN LAVATORY.
16. ROOFING (30/30) PAPER 10' X 10' AND WASTE
 TOPPING.
17. FLOOR TILE W/ TILE MANUFACTURED 4' X 4' ON WALLS.
18. ROOFING (30/30) TYP. 1/4" DIA. 1" TYP. (SEE VENT
 AREA IS 10 SA PER 1000 FREE AREA SHALL BE THE SAME
 OR BETTER THE REQUIREMENTS).
19. ROOFING (30/30) TYP. 1/4" DIA. 1" TYP. (SEE VENT
 AREA IS 10 SA PER 1000 FREE AREA SHALL BE THE SAME
 OR BETTER THE REQUIREMENTS).
20. CEILING TILE COUNTERTOP & BATHING.
21. BUILDING SHEET - 22/03.
22. CONTINUOUS SLOTTED VENT.

SYMBOL SCHEDULE:

- 1. INDICATES CLEANED VENT
- 2. DIRECTION OF SLOPE 1:12
- 3. DASHED LINE INDICATES BUILDING BELOW
- 4. ACCESS PANEL - SEE 37/04

EXTERIOR COLOR SCHEME 1:

ITEM	DESCRIPTION	COLOR
1	ROOF TILE	EAGLE ROOFING TYP. 1/4" DIA. 1" TYP. (SEE VENT AREA IS 10 SA PER 1000 FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS)
2	ROOFING (30/30) PAPER 10' X 10' AND WASTE TOPPING	3030 "WOOD SHAKE"
3	STUCCO FASCIA, TRIM AND POPOUTS	3030 "HALE VILLAGE"
4	PRIMARY STUCCO	3030 "HALE VILLAGE"
5	SECONDARY STUCCO & GARAGE DOORS	3030 "HALE VILLAGE"
6	PEDESTAL ACCENT	3030 "HALE VILLAGE"

EXTERIOR COLOR SCHEME 2:

ITEM	DESCRIPTION	COLOR
1	ROOF TILE	EAGLE ROOFING TYP. 1/4" DIA. 1" TYP. (SEE VENT AREA IS 10 SA PER 1000 FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS)
2	ROOFING (30/30) PAPER 10' X 10' AND WASTE TOPPING	3030 "WOOD SHAKE"
3	STUCCO FASCIA, TRIM AND POPOUTS	3030 "HALE VILLAGE"
4	PRIMARY STUCCO	3030 "HALE VILLAGE"
5	SECONDARY STUCCO & GARAGE DOORS	3030 "HALE VILLAGE"
6	PEDESTAL ACCENT	3030 "HALE VILLAGE"

EXTERIOR COLOR SCHEME 3:

ITEM	DESCRIPTION	COLOR
1	ROOF TILE	EAGLE ROOFING TYP. 1/4" DIA. 1" TYP. (SEE VENT AREA IS 10 SA PER 1000 FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS)
2	ROOFING (30/30) PAPER 10' X 10' AND WASTE TOPPING	3030 "WOOD SHAKE"
3	STUCCO FASCIA, TRIM AND POPOUTS	3030 "HALE VILLAGE"
4	PRIMARY STUCCO	3030 "HALE VILLAGE"
5	SECONDARY STUCCO & GARAGE DOORS	3030 "HALE VILLAGE"
6	PEDESTAL ACCENT	3030 "HALE VILLAGE"

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 CABANA C1 FLOOR,
 ROOF, & ELEVATION PLANS
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 Reno, NV 89502

Picerno at Providence III
 Rental Apartment Community
 Las Vegas, Nevada

Picerno Development Corp.
 1400 E. Main Street, Suite 400, Phoenix, Arizona 85001



FRONT & REAR ELEVATION
1/8" = 1'-0"

- ELEVATION KEY NOTES: ①
1. CONCRETE ROOF TILE - SEE DETAIL 22/02
 2. STUCCO SYSTEM - SEE DETAIL 22/01
 3. STUCCO FINISH - SEE DETAIL 22/02
 4. STUCCO POP-OUT - SEE DETAIL 41/04
 5. ALUMINUM WINDOWS
 6. FIELDSTONE ACCENT
 7. FAUX FLOWER PLANTER
 8. BUILDING IDENTIFICATION SIGN
 9. METER PACE LOCATION
 10. TOLL-FREE SERVICE LOCATION
 11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

① ROOF TILE	EAGLE ROOFING SIC 8714 "PASTA RED SEA BLVD"
② DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	ICI #533 "SEA LAKE"
③ STUCCO FINISH, TRIM & POP-OUTS	ICI #512 "PALE VILLAGE"
④ PRIMARY STUCCO	ICI #543 "MIDNIGHT SEASON"
⑤ SECONDARY STUCCO & GARAGE DOORS	ICI #533 "CAMEL COAT"
⑥ FIELDSTONE ACCENT	ICI #533 "TRADITIONAL 2ND" 1.5.0.0. 258-3588

EXTERIOR COLOR SCHEME 2:

① ROOF TILE	EAGLE ROOFING SIC 8714 "MIDNIGHT SEASON"
② DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	ICI #512 "MIDNIGHT SEASON"
③ STUCCO FINISH, TRIM & POP-OUTS	ICI #512 "PALE VILLAGE"
④ PRIMARY STUCCO	ICI #533 "TRADITIONAL 2ND"
⑤ SECONDARY STUCCO & GARAGE DOORS	ICI #533 "TRADITIONAL 2ND"
⑥ FIELDSTONE ACCENT	ICI #533 "TRADITIONAL 2ND" 1.5.0.0. 258-3588

EXTERIOR COLOR SCHEME 3:

① ROOF TILE	EAGLE ROOFING SUNSET BLEND 28-14 "CAPTAIN'S BLEND"
② DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	ICI #533 "WOOD HAVEN"
③ STUCCO FINISH, TRIM & POP-OUTS	ICI #512 "PALE VILLAGE"
④ PRIMARY STUCCO	ICI #533 "AFTERNOON TEA"
⑤ SECONDARY STUCCO & GARAGE DOORS	ICI #512 "PALE VILLAGE"
⑥ FIELDSTONE ACCENT	ICI #533 "TRADITIONAL 2ND" 1.5.0.0. 258-3588

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group
of nevada, inc.
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Picerno at Providence III
Rental Apartment Community
Las Vegas, Nevada
Picerno Development Corp.
1420 F. Missouri Ave. Suite 100 Phoenix Arizona 85014-2469

REVISIONS

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DATE: FEBRUARY 22, 2007
SCALE: 1/8" = 1'-0"
SHEET NO.



STREET SIDE ELEVATION
1/8" = 1'-0"



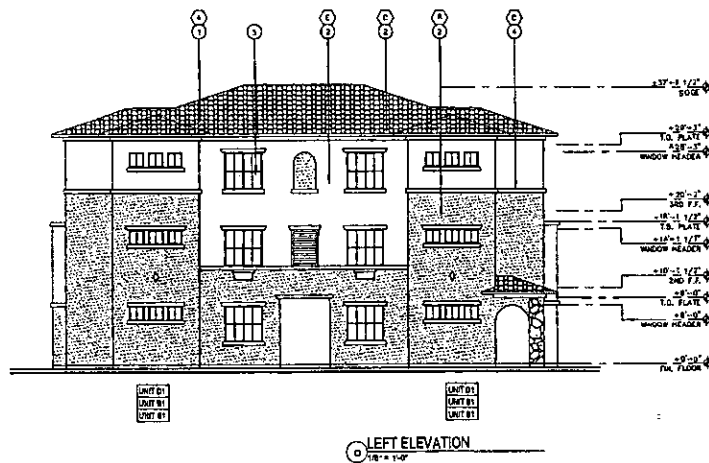
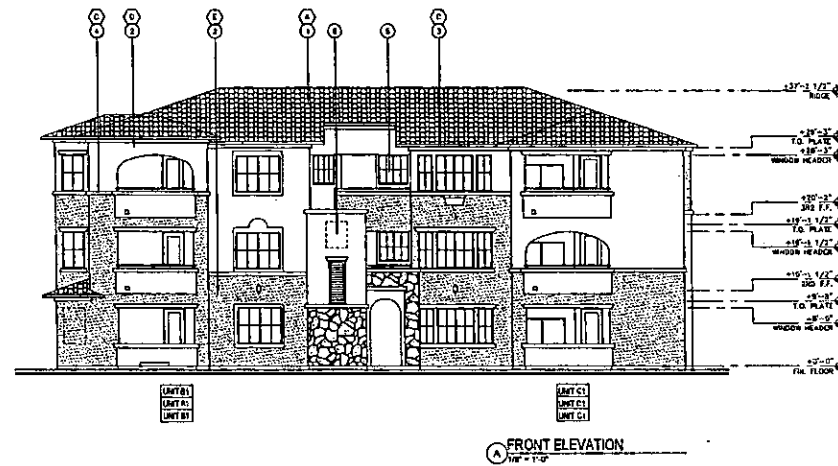
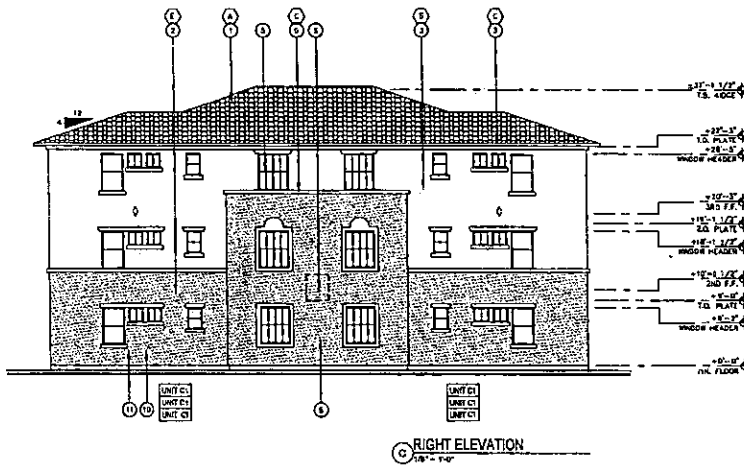
LEFT & RIGHT ELEVATION
1/8" = 1'-0"

SDR-21091
05/24/07 PC

RECEIVED
BUILDING TYPE 2
EXTERIOR ELEVATIONS

A6.4

1-1 F & G 2007



- ELEVATION KEY NOTES:**
1. CONCRETE ROOF TILE - I.C.B.O. 2003
 2. STUCCO SYSTEM - SEE DETAIL 2/1/01
 3. STUCCO FASCIA - SEE DETAIL 21/02
 4. STUCCO POP-OUT - SEE DETAIL 41/04
 5. ALUMINUM WINDOW
 6. FIELDSTONE ACCENT
 7. FAUX FLOWER PLANTER
 8. BUILDING IDENTIFICATION SIGN
 9. METER PACE LOCATION
 10. TELEPHONE SERVICE LOCATION
 11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A. ROOF TILE	EAGLE ROOFING SDC 8513 "EAGLE ROOF TILE"
B. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #503 "SEA LANT"
C. STUCCO FASCIA, TRIM AND POP-OUTS	ICI #512 "HALE VILLAGE"
D. PRIMARY STUCCO	ICI #504 "MAPLE SEASON"
E. SECONDARY STUCCO & GARAGE DOORS	ICI #510 "TRADITIONAL TAN"
F. FIELDSTONE ACCENT	ICI CORADO STONE UNMATCHED SDC 8513 I.C.B.O. #28-3566

EXTERIOR COLOR SCHEME 2:

A. ROOF TILE	EAGLE ROOFING SDC 8513 "EAGLE ROOF TILE"
B. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #503 "SEA LANT"
C. STUCCO FASCIA, TRIM AND POP-OUTS	ICI #512 "HALE VILLAGE"
D. PRIMARY STUCCO	ICI #504 "MAPLE SEASON"
E. SECONDARY STUCCO & GARAGE DOORS	ICI #510 "TRADITIONAL TAN"
F. FIELDSTONE ACCENT	ICI CORADO STONE UNMATCHED SDC 8513 I.C.B.O. #28-3566

EXTERIOR COLOR SCHEME 3:

A. ROOF TILE	EAGLE ROOFING SDC 8513 "EAGLE ROOF TILE"
B. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #503 "SEA LANT"
C. STUCCO FASCIA, TRIM AND POP-OUTS	ICI #512 "HALE VILLAGE"
D. PRIMARY STUCCO	ICI #504 "MAPLE SEASON"
E. SECONDARY STUCCO & GARAGE DOORS	ICI #510 "TRADITIONAL TAN"
F. FIELDSTONE ACCENT	ICI CORADO STONE UNMATCHED SDC 8513 I.C.B.O. #28-3566

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1400 E. Main Street, Suite 100, Downtown, Las Vegas, NV 89101

REVISIONS

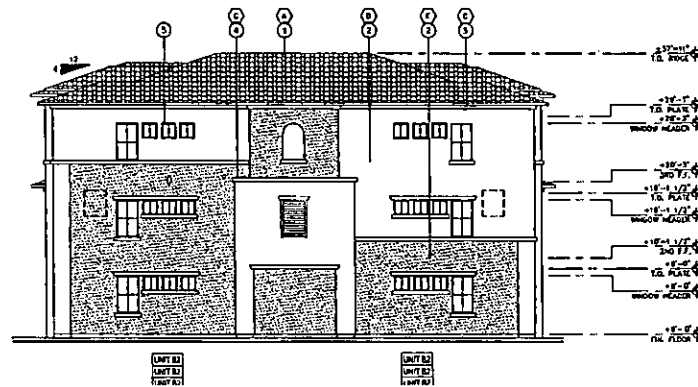
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05/24/07 PC

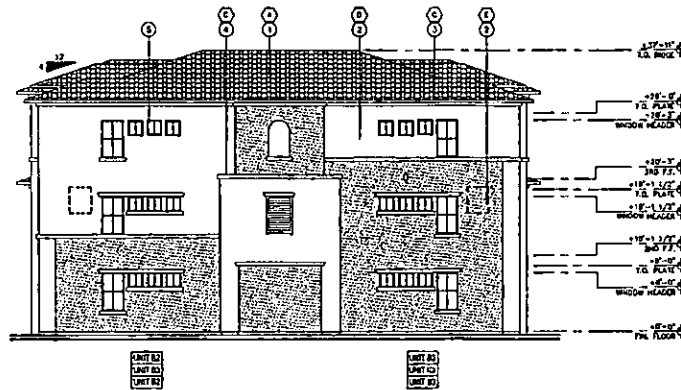
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BUILDING TYPE 3
EXTERIOR ELEVATIONS
APR 05 2007
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A FRONT & REAR ELEVATION
1/8" = 1'-0"



B RIGHT ELEVATION
1/8" = 1'-0"



C LEFT ELEVATION
1/8" = 1'-0"

- ELEVATION KEY NOTES:**
1. CONCRETE ROOF TILE - L.C.B.D. 2095
 2. STUCCO SYSTEM - SEE DETAIL 3/2/01
 3. STUCCO FASCIA - SEE DETAIL 3/2/01
 4. STUCCO POP-OUT - SEE DETAIL 4/1/04
 5. ALUMINUM WINDOW
 6. FIELDSTONE ACCENT
 7. FAIR FLOWER PLANTER
 8. BUILDING IDENTIFICATION SIGN
 9. METER PACE LOCATION
 10. TELEPHONE SERVICE LOCATION
 11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

1. ROOF TILE	EAGLE ROOFING SIC 8773 PUERTA DEL SOL BLIND
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	103 "SEA LARK"
3. STUCCO FASCIA, TRIM AND POP-OUTS	4112 "HALE VILLAGE"
4. PRIMARY STUCCO	4112 "HALE VILLAGE"
5. SECONDARY STUCCO & GARAGE DOORS	4112 "HALE VILLAGE"
6. FIELDSTONE ACCENT	11. BORRADO STONE LIMESTONE "SMOOTH" L.C.B.D. 223-3348

EXTERIOR COLOR SCHEME 2:

1. ROOF TILE	CABLE ROOFING SIC 8773 "MISSION SANTA CRUZ"
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	4112 "HALE VILLAGE"
3. STUCCO FASCIA, TRIM AND POP-OUTS	4112 "HALE VILLAGE"
4. PRIMARY STUCCO	4112 "HALE VILLAGE"
5. SECONDARY STUCCO & GARAGE DOORS	4112 "HALE VILLAGE"
6. FIELDSTONE ACCENT	11. BORRADO STONE LIMESTONE "SMOOTH" L.C.B.D. 223-3348

EXTERIOR COLOR SCHEME 3:

1. ROOF TILE	CABLE ROOFING SIC 8773 "CAPORNAIO BLIND"
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOWER PLANTERS	4112 "HALE VILLAGE"
3. STUCCO FASCIA, TRIM AND POP-OUTS	4112 "HALE VILLAGE"
4. PRIMARY STUCCO	4112 "HALE VILLAGE"
5. SECONDARY STUCCO & GARAGE DOORS	4112 "HALE VILLAGE"
6. FIELDSTONE ACCENT	11. BORRADO STONE LIMESTONE "SMOOTH" L.C.B.D. 223-3348

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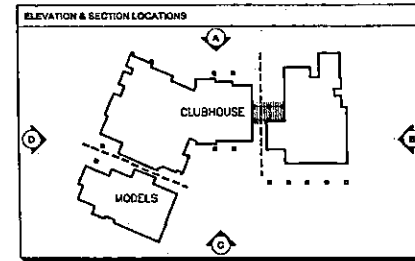
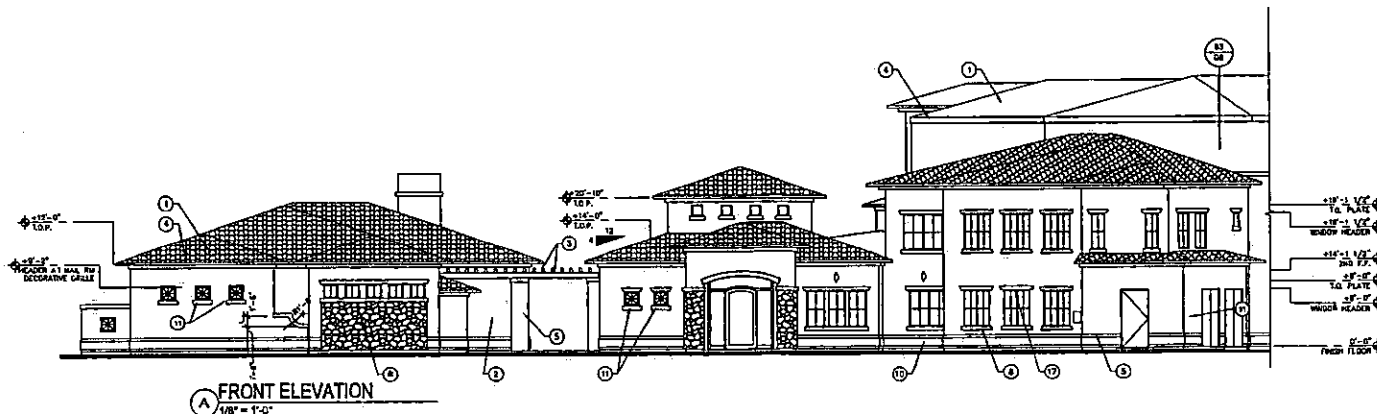
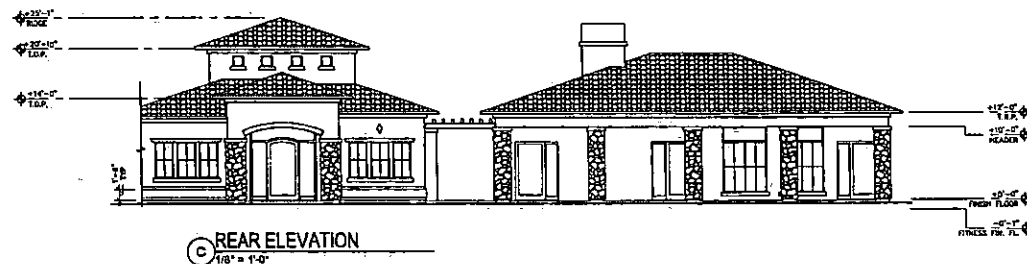
REVISIONS

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RECEIVED
BUILDING TYPE 9
EXTERIOR ELEVATIONS

SDR-21091
05/24/07 PC

RECEIVED
A9.3
DATE: FEBRUARY 12, 2007
SCALE: 1/8" = 1'-0"



- KEYED NOTICES:
1. CONCRETE ROOF TYLE - 12B & CR 25A.
2. STUCCO SYSTEM
3. 4.0 TUBE STEEL TRUSSES
4. STUCCO FASADA
5. FRAMED STUCCO COLUMNS W/TYPICAL VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT.
8. GROUT
9. ALUMINUM WINDOW
10. STUCCO SHIRT
11. EXTERIOR METAL GRILL
12. CLOSET KICKER STAKES
13. METAL RAILING
14. BOUNCER
15. 48" HIGH X 6" HIGH ORANGE BARRIER
16. PATIO/POOLCIDE WALL
17. STUCCO POP-OUTS
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN - SEE ATTACHED SHEET AS FOR EXACT LOCATIONS & REFER TO DETAIL 88/9/0 FOR DIMENSIONS AND MOUNTING HEIGHT

- GENERAL NOTES**
1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
 2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/TR1
 4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.

EXTERIOR COLOR SCHEME 1:	
A ROOF TILE	EAGLE ROOFING SNC 821 PUERTA DEL SOL, BLDG.
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLUMER PLANTERS	ICI #913 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #912 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #364 "WINDY SEASON"
E SECONDARY STUCCO & CASING DOORS	ICI #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DONATO STONE LIMESTONE "SHELO"

(A) ROOF TILE	EAGLE ROOFING DMS B&D "MISSION" SERRAL CRUIZ
(B) DOORS, SHUTTERS, STAIR BALCONY RAILINGS, & PLUMBER PLANTERS	NO #198 "STEWARTS HOUSE"
(C) STUCCO FASCIA, TRIM AND FOUNTAINS	NO #512 "WALL VILLAGE"
(D) PRIMARY STUCCO	NO #323 "CENTURY BROWN"
(E) SECONDARY STUCCO - GARAGE DOORS	NO #533 "TRADITIONAL TAN"
(F) FLAGSTONE ACCENT	CL. DONADO STONE "LIMESTONE" "SAND"

EXTERIOR COLOR SCHEME 2:	
(A) DOOR TILE	EAGLE ROOFING SUNSET BLEND JEAN "CAPSTRAND BLEND"
(B) DOORS, SHUTTERS, STAIR + BALCONY RAILING + FLUKEE PLANTERS	10 #52 "WOOD HAVEN"
(C) STUCCO FASADA, TRIM AND POPOUTS	10 #312 "HALE VILLAGE"
(D) PRIMARY STUDIO	10 #233 "AFTERNOON TE"
(E) SECONDARY STUDIO & GARAGE DOORS	10 #614 "SISAL"
(F) FIELDSTONE ACCENT	10 BORADO STONE "LAINSTONE" "SHLO"

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Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix Arizona 85014-2489

REVISED

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JOB NO. _____

DATE _____ FEBRUARY 1968

SCALE _____ 1/8"

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CLUBHOUSE EXTERIOR ELEVATIONS

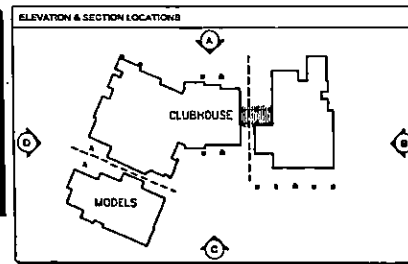
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EXTERIOR COLOR SCHEME 1:	
1. ROOF TILE	EAGLE ROOFING INC. 8715 PUEBLO RD. SCL. BLDG.
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	103 #333 "SEA LANE"
3. STUCCO FASCIA, TRIM AND POPOUTS	103 #512 "HALE VILLAGE"
4. PRIMARY STUCCO	103 #364 "WHALE SEASON"
5. SECONDARY STUCCO & GARAGE DOORS	103 #330 "CAMEL COAT"
6. FIELDSTONE ACCENT	103 CORADO STONE LAKESTONE "TRAIL"

EXTERIOR COLOR SCHEME 2:	
1. ROOF TILE	EAGLE ROOFING INC. 8715 PUEBLO RD. SCL. BLDG.
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	103 #318 "STEWART HOUSE"
3. STUCCO FASCIA, TRIM AND POPOUTS	103 #512 "HALE VILLAGE"
4. PRIMARY STUCCO	103 #333 "CENTURY BROWN"
5. SECONDARY STUCCO & GARAGE DOORS	103 #330 "CAMEL COAT"
6. FIELDSTONE ACCENT	103 CORADO STONE LAKESTONE "TRAIL"

EXTERIOR COLOR SCHEME 3:	
1. ROOF TILE	EAGLE ROOFING INC. 8715 PUEBLO RD. SCL. BLDG.
2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	103 #332 "WOOD HAVEN"
3. STUCCO FASCIA, TRIM AND POPOUTS	103 #513 "HALE VILLAGE"
4. PRIMARY STUCCO	103 #333 "AFTERNOON TEA"
5. SECONDARY STUCCO & GARAGE DOORS	103 #318 "SEAL"
6. FIELDSTONE ACCENT	103 CORADO STONE LAKESTONE "TRAIL"

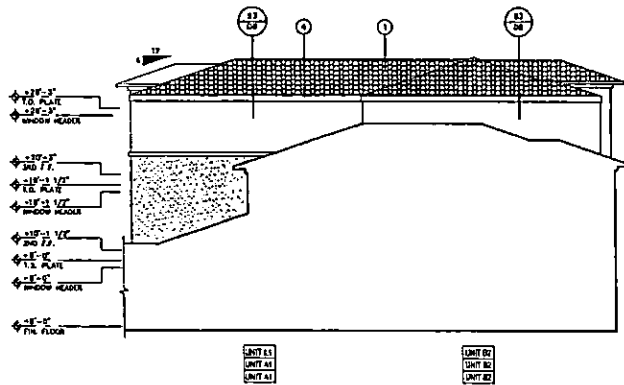


- KEYED NOTES:**
1. CONCRETE POOF TILE - 12x18 OR 24x24
 2. STUCCO SYSTEM
 3. 4x8 TUBE STEEL TRUSS
 4. STUCCO FASCIA
 5. FRAMED STUCCO DOLAN W/STONE VENEER BASE
 6. STUCCO CHIMNEY
 7. STUCCO POP-OUT
 8. GARAGE
 9. ALUMINUM WINDOW
 10. STUCCO SHIRT
 11. DECORATIVE METAL GRILL
 12. CLOVED ALUM. STAKE
 13. METAL SAILING
 14. SCUPPER
 15. 4x4" WIDE 2" 4" HIGH DRAINAGE OPINGS
 16. PATIO/BALCONY WALL
 17. STUCCO POP-OUT
 18. PARAPET
 19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN - SEE SITE PLAN SHEET A-1.1 FOR EXACT LOCATION & REFER TO DETAIL 65/04 FOR SIGNAGE AND MOUNTING HEIGHTS.

- GENERAL NOTES:**
1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
 2. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 35/03
 4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING

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Phone 602.353.0022 Fax 602.7



A LEFT FRONT ELEVATION
1/8" = 1'-0"



C RIGHT REAR ELEVATION
1/8" = 1'-0"



B LEFT REAR ELEVATION
1/8" = 1'-0"



D LEFT ELEVATION
1/8" = 1'-0"

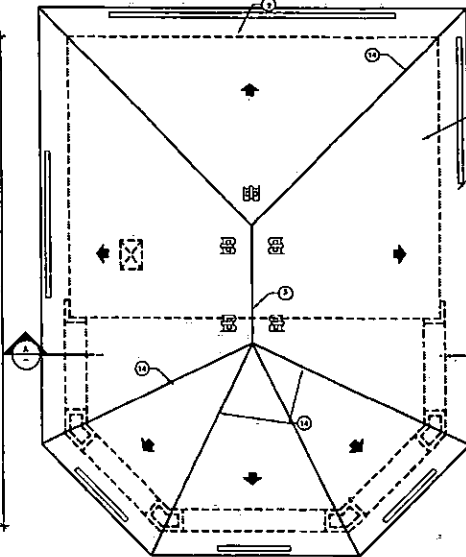
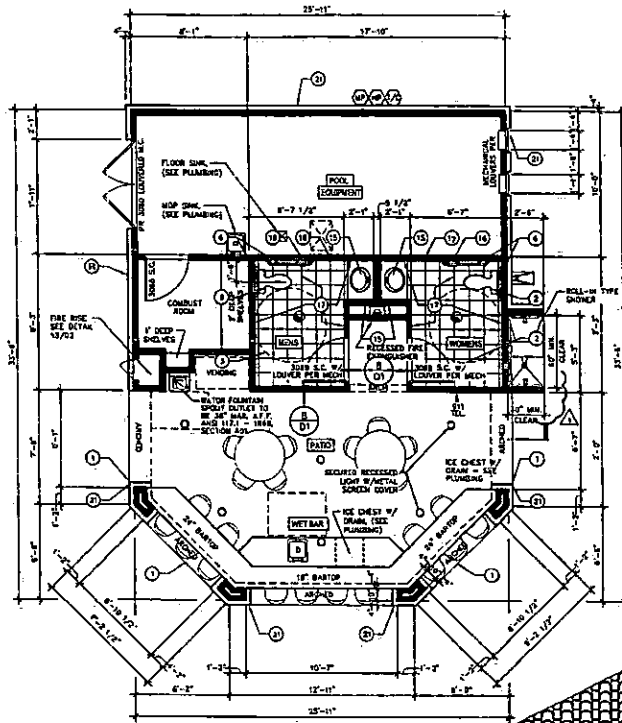
Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 N. Missouri Ave. Suite 100 Phoenix Arizona 85014-2460

REVISIONS	
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SDR-21091
05/24/07 PC

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CLUBHOUSE
EXTERIOR ELEVATIONS
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APR 05 2007

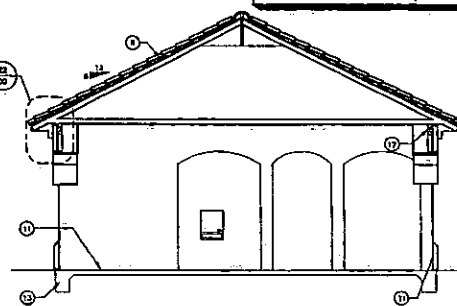


ROOF VENTILATION CALCULATIONS - BUILDING TYPE 3				
ROOF AREA (S.F.)		REQUIRED VENT AREA (S.F.)		
ROOF #	ROOF AREA (S.F.)	REQUIRED VENT AREA	EAVER VENT	CLOAK VENT
ROOF 1	1,083	1,083	(10) x 110	1,100

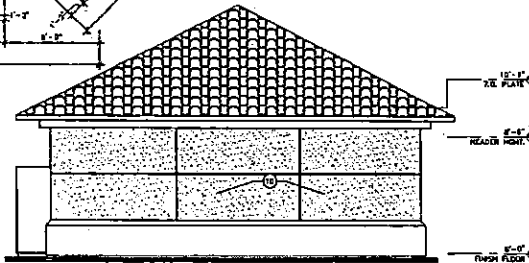
ROOF VENTILATION CALCULATIONS NOTES:
 CLOAK VENT = 25% OF FREE VENT AREA IS 110 S.F. AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS OF THE CALCULATION TABLE).
 EAVE VENT FREE VENT AREA IS 110 S.F. PER FOOT.

GENERAL ROOF PLAN NOTES:

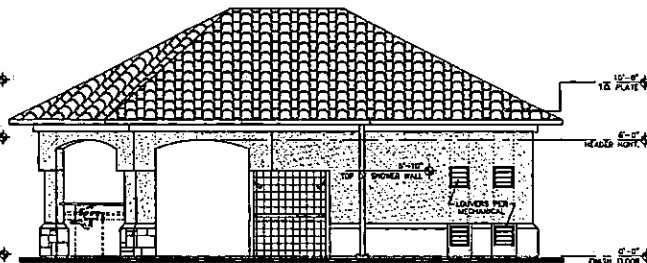
1. CONCRETE TILE ROOF AREAS SHALL BE 18" UNLESS NOTED OTHERWISE.
2. TYPICAL OVERHANG SHALL BE PER 22/92.
3. DASHED LINE INDICATES BUILDING BELOW.
4. SAW CUT ROOF TILE AT VALLEYS - TYP.
5. DOWNER VENT SHALL BE 30" x 25" (FREE VENT AREA IS 110 S.F. NET FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS OF THE CALCULATION TABLE).



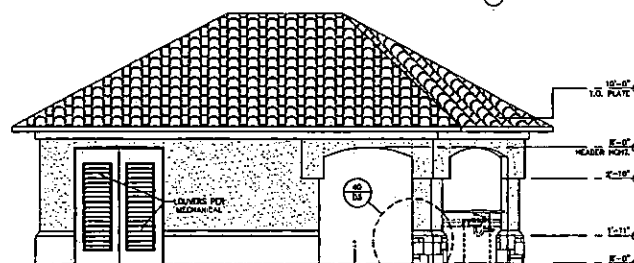
A. BUILDING SECTION



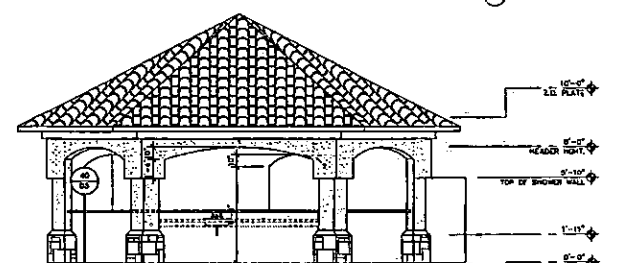
B. REAR ELEVATION



C. RIGHT ELEVATION



D. LEFT ELEVATION



E. FRONT ELEVATION

KEYED NOTING:

1. FRAMED ARCH AND POPOUT 400/C.
2. HANDCAP WATER CLOSET - 17" HIGH.
3. 20" DIA. TURNING CIRCLE.
4. 36" AND 42" x 1 1/2" STAINLESS STEEL GRAB BARS - PROVIDE SOLID BLOCKING SEE DETAIL 1/10/1.
5. LINE OF WALL BELOW.
6. CONCRETE ROOF TILE - TYP.
7. ROOF.
8. VALLEY.
9. FASCIA - SEE DETAIL 22/92.
10. STUCK SYSTEM - SEE SHEET 2/1/1.
11. CONCRETE TOPPING TO MATCH POOL DECK OVER CONCRETE SLAB SEE STRUCTURAL DRAWINGS.
12. BEAM SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. HP.
15. PLASTIC LAMINATE COUNTERTOP @ LAVATORY.
16. ROOFING (BUNKER) PAPER TONGUE AND GABLE DOOR/DOOR.
17. FLOOR TILE 1/4" THE HANDBICAP 6" A.F.F. ON WALLS.
18. ROOFING (BUNKER) TOILET TISSUE DISPENSER.
19. ROOFING (BUNKER) LAV. MOUNTED SOAP DISPENSER.
20. CERAMIC TILE COUNTERTOP @ BARTOP.
21. BEARING SHORT - 10/93.
22. CONTINUOUS SLOTTED VENT.

SYMBOL SCHEDULE:

- INDICATES CLOAKED VENT
- DIRECTION OF SLOPE 6:12
- CEILING MOUNTED EXHAUST FAN PER MECHANICAL
- ACCESS PANEL - SEE 27/98

EXTERIOR COLOR SCHEME 1:

ITEM	DESCRIPTION
1	ROOF TILE
2	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOUNDER PLANTERS
3	STUCCO FASCIA, TRIM AND PORCHES
4	PRIMARY STUCCO
5	SECONDARY STUCCO & GARAGE DOORS
6	FIELDSTONE ACCENT

EXTERIOR COLOR SCHEME 2:

ITEM	DESCRIPTION
1	ROOF TILE
2	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOUNDER PLANTERS
3	STUCCO FASCIA, TRIM AND PORCHES
4	PRIMARY STUCCO
5	SECONDARY STUCCO & GARAGE DOORS
6	FIELDSTONE ACCENT

EXTERIOR COLOR SCHEME 3:

ITEM	DESCRIPTION
1	ROOF TILE
2	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOUNDER PLANTERS
3	STUCCO FASCIA, TRIM AND PORCHES
4	PRIMARY STUCCO
5	SECONDARY STUCCO & GARAGE DOORS
6	FIELDSTONE ACCENT



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 Picerne Development Corp.
 1420 E. Millennium Ave. Suite 401 Phoenix Arizona 85014-2460

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RECEIVED A16.1
 CABANA C1 FLOOR,
 ROOF, & ELEVATION PLANS

SDR-21091
 05/24/07 PC

APR 25 2007

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TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. ENDOORING TEXTURE - PAINTED
5. 1" GYP/PTZ @ 2ND & 3RD FLOORS
6. POLISHED CONCRETE @ 1ST FLR
7. NO BASE

LIGHT AND VENTILATION REQUIREMENTS		
WINGED UNIT COOLING - SEE BUILDING PLAN		
	SPRINK ROOM / STAIRWELL	OFFICE/STAFF
ROOM SIZE, FT.	3-6	13-6
LIGHT BY BURNED (LUX)	11-12	10-12
AREA PROVIDED	5-7	7-9
VENT REQUIRED (LUX)	17-20	5-7
VENT PROVIDED	24-30	10

[illegible]

SYMBOLS AND COUNTRIES:

 INDICATES 1" = 1" AFF. A.F.S. FURN. HOPE

 INDICATES 5" = 5" AFF. A.F.S. FURN. SD. SEE DETAIL 3/5/2

 MOST DETAIL - COORDINATE LOCATION WITH ELECTRICAL AND MECHANICAL DRAWINGS

 IN REMOVED DRAWING - COORDINATE LOCATION WITH ELECTRICAL AND MECHANICAL DRAWINGS

 LOCATING MEASUREMENTS EXACTLY FURN. COORDINATE LOCATION WITH ELECTRICAL AND MECHANICAL DRAWINGS

 ALL FLOOR THEY

 WALLS INDENTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL AND MECHANICAL DRAWINGS

 FIRST AND SECOND FLOOR ONLY

 SEE SHEET F.F. FOR SLOPE AND FREE RATED ASSUMPTIONS

 CLEANING THE APPLIES DURING ROOF WORKING, MAINTAINING NEATLY

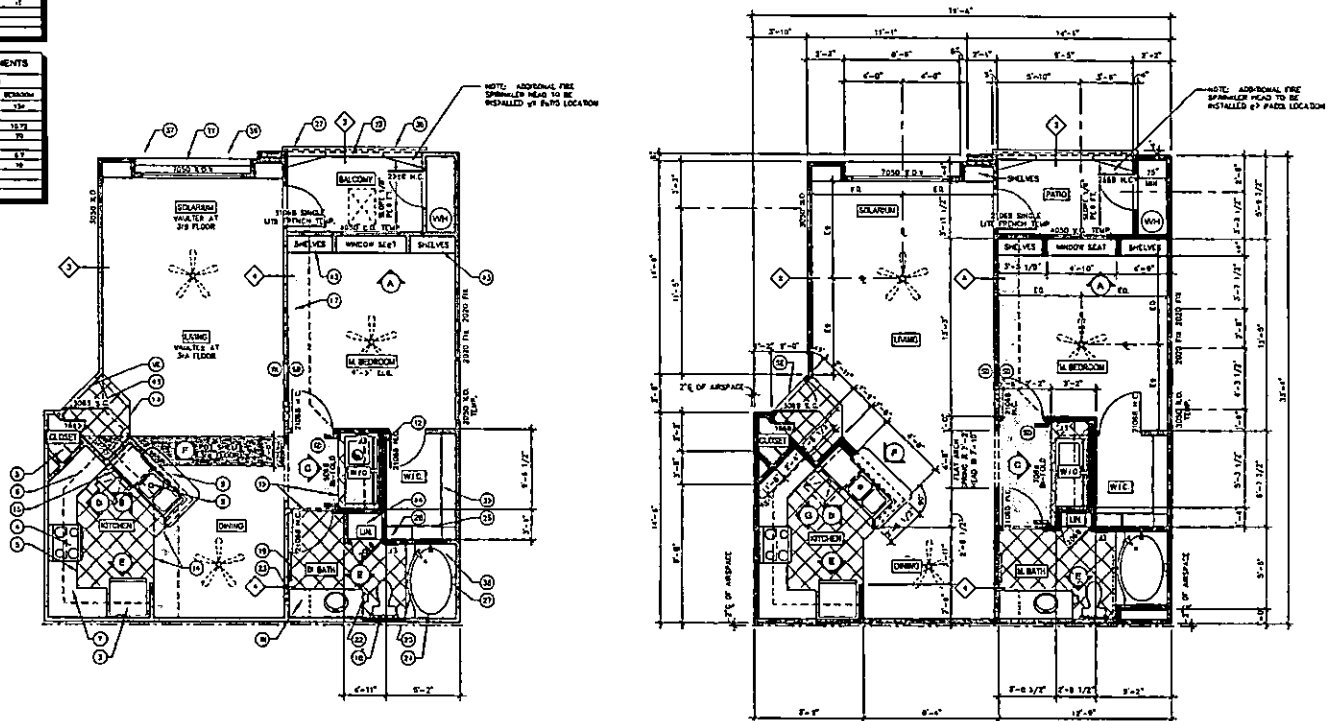
REVIEW

 COORDINATION SHEET

 7/6

Picmerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picmerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-4414



UNIT A1 (ANSI TYPE 'B')		
FIRST FLOOR	ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND AND 3RD FLOOR U.N.O.	
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)	Usable	= 257 S.F.
	Storage	= 110 S.F.
	Corridor	= 680 S.F.
	Total	= 1047 S.F.

SDR-21091 UNIT A1 FLOOR PLANS
05/24/07 PC

A2.1

ROOM	FLOOR	GLASS	WALL	CEILING
LOBBY ROOM	1	3	0	0
CLASS ROOM	1	3	0	0
STAFF ROOM	1	3	0	0
RECEPTION	1	3	0	0
STAFF	2	3	0	0
CLASS	2	3	0	0
STAFF	2	3	0	0
W/O	2	3	1	0
STAFF	2	3	0	0
STAFF	2	3	0	0

TYPICAL MATERIALS:

1. CARPET
2. 1/2" x 1/2" CERAMIC TILE
3. WOOD BASE
4. WOODWORK TEXTURE - PAINTED
NOTE: INTERIOR CEILING AND WALL FINISHES SHALL BE 1/2" SMOOTH PLASTER OR NOT LESS THAN CLASS C FOR 18.0 SECTION B0311
5. FLOORS: 3/4" x 3/4" x 3/4" FLOORS
EMPOVED CONCRETE @ 180 FL.
6. NO BASE

[illegible][illegible]

8. STRIKE PLATE INSTALLATIONS IN WOOD-FRAME
CONSTRUCTION: AN OPEN SPACE BETWEEN THE STRIKE
DOOR-JAMBS SHALL BE SOLID BUSHED BY A SINGLE PLY
OF 1/2" THICK, 1/2" WIDE STRIKE PLATE. THE STRIKE
PLATE SHALL BE 1/2" ABOVE AND 1/2" BELOW THE
STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO DOOR
FRAMES BY TWO 1/4" DIA. SCREWS. THE STRIKE PLATE
SHALL BE MADE OF 24" ALUMINUM OR THE EQUIVALENT STRIKE
PLATE. STRIKE PLATES ATTACHED TO METAL SHALL BE
SCREWED IN NOT LESS THAN 1/2" INTO ALL MACHINING
SURFACES.

9. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HIGH BY 1/2" WIDE
AND 1/2" THICK. ENTRY DOORS SHALL HAVE PEEDER HEIGHTS OF 45"
MAX. AFF.

10. WINDOOR FRAMES SHALL BE MAX. PEEDER HEIGHTS SHALL BE
OF 45" AFF.

11. REFER TO OWNER'S "COLORING PLAN" FOR ADDITIONAL
REVISIONS OR OTHER FINISHES NOT INDICATED ON THESE
PLANS.

12. ADJACENT CARPETED ROOMS WITH CEILING OF DOOR IN
CEILING OF ADJACENT ROOMS OF JAMB & ROP. SEE
DRAWING (J.A.03).

8. **SMOKE DETECTORS, ELECTRICAL, OUTLETS, TELEPHONES, AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERATING PARTS OF CONTROLS LOCATED NO MORE THAN 48" FROM THE TOP OF THE FINISHED FLOOR SURFACE. THE TOP OF THE REAR OF EACH UNIT OR DETECTOR SHALL BE NO MORE THAN 24" FROM THE TOP OF THE FINISHED FLOOR SURFACE. THE TOP OF THE REAR OF EACH DETECTOR SHALL BE NO MORE THAN 24" FROM THE WALL. REAR OF A CONTROL.**

9. **ALL PHOTOGRAPHY OF FIRE-ALARMING FLOORS OR STAIRS SHALL BE TAKEN FROM EXTERIOR WALLS AND VERTICAL DETAILS THAT CONFORM TO INDUSTRY-ESTABLISHED STANDARDS. PHOTOGRAPHY OF INTERIOR DETAILS SHALL BE TAKEN FROM AN ELEVATION OF THE DETAIL. NO CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING PHOTOGRAPHY OF INTERIOR DETAILS WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ARCHITECT. ALL MATERIAL WHICH SHOW COMPLIANCE TO THE ABOVE REQUIREMENTS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE APPROVAL SHALL BE PROVIDED WITH ALL VARIABLES DETAILING.**

10. **ALL DETECTION FLOOR UNIT BATTERIES SHALL HAVE A LIFE OF 10 YEARS. BATTERIES SHALL BE RECHARGED AND ALL YEARS' BATTERIES SHALL BE VIEWED BY THE ARCHITECT. BATTERIES SHALL BE RECHARGED AND ALL YEARS' BATTERIES SHALL BE VIEWED BY THE ARCHITECT. BATTERIES SHALL BE RECHARGED AND ALL YEARS' BATTERIES SHALL BE VIEWED BY THE ARCHITECT.**

2. ALL SLIDING GLASS DOORS TO HAVE
P. SECURITY HARDWARE AT EXISTING
LOCATION, PER LOCAL CODE AT TIME OF WORK.

3. ALL THE EXISTING SHALL BE REED TO
PREVENT ENTRY DOOR/SLIDING GLASSING
FROM TOUCHING THE GROUND.

4. ALL WOOD TRIM AT DOORS, WALLS
AND BASEboard FINISHES SHALL BE
ORIGINAL FINISH.

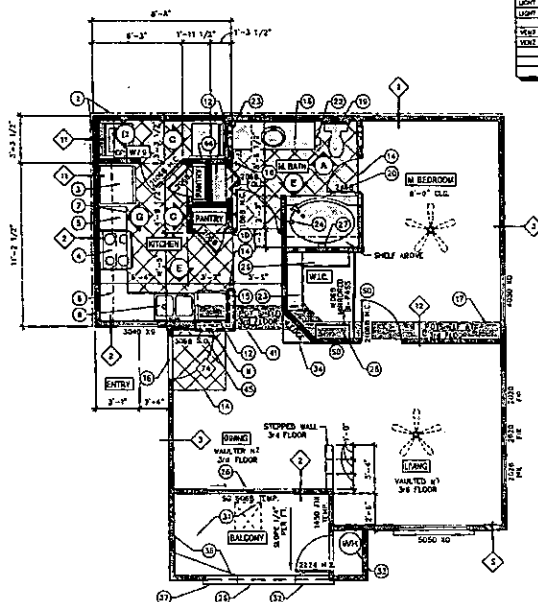
5. ALL WINDOWS AND SLIDING GLASS
DOORS SHALL BE DUAL PANE GLASS.

6. UNDERLIFT UTILITY ROOM IN-FOLD
DOORS OF 1/4 IN. HALL-UP AIR.

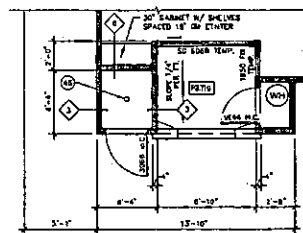
7. PROVIDE THERMOPLASTIC GLASS FOR
SHOWER SLIDING DOOR.

1. CENTRELINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANGLE TYPE "A" UNITS) 18" WIDE/24" DEEP/36" HIGH
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM COUNTERTOP W/ 4" SPLASH U.L.C.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM BAR TOP
10. 4" TIGHT WELDED MFR PANTRY STACK SHELVES
11. 2x4 (2x6) JOIST HANG
12. 6" PLUMBING HALL
13. MARBON SEAT W/ PACE FRAME - SEE DETL 83/50

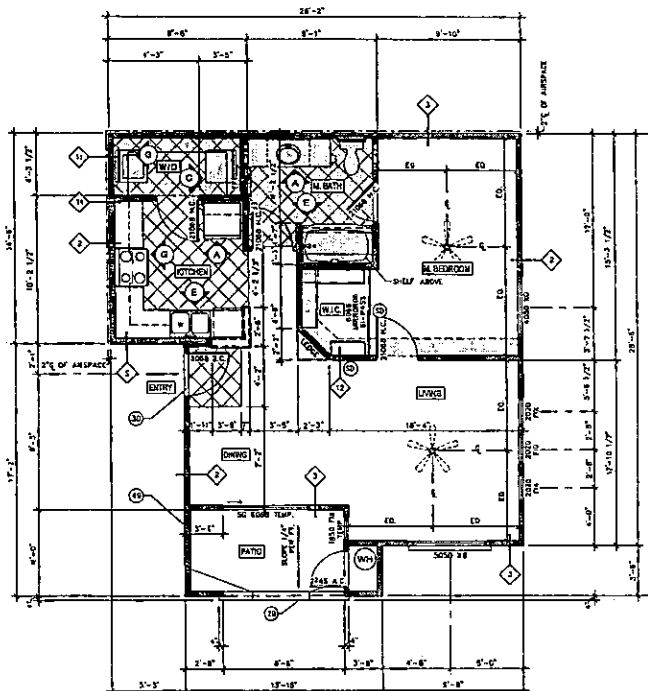
LIGHT AND VENTILATION REQUIREMENTS			
	LOWR 4000	BRASS	ALUMINUM
8 DOG 20 FT.	148	120	887
LIGHT REQUIRED (L.S.)	11.94	8.8	11.78
LIGHT PROVIDED	94.9	24	24
VENT REQUIRED (L.S.)	7.8	8	9.15
VENT PROVIDED	12.2	10	18



2ND & 3RD FLOOR	ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.Q.	
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)	Unit/ls	\$84 S.F.
	Storage	\$ 5 S.F.
	@phony	\$25 S.F.
	Total	754 S.F.



UNIT A2
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURRENCE)



FIRST FLOOR	ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.C.	
(ALL BATH TUBS SHALL HAVE RECESSED CANLIGHT)	Urbane	= 653 S.F.
	Storage	= 7 S.F.
	Patio	= 12 S.F.
	Total	= 752 S.F.

INDICATES 6"-8" C.F.P. TUBS DOWN

INDICATES 3'-0" MAX. A.F.F. PLUMB DO NOT SETBACK 7'-0"

CANOE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS

CANOE NON-DETECTABLE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS

CEILING MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS

UPPER FLOOR ONLY

WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS

1ST AND SECOND FLOOR ONLY

WIDENOR ELEVATIONS - SEE SHEET

ADJUSTMENTS

SEE SHEET FOR FOUND AND FIRE RATED ASSEMBLIES

REVISIONS:

1	-
2	-
3	-
4	-
5	-

JOB NO. _____

DATE: _____ FEBRUARY 27, 1968

SCALE: _____ IN.

DRAWN BY: _____

A2.4

biltform
architecture

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Picerne at Providence III
Rental Apartment Community

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Las Vegas, Nevada
420 E. Mississippi Ave., Suite 400 Phoenix, Arizona 85014 2169

SDR-21091

UNIT A2 FLOOR PLANS

05/24/07 PC

APR 9 2007

ROOM	FLOOR	BASE	WALL	CEILING
UNBORN ROOM	1	3	6	0
DORMING ROOM	1	5	0	0
BATH	2	5	4	1
KITCHEN	1	3	7	0
HALL	2	3	2	0
LIVING	1	3	0	0
PORCH	0	5	0	1
W/D	1	3	0	1
HALL	1	2	4	0
STORAGE	2	8	0	0

1. CASSETT
2. 1" x 16" CERAMIC TILE
3. WOOD BASE
4. HANDDOWN TEXTURE - PAINTED
(NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE B FLAME SPREAD RATING OF 302 LESS THAN CLASS C PER I.B.C. SECTION 903.1.1)
5. 1" GYPSUM CORE & 2ND & 3RD FLOORING EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

[illegible][illegible]

8. STRIKE PLATE INSTALLATION ON HOOD- FRONT:
 a. STRIKE PLATE SHALL BE SECURED BETWEEN FRAMES BY 2 IN. DODG-AN NUTS SHALL BE USED THROUGH IT. A SINGLE PIVOT EXTENDING NOT LESS THAN 1/2 IN. ABOVE AND BELOW THE STRIKE PLATE SHALL BE PROVIDED. THE STRIKE PLATE SHALL BE NOT LESS THAN 1/4 IN. (a) IN ITS 3 POSITIONS, WHICH SHALL BE: (1) FULLY OPEN POSITION, (2) PARTIALLY OPEN POSITION, STRIKE PLATE WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN 3/16 IN. (a) IN ALUMINUM.

9. ENTRY BUMP- 1/2 INCHES IN DIA. 1/2" HOLES IN 1/2" x 3/4" x 3/4" BUMP. ENTRY BUMP SHALL HAVE ATTACHED TO HOOD. MAX. 1/2".

10. WINDOWS FRAMES SHALL BE TANK HEADED BENT SHALL BE:

11. IN ORDER TO PREVENT TOO DRIVING PIVOT FOR ADDITIONAL INFORMATION OR OTHER CHANGES NOT INDICATED ON THESE PLANS.

12. ALSO ALLOW REDUCER IN THE CENTERING OF DOOR IN ORDER TO PREVENT TOO DRIVING PIVOT FOR ADDITIONAL INFORMATION OR OTHER CHANGES NOT INDICATED ON THESE PLANS.

13. OPENING (W.D.)

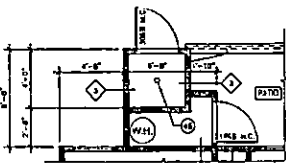
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THE SECURITY ALARMING AT NOTION -
PROVIDE FOR LOCATIONS 6" FROM OPENING
A. ALL 22 ENTRY SHALL BE SEED TO
PREVENT ENTRY DOOR/WEATHER STRIP/FIN
FROM TOUCHING THE GLE.
B. ALL TENTS TRIM AT DOORS, SHALL
BACE AND FRAMED OPENINGS SHALL BE
COLONIAL, PAINTED.
C. ALL WINDOWS AND BUILDING GLASS
DOORS SHALL BE DUAL PANE GLASS
D. UNDERSTORY ENTRY ROOM IN-FOLD
DOOR 3" FOR MAKE-UP AIR.
E. PROMPT TEMPERED GLAZING FOR
SHOWY STEEL DOOR.

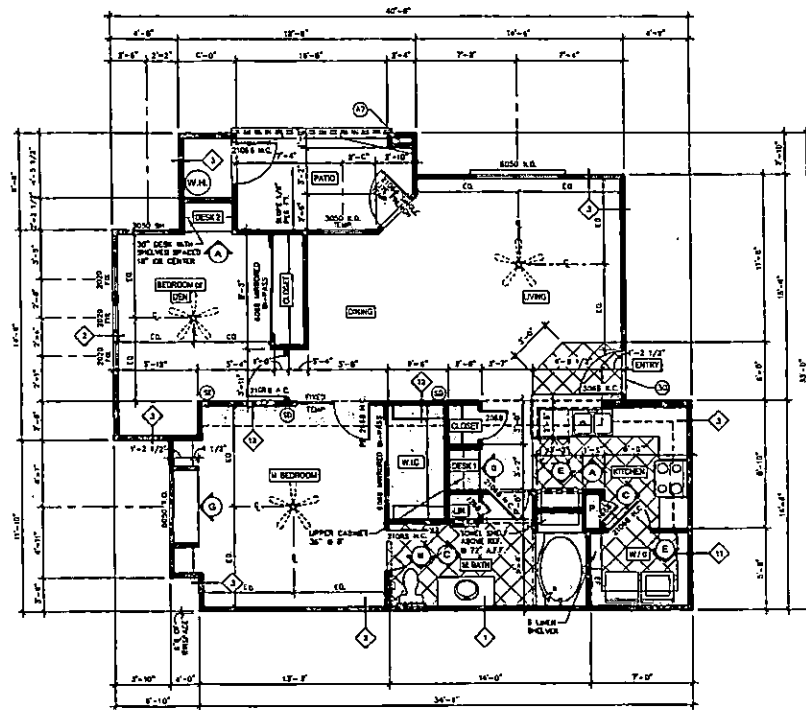
1. CONTINGING ON 4" AIRSPACE
2. 1" GCP WIRE 5-ELF AND COAT HANGING ROD
3. REFRIGERATING
4. OVER FRONT PANEL CONTROLS 4" AND TYPE "A" PANELS 6" HANGING CONTROLS 4" WIRE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC SINK COUNTER W/ 4" SPLASH U.C.B.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC SINK BAR TOP
10. (1) TOMB STONE WERE PLASTIC 6" IN SPHERE'S
11. 2x4 (2x5) SILL WALL
12. 6" PLASTERING WALL
13. WINDOW SILL W/ FACE FRAME - SEE DET. 83/04

This is a detailed floor plan of a two-story house, likely a ranch-style home. The plan is annotated with 32 numbered callouts (1-32) pointing to specific architectural features. The layout includes a front porch, a living room with a fireplace, a dining room, a kitchen, two bedrooms, a bathroom, and a balcony. The plan also shows various windows, doors, and built-in furniture like a kitchen island and a dining table. The overall design is functional and modern for its era.

SECOND FLOOR	ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR UNLESS	
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHTS)	Living	100 S.F.
	Dining	140 S.F.
	Kitchen	140 S.F.
	Total	380 S.F.

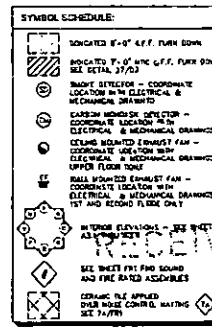


UNIT B1
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURRENCE)



UNIT B1 (ANSI TYPE 'B')	
FIRST FLOOR	ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND AND 3RD FLOOR U.N.O.
Liveable	= 665 S.F.
Storage	= 14 S.F.
Pack	= 24 S.F.
Total	= 703 S.F.

(ALL BATH TUBS SHALL
HAVE RECESSED CAN LIGHT)

biform
architecture

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Las Vegas, Nevada

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SDR-21091
05/24/07 PC

UNIT B1 FLOOR PLANS

A2.10

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	1	3	4	4
BEDROOMS	1	3	4	4
BATH	2	3	4	4
CLOSETS	1	3	4	4
PORCH	2	3	4	4
P.W.	2	3	4	4
HALLS	1	3	4	4
STORAGE	1	3	4	4

1. CARPET
2. 1" x 12" CERAMIC
TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE - PAINTED
(NOTE: BULLION CERAMIC AND WALL FINISHED SHALL
AS WELL AS FLAME OFF-RATE RATING OF NOT LESS THAN
CLASS C FOR 18 IN. SECTION BULL.)
5. 1" GYPSUM BOARD ON 2x4 ON 3x3 FLOORS
EXPOSED CONCRETE ON 1ST FLR.
6. NO BASE

[illegible][illegible][illegible]

IF LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND/OR ENVIRONMENTAL CONTROLS SHALL HAVE DIFFERENT PARTS OF COORDINATE LOCATIONS HIGHER THAN 4'0" FROM THE FLOOR, THE FOLLOWING SHALL BE THE MINIMUM CLEARANCE: THE PEDESTAL SHALL HAVE AN OBSTRUCTION BETWEEN 20" AND 24" FROM THE FLOOR. THE SHOWHOLE HEIGHT IS ADJUSTED TO 24". THE PEDESTAL SHALL HAVE NO OBSTRUCTION FROM 20" FROM THE FLOOR BENEATH A CONTROL.

IF ALL PORTALWAYS OF FRI-RESISTIVE FLOOR OR IF WALLS SHALL BE PROVIDED BY MATERIALS AND DETAIL CONSTRUCTION FOR "FRICTION-PORTALWAYS" STOP STEP SHALL BE PROVIDED. THE FRICTION-PORTALWAYS SHALL BE FURNISHED BY THE MANUFACTURER OF THE FRI STOP MATERIAL, WHICH SHALL COMPLY CONFORMANCE TO THE REQUIREMENTS OF THE FRICTION-PORTALWAYS SHALL BE PROVIDED TO THE SUPERVISORS. THE DRAWINGS SHALL BE PROVIDED TO EACH PORTALWAYS WITH APPROPRIATE INFORMATION WITH ALL VARIABLES DETAIL.

IF ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE ADJUSTED TO ALL TUBS, SHOWERS AND BATHS SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 24" FROM THE TYPE-B AND TYPE "B" UNIT PLUMB AND SHUT ALZ. 42.2.

1. ALL GLASSING GLAZES TO HAVE
PM SECURITY HARDWARE AT BOTTOM -
PROVIDE PM LOCATIONS 6" FROM JOINTS

AA. FILE AT ENTRY SHALL BE USED TO
PREVENT ENTRY DOOR/WEATHER STRIPPING
FROM TOUCHING THE FILE.

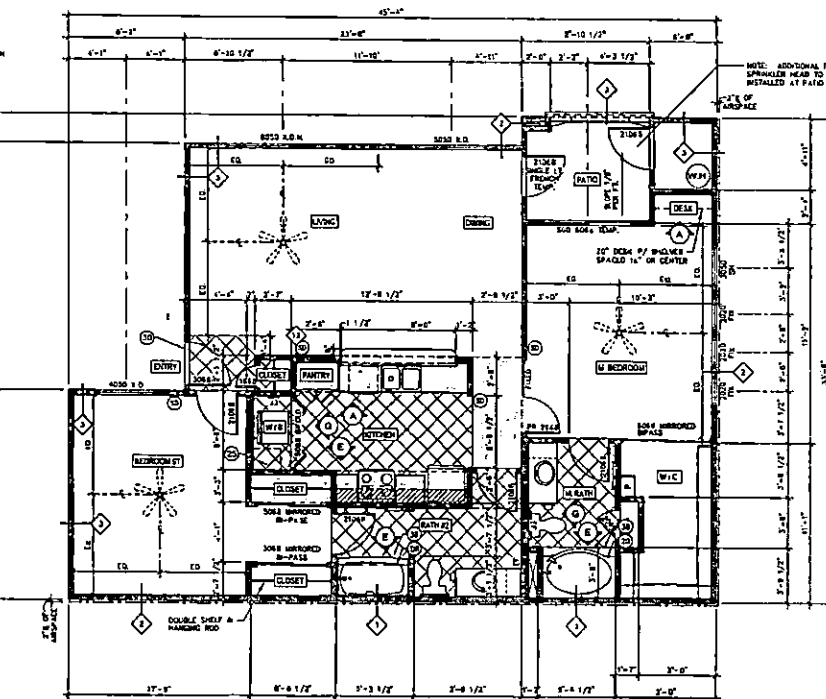
AB. ALL DOOR TRIM AT DOORS, HALL
BASE AND FRAMED OPENINGS SHALL BE
CONCRETE PAINTED.

AC. ALL WINDOWS AND GLASSING GLAZES
SHALL BE DUAL PANE GLASS.

AD. UNOCCUPIED UTILITY ROOM 8-FOLD
DECKS 1" FOR WIND-UP AIR.

AE. PROVIDE TEMPERED GLAZING FOR
EITHER STALL DOOR.

1. CENTERLINE OF A" AIRSPACE
2. 12" OPEN HERE INSIDE AND CEAT HANGING ROD
3. DEEPER HERE
4. GIVEN FRONT PANEL CONTROLS AT ASB TYPE UNIT(S) THROUGH HOOD/ARCHWAY ABOVE
5. IS THE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER 1/2" A" SPLASH U/L
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BATH TOP
10. 1/2" BATH WITH WHITE PARTIAL STAIN GLASS SHELLS
11. 2/4" (24") LOW WALL
12. 1/2" PLUMBING BALL
13. WINDOW SEAT W/ PANE FRAME - SEE DET. 82



UNIT B2
 AT FIRE USER
 (SEE BUILDING PLANS FOR OCCUPANCY)

The floor plan for Unit B2 shows a rectangular layout with the following features and dimensions:

- Overall Dimensions:** 7'-0" wide by 7'-0" deep.
- Room Layout:**
 - STORAGE:** Located in the top right corner, measuring 4'-0" wide by 4'-0" deep.
 - BATH:** Located in the bottom right corner, measuring 4'-0" wide by 4'-0" deep.
 - Living Area:** The remaining space, measuring 3'-0" wide by 3'-0" deep.
- Dimensions and Labels:**
 - Top wall: 7'-0" (overall), 4'-0" (storage), 3'-0" (living area).
 - Right wall: 7'-0" (overall), 4'-0" (storage), 3'-0" (living area).
 - Bottom wall: 7'-0" (overall), 4'-0" (bath), 3'-0" (living area).
 - Left wall: 7'-0" (overall), 3'-0" (living area).
 - Internal walls: 4'-0" (separating storage from living area), 4'-0" (separating bath from living area).
- Other Labels:**
 - "FIRE USER" is written in the living area.
 - "STORAGE" is written in the storage room.
 - "BATH" is written in the bathroom.
 - "FIRE USER" is also written in the storage room.

UNIT 02	
FIRST FLOOR	ALL DIMENSIONS AT 1ST FLOOR TYP.
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)	APPLY TO 2ND & 3RD FLOOR U.N.C.
Liveable	- 3,182 S.F.
Storage	- 15 S.F.
Patio	- 67 S.F.
Total	= 3,264 S.F.

 DIMENSIONS: 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100
 INDICATES 1'-0" W. x 1'-0" D. FURN. ECH. 100

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1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

SDR-21091 UNIT B2 FLOOR PLANS
05/24/07 PC

1. ALL INTERIOR DOORS SHALL BE POLISHED CROWN'S PANEL, MOLDING PANELS.

2. ALL BED ROOMS ARE FINISHED AS OPTIONAL. ALL OTHER ROOMS ARE FINISHED AS STANDARD. VIBRATION MAT OPERABLE IN ROOMS 2, 3, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

3. ALL BED ROOMS ARE FINISHED AS OPTIONAL. ALL OTHER ROOMS ARE FINISHED AS STANDARD. VIBRATION MAT OPERABLE IN ROOMS 2, 3, 207, 208, 209, 210

[illegible]

8. STRIKE PLATE INSTALLATION IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN STRIKERS IN A SINGLE FRAME SHALL BE SOLE SPACED BY 1/4" SINGLE BUSH EXTENDING NOT LESS THAN 1" ABOVE AND BELOW THE STRIKER. STRIKERS SHALL BE 1/4" THICK AND 1/2" WIDE. STRIKERS NOT LESS THAN 3/4" OR BY 2" SCREWS SHALL BE ATTACHED TO THE FRAME WITH THE SCREWS SET IN THE STRIKE PLATE AND NOT STICKER TO THE FRAME. STRIKERS ATTACHED IN NOT LESS THAN 3/4" AN INLEADING

9. DRIVE ROD BUSHES TO BE MAX 1/4" HEIGHT NOT 1/2" BUSH. DRIVE COILS SHALL HAVE PEEP HOLE 0.125" DIA.

10. DISMOUNT FRAMES SHALL BE TAKEN MEASURED HEIGHTS SHALL BE 8" ± .025."

11. REFER TO OTHERS TO CONSIDER FOR ADDITIONAL INFORMATION OR OTHER FRAMES NOT REACTIVE ON THESE

12. ALUMINUM CAPSULE BEHIND IN CENTERING OF COILS. POSITION BE CENTERLINE OF JAW IN CAP. 30. CLOSING. (A.0.0)

[illegible]

2. ALL SLEEPING ROOMS TO HAVE
FIRE SECURITY HARDWARE AT BOTTOM -
PROVIDE FIRE LOCATIONS 3" FROM OPENING.

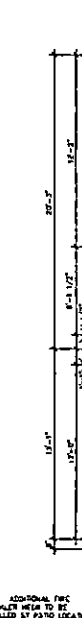
AA. THE AS ENTRY SHALL BE SEED TO
PREVENT OTHER DOOR/AREA/THIEF STRIPPING
FROM TOUCHING THE TILE.

BB. ALL NOOD TRIM AT DOORS SHALL
RAISE AND FRAMER OPENINGS SHALL BE
CORUSALUM, FINISHED.

CC. ALL WINDOWS AND SLEEPING GLASS
SHALL BE DOUBLE PANE GLASS.

DD. UNDERCUT ENTRY FROM 8'-FOLD
DOOR 3" FOR HANG-UP AC.

EE. PROVIDE TAMPONED GLASS/IN THE
SHOWER STALL DOOR.

[illegible]

	MINIMUM LIGHT	MINIMUM VENTILATION	BEDROOM 1	BEDROOM 2
AREA SQ. FT.	121	121	115	115
MIN. WINDOW AREA (SQ. FT.)	7.4	5.36	12.55	11.66
MIN. VENTILATION	45	18	49	39
MIN. WINDOW AREA (SQ. FT.)	8.05	5.92	9.8	9.18
MIN. VENTILATION	34	12.8	19	19

UNIT B3

SECOND & THIRD FLOOR ALL KEYED NOTES AT 2ND & 3RD FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CASH LIGHT)

TO APPLY TO FIRST FLOOR U.O.

Living	=	1,140 S.F.
Store	=	16 S.F.
Bath	=	87 S.F.
Total	=	1,243 S.F.

UNIT B3	
FIRST FLOOR	ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR UN.C.
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)	
Living	= 1,143 S.F.
Dining	= 16 S.F.
Kitchen	= 83 S.F.
Total	= 1,218 S.F.

SYMBOL SCHEDULE:

	INDICATES "W-0" AFF. FURN. DIM.
	INDICATES "T-8" AND AFF. FLOR. DIM. SEE DETAIL 37/30
	RANGE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
	CAPBORN W/SHOCK DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
	COULDS WANTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
	WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
	FIRST AND SECOND FLOOR GRADIENTS

Notes:

- 1. FIRST FLOOR - SEE PLAN
- 2. SECOND FLOOR - SEE PLAN

Picerner at Providence III
Rental Apartment Community
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SDR-21091 UNIT B3 FLOOR PLANS
05/24/07 PC

A2.16

PLATFORM ARCHITECTURE GROUP, INC.

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GENERAL NOTES:

- A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE CONDOREX 1/2" PANEL UNLESS NOTED OTHERWISE.
- B. ALL WALLS SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD. PROVIDE AN OPERABLE WINDOW OR DOOR AREA 20' BY 20' DIRECTLY TO OUTSIDE. WINDOW NET AREA SHALL BE 20' BY 20' (MINIMUM 20' FROM INTERIOR).
- C. GLASSING SUBJECT TO HUMAN IMPACT USE DEFEND IN SECTION 200 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLASS.
- D. BURGLAR DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 2' FROM DETECTED OPENING.
- E. NO GYP. BOARD TO EXCEED A MINIMUM OF 4" MAX LINE OF CERAMIC TILE IN BATH/TUB/SHOWER AREAS.
- F. INSTALL CERAMIC TILE SUBSTRATE TO 8'-0" MAX. AT ALL SHOWERS/TUB AREAS. U.N.B.
- G. ALL ATTERION NON-BEARING WALLS SHALL BE 3/4" @ 21" O.C. UNLESS NOTED OTHERWISE.
- H. GYP. BS. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.
- I. CLOTHES WARDROBE SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRESSER COORDINATE AT REVERSE PLANS (TYP).
- J. NOT USED.
- K. INSULATE WATER SUPPLY, WASTE PIPES IN BATH/TUB/SHOWER AND FLOOR DRAINING AREA TO MINIMUM 1/2" THICK INSULATION. INSULATE TO MINIMUM 1/2" THICK INSULATION.
- L. ALL WATER CLOSETS SHALL BE 10' CLEAR UNLESS OTHERWISE NOTED. PROVIDE 10' @ 21" O.C. TYPE 1/2" ADJUSTABLE WOOD SHOWN.
- M. AT ALL PARTY WALLS, EXTERIOR SHALL RUN CONTINUOUS SHOWN ALL TUBS ETC. TO MANTAIN SOUND RATING 5 P.N.E. RATING.
- N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.
- O. ENTRY DOOR SHALL BE METAL COLORED 1/2" PANEL (MINIMUM) WITH 1/2" THICK INSULATION. ENTRY DOOR, HINGED, SHALL INCLUDE REAR/KEY OPERATED FROM EXTERIOR SIDE & SHALL TURN ON THE INTERIOR SIDE. ALL SECOND FLOOR UNITS SHALL HAVE LOCK TYPE ALTERNATE TO EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION.
- P. IF ANY IMAGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 2 HINGES SHALL BE 1/2" THICK INSULATION. ENTRY DOOR, HINGED, SHALL INCLUDE REAR/KEY OPERATED FROM EXTERIOR SIDE & SHALL TURN ON THE INTERIOR SIDE. ALL SECOND FLOOR UNITS SHALL HAVE LOCK TYPE ALTERNATE TO EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION.
- Q. STRIKE PLATE INSTALLATION IN WOOD-FRAME DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR, HINGED, SHALL INCLUDE REAR/KEY OPERATED FROM EXTERIOR SIDE & SHALL TURN ON THE INTERIOR SIDE. ALL SECOND FLOOR UNITS SHALL HAVE LOCK TYPE ALTERNATE TO EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION.
- R. ENTRY DOOR HINGED TO BE MAX. 1/2" HINGE WITH 1/2" GYPSUM BOARD. ENTRY DOOR SHALL HAVE 1/2" HINGE WITH 1/2" GYPSUM BOARD. ENTRY DOOR SHALL HAVE 1/2" HINGE WITH 1/2" GYPSUM BOARD.
- S. WINDOWS FRAMES SHALL BE WHITE ALUMINUM. HINGED DOORS SHALL BE 1/2" THICK INSULATION. ENTRY DOOR, HINGED, SHALL INCLUDE REAR/KEY OPERATED FROM EXTERIOR SIDE & SHALL TURN ON THE INTERIOR SIDE. ALL SECOND FLOOR UNITS SHALL HAVE LOCK TYPE ALTERNATE TO EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION. ENTRY DOOR SHALL BE 1/2" THICK INSULATION.
- T. REFER TO OWNER'S COLORING PLAN FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.
- U. ALSO CARPET EDGED WITH CENTERLINE OF DOOR W/ 1/2" GYPSUM BOARD. ENTRY DOOR SHALL HAVE 1/2" HINGE WITH 1/2" GYPSUM BOARD. ENTRY DOOR SHALL HAVE 1/2" HINGE WITH 1/2" GYPSUM BOARD.
- V. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ELECTRICAL CONTROLS SHALL BE LOCATED IN OPERABLE PARTS OF WALLS LOCATED NO MORE THAN 48" FROM TOP OF WINDOW OR NO LONGER THAN 1/2" ABOVE THE FLOOR. IF THE HEAD IS OVER AN OBSTRUCTION, THE HEAD SHALL BE NO MORE THAN 1/2" ABOVE THE FLOOR. IF THE HEAD IS OVER AN OBSTRUCTION, THE HEAD SHALL BE NO MORE THAN 1/2" ABOVE THE FLOOR.
- W. ALL INTERIORS OF FIRE-RESISTIVE FLOOR OR JOIST SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORY LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FOR THE MANUFACTURER OF THE FIRE STOP SYSTEM, WHICH SHALL BE AVAILABLE TO THE ARCHITECT AND SUBMITTALS SHALL BE AVAILABLE TO THE ARCHITECT AND SUBMITTALS SHALL BE AVAILABLE TO THE ARCHITECT.
- X. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TUBS, SHOWERS AND TUBS RECONSTRUCTED FOR FUTURE INSTALLATION OF TUBS AS SHOWN ON THE ADAPTABLE UNIT PLANS.

KEYED NOTES:

1. FIVE FRAME CARRIES W/1/8" DOOR
2. 1/2" WOOD SHUTTER
3. OUTDOOR LIGHT
4. SHUT FRONT PANEL CONTING AT AVE TYPE "A" UNITS EXHIBIT WOOD/ACROBATIC ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 1/4" SLASH U.S.D.
8. SHUT W/ DISPOSAL
9. NOT USED
10. 5 PART DENSE SHELVES W/ WOOD APPROX 12" DEEP
11. 2x4 (212) LOW WALL - SEE DETAIL 11/15
12. 6" PLASTER WALL
13. NOT USED
14. CARPET REDUCED
15. EDGEMASTER
16. ALUM. THRESHOLD - 1/2" MAX. H. ENTRY & PATIO DOORS
17. LINE OF SLOTTED OR CERAMIC TILES CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPREAD WITH FIVE W/1/8" W/1/8"
19. 24" TAPER BAR/TOILET PONG
20. NOT USED
21. NOT USED
22. TOILET PAPER DISPENSER
23. RECESSED WINDOW CABINET
24. FURNITURE CONTROL AREA
25. 2 - PLASTIC COATED WIRE SHUTTER W/ INTERIOR ROD (SLOTTED) AND DR (S) @ 1/2" HINGE FOR OTHER SET CONTROL NOTE
26. 1 - PLASTIC COATED WIRE SHUTTER W/ INTERIOR ROD (SLOTTED) AND DR (S) @ 1/2" HINGE FOR OTHER SET CONTROL NOTE
27. SHUT DOOR
28. END OF FLOOR SILLER
29. NOT USED
30. CARBON MONOXIDE DETECTOR
31. CARBON MONOXIDE DETECTOR SLOTTED FELT AND SHEATHING - SLOTTED CONC. 1/8" @ 1/2" TO SLOTTED
32. SLOTTED - SEE DETAIL 41 / 24
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. CRYSTAL LEDGE @ 1/2"
35. SHOWER ENCLOSURE (TYP.)
36. PATIO WALL WITH PORFITE - SEE DETAIL 11/15
37. SHUT DOOR @ 8'-0"
38. NOT USED
39. (4) DENSE SHELVES 12" DEEP
40. (4) WIRE SHELVES (DO NOT USE IN PAINTS)
41. CHAIR
42. ATTIC SLOTTED SEE DETAIL 12/24 ALTERNATE
43. CEILING ROOF

LOFT FLOOR FINISH SCHEDULE

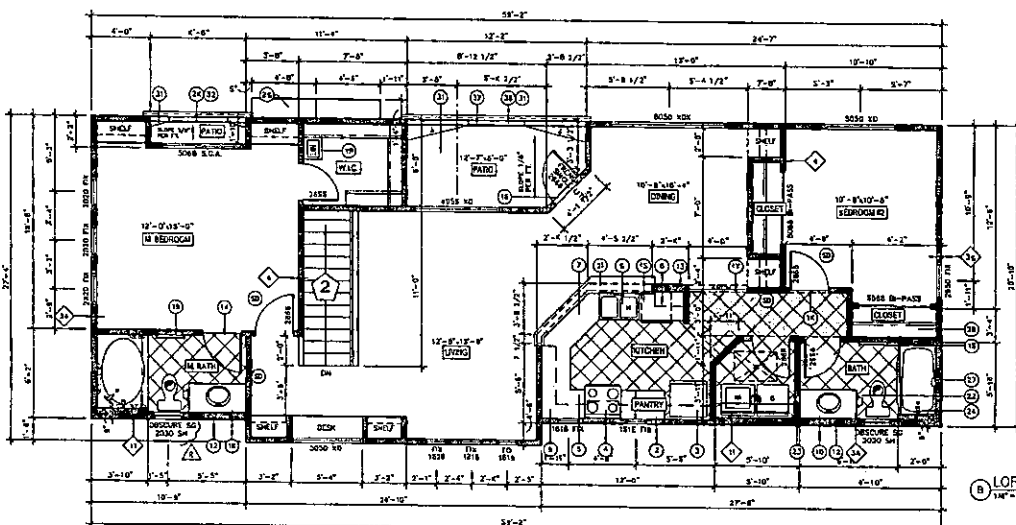
ROOM	FLOOR	BASE	WALL	CEILING
LOFT ROOM	1	1	1	1
LOFT ROOM	2	2	2	2
LOFT ROOM	3	3	3	3
LOFT ROOM	4	4	4	4
LOFT ROOM	5	5	5	5
LOFT ROOM	6	6	6	6
LOFT ROOM	7	7	7	7
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LOFT ROOM	11	11	11	11
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LOFT ROOM	29	29	29	29
LOFT ROOM	30	30	30	30

TYPICAL MATERIALS:

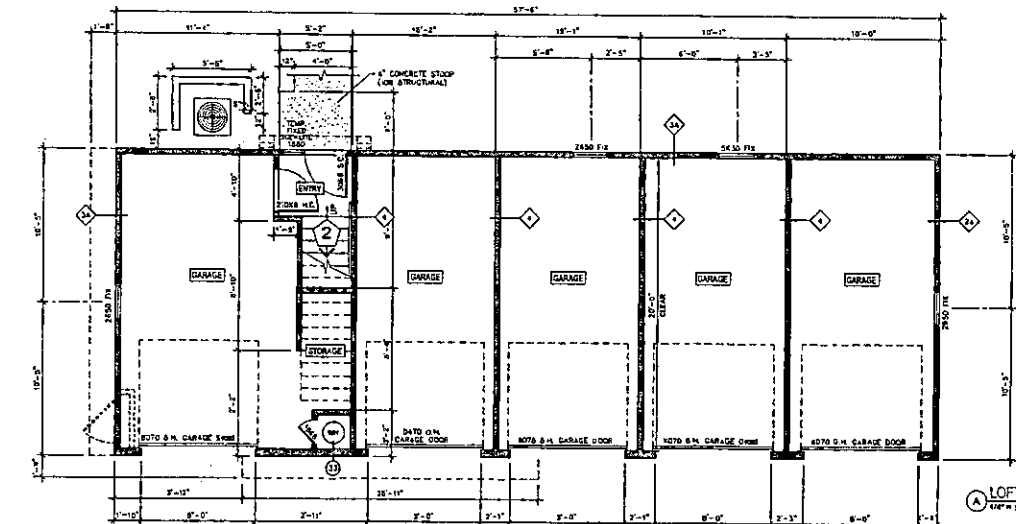
1. CARPET
2. WOOD
3. 1/2" - 1/2" CERAMIC TILE
4. WOOD BASE
5. WOODWORK FINISH - PAINTED
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BUILDING AREA (GROSS)

FIRST FLOOR	1,131 S.F.
SECOND FLOOR	1,348 S.F.
TOTAL	2,479 S.F.



LOFT BUILDING - SECOND FLOOR



LOFT BUILDING - FIRST FLOOR

SYMBOLS & SCHEDULE:

- 1. HINGES 1/2" @ 1/2" A/F, TURN DOWN
- 2. SHUTTER DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- 3. CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- 4. FIRE ALARMS - SEE BUILDING PLANS FOR COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- 5. CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- 6. WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- 7. INTERIOR ELEVATIONS - SEE SHEETS A31 THRU A41
- 8. SEE SHEET FOR SOURCE & FIRE RATED WALLS, FLOORING & ROOF ASSEMBLIES
- 9. STAIRS - SEE SHEETS A41 & A42
- 10. VINYL FLOORING
- 11. SEE SHEET FOR APPLIES OVER HOUSE EXTERIOR, BATHS, ETC.

Picerno at Providence III
Rental Apartment Community
Phoenix, Arizona 85014-2469

SDR-21091
05/24/07 PC

LOFT FLOOR PLAN



BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.2, A2.3, A2.4, A2.5, A2.12, A2.13, A2.17

2. ONE EA FACE OF STUB W.H.S.

Picerne at Providence III
Rental Apartment Community

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
TELEPHONE: 480-968-8187

REVISIONS

1	-
2	-
3	-
4	-
5	-

JOB NO. 00-01

DATE FEBRUARY 23, 2000

SCALE 1/8" = 1'-0"

SHEET NO.

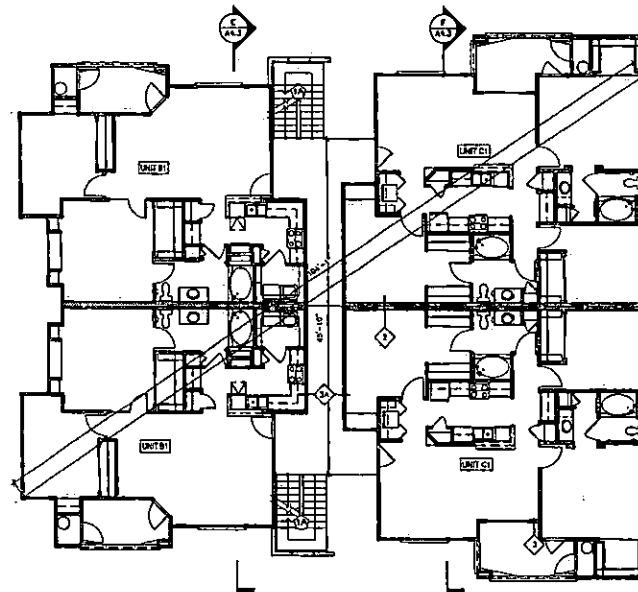
SDR-21091
05/24/07 PC

RECEIVED
BUILDING TYPE 1
THIRD FLOOR

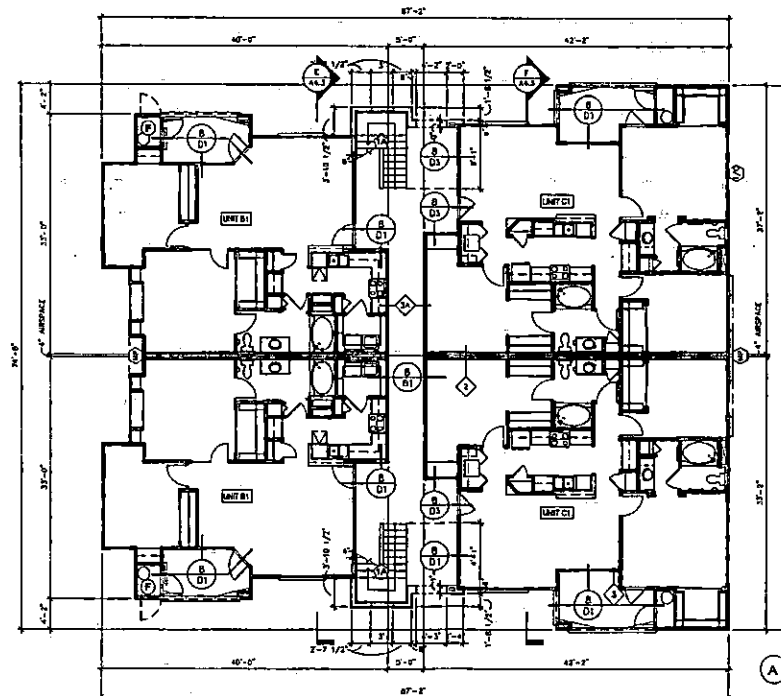
REF ID: A6217

SYMBOL SCHEDULE	
(M)	METER PACE LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACE SHALL BE PROJECTED MORE THAN 1" PAST UNIT ELECTRICAL CONNECTION. SEE DETAILS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
(T)	TELEPHONE TERMINAL CABINET, CABLE TV TAP BOX & WATER METER CABINET. ONE (1) EACH. SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
(S)	INDICATED STAIR TYPE. SEE SHEET A143 FOR STAIR PLANS AND STAIR RISE/TIME.
(A)	STYC ADDRESS - SEE DETAIL 27/94
(D)	SEE SHEET FPI FOR SOUND AND FIRE RATED DETAILS
(C)	CONDENSING UNIT
(P)	OPTIONAL FIRE RISEN LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
(F)	PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCATED INSTALLED AT A MINIMUM HEIGHT OF 6'7"

BUILDING PLAN NOTE:
1. FOR TYPICAL UNIT PLANS SEE SHEETS A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, 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B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE	
(M)	METER PACE LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACE SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT. SEE DETAIL SHEETS FOR EXACT LOCATION. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
(T)	TELEPHONE TERMINAL CABINET. CABLE TO TAP BOX & WATER METER CABINET. ONE IN EACH BUILDING. SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
(S)	INDICATES STAIR TYPE. SEE SHEET A1.1 FOR STAIR PLANS AND STAIR SECTIONS.
(A)	ATTIC ACCESS - SEE DETAIL 37/04.
(D)	SEE SHEET FRI FOR DOOR AND FRAME RATED DETAILS.
(C)	CONDENSING UNIT.
(P)	OPTIONAL FIRE RISER LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
(F)	PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCATED INSTALLED AT A MAXIMUM HEIGHT OF 42".

BUILDING PLAN NOTES	
1.	FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A2.7, A2.8, A2.9, A2.10, A2.11, A2.12, A2.13, A2.14, A2.15, A2.16, A2.17, A2.18, A2.19, A2.20, A2.21, A2.22, A2.23, A2.24, A2.25, A2.26, A2.27, A2.28, A2.29, A2.30, A2.31, A2.32, A2.33, A2.34, A2.35, A2.36, A2.37, A2.38, A2.39, A2.40, A2.41, A2.42, A2.43, A2.44, A2.45, A2.46, A2.47, A2.48, A2.49, A2.50, A2.51, A2.52, A2.53, A2.54, A2.55, A2.56, A2.57, A2.58, A2.59, A2.60, A2.61, A2.62, A2.63, A2.64, A2.65, A2.66, A2.67, A2.68, A2.69, A2.70, A2.71, A2.72, A2.73, A2.74, A2.75, A2.76, A2.77, A2.78, A2.79, A2.80, A2.81, A2.82, A2.83, A2.84, A2.85, A2.86, A2.87, A2.88, A2.89, A2.90, A2.91, A2.92, A2.93, A2.94, A2.95, A2.96, A2.97, A2.98, A2.99, A2.100.
2.	DOOR TO FACE OF STAIR UNITS.

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Las Vegas, Nevada

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BUILDING TYPE 3
FIRST & SECOND FLOOR PLANS

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BUILDING TYPE 3
THIRD FLOOR

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TEL: 602/998-2222 FAX: 602/998-2222

biliform architects
group
of novada, inc.
 1129 east 14th ave. suite 44
 phoenix arizona 85016
 Phone 602.265.5200 Fax 602.265.

SYMBOL SCHEDULE

- (M) **METER PAD LOCATION SEE ELECTRICAL PLAN FOR THE METER PAD. HEAVY SUE FOR ELECTRICAL CONTRACTOR PRIOR TO START. METERS SHALL BE INSTALLED NOT MORE THAN 1" FROM THE EXTERIOR WALL. THE METER SHALL BE PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL FOR METER. SEE ELECTRICAL PLAN FOR METER LOCATION, CONFIGURATION AND OTHER INFORMATION.**
- (V) **VERTICAL TERMINAL CABINET. CABLE TO BE RUN TO THE VERTICAL TERMINAL CABINET. ONE IN EACH LOCATION. SEE ELECTRICAL PLAN FOR EXACT LOCATION. SEE DETAIL FOR VERTICAL TERMINAL CABINET. SEE ELECTRICAL PLAN FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.**
- (W) **WALL STAIN STAIN TYPE SEE SCHEDULE 1141 FOR STAIN STAIN TYPE AND STAIN SECTIONS**
- (X) **ALIVE ACCESS - SEE DETAIL 57/04**
- (Y) **SEE SHEET FIVE FOR SOUND AND FIRE RATED DETAIL**
- (Z) **CONCRETE UNIT**
- (P) **OPPOSITE FIRE RISK LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.**
- (E) **PORTABLE FIRE EXTINGUISHER AS FIRE CABINET IS TO BE LOCKED INSTALLED AT A MAXIMUM HEIGHT OF 48"**

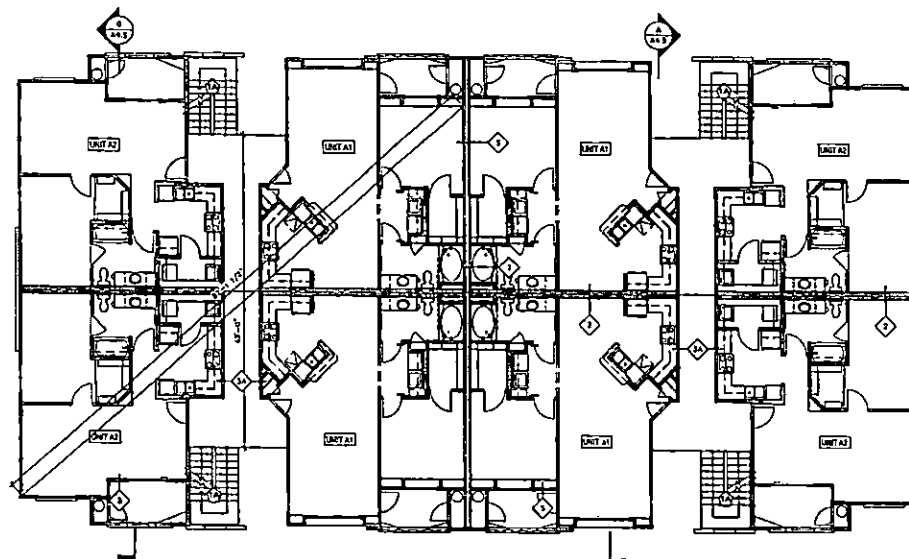
BUILDING PLANNING NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A2.7, A2.8
2. DWG. TO FACE OF STUD UNIT

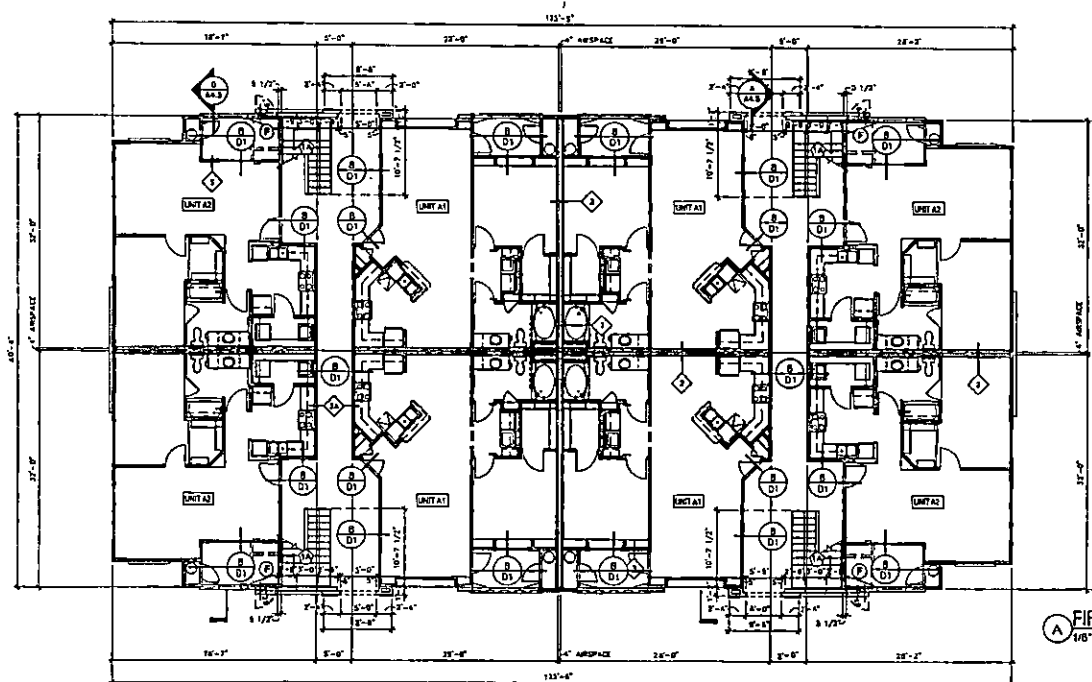
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B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE	
⊙	METER PACE LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE, VOLTAGE, ELECTRICAL CONTRACTOR PRIOR TO START. METER PACE MUST BE 18" MIN. PROJECT SIDE. 1" MIN. PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL 31/04 FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
⊙	TELEPHONE TERMINAL CABINET, CABLE TO TOP SIDE. 8 WATER METER CABINET, ONE 8 EACH BLDG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
⊙	INDICATES STAR TYPE. SEE SHEET A1A1 FOR ATTEN PLANS AND STAR SECTIONS.
⊙	ATTIC ACCESS - SEE DETAIL 31/04.
⊙	SEE SHEET P11 FOR SOUND AND FIRE RATED DETAILS.
⊙	CONDOCASS UNIT.
⊙	OPTIONAL FIRE RISER LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
⊙	PORTABLE FIRE EXTINGUISHER WITH CABINET AND TO BE LOCATED INSTALLED AT A MAXIMUM HEIGHT OF 4'.

BUILDING PLAN NOTES	
1.	FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A2.7.
2.	ON ITS FACE OF SHD. U.S.A.

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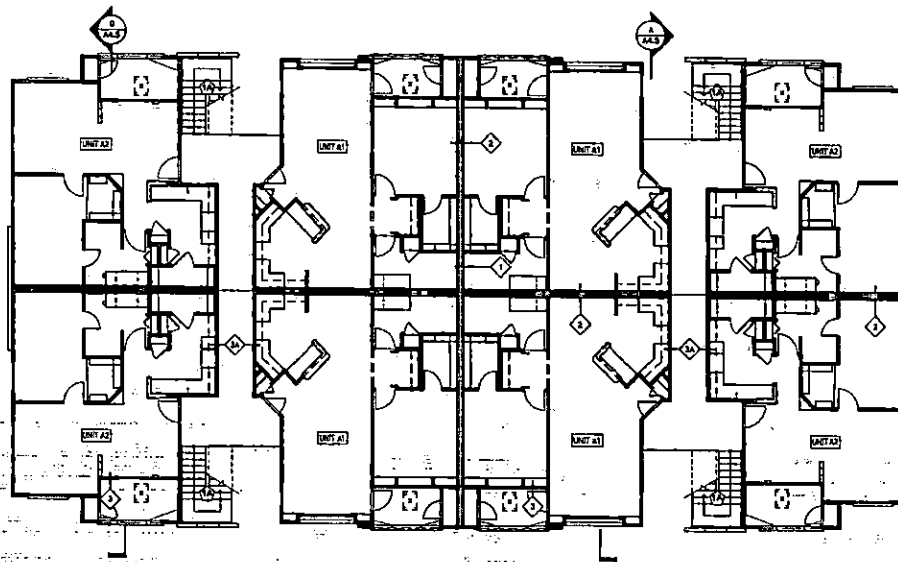
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BUILDING TYPE 5
FIRST & SECOND FLOOR PLANS

A8.1

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THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE	
(M)	METER PACE LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE BY ELECTRICAL CONTRACTOR PRIOR TO START. METER PACE SHIRT SHALL NOT PROJECT MORE THAN 4" PAST ANY ELECTRICAL EQUIPMENT. SEE DETAIL SCHEDULE FOR SHIRT DET. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
(T)	TELEPHONE TERMINAL CABINET. CABLE TV TAP BOX & WATER METER CABINET. ONE @ EACH BLDG. PLANS SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
(S)	LOCATE STAIR TYPE. SEE SHEET 1/4.1 FOR STAIR PLANS AND STAIR SECTIONS.
(A)	AT&T ACCESS - SEE DETAIL 27/24
(D)	SEE SHEET 1/8.1 FOR SOUND AND FIRE RATED DETAILS
(C)	CONDITIONING UNIT
(F)	OPTIONAL FIRE RISKER LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
(E)	PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCKED INSTALLED AT A MAXIMUM HEIGHT OF 42"

BUILDING PLAN NOTES	
1.	FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.2, A2.3, V2.3, A2.12, A2.13, A2.17
2.	BASE TO FACE OF STAIR U.I.D.

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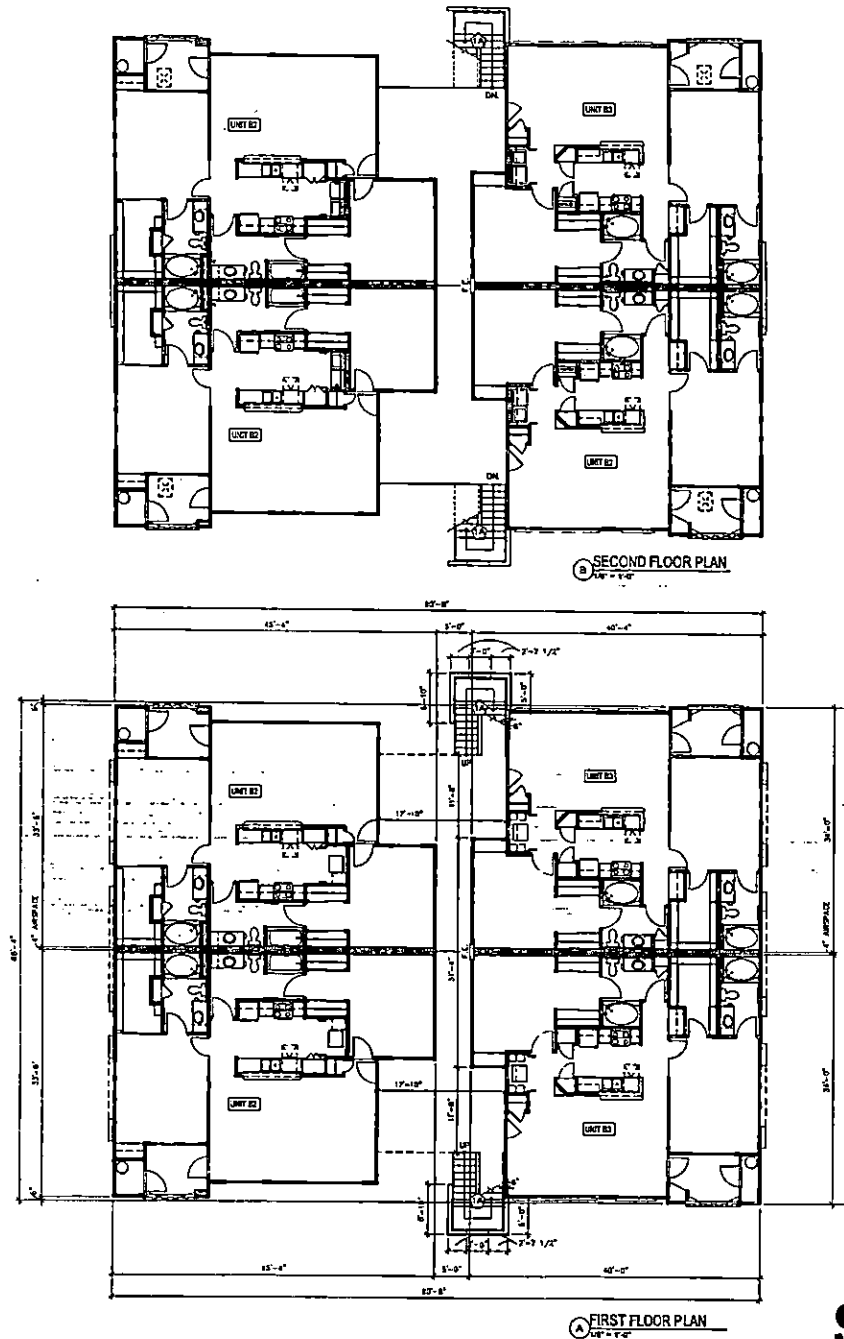
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Las Vegas, Nevada

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BUILDING TYPE 5
THIRD FLOOR
FEBRUARY 22, 2007



SYMBOL SCHEDULE	
(M)	METER PACE LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE BY ELECTRICAL CONTRACTOR PRIOR TO START. METER PACE SHALL NOT PROJECT MORE THAN 1" FROM ANY ELECTRICAL EQUIPMENT. SEE OTHER SHEETS FOR EXIST. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
(T)	TELEPHONE TERMINAL CABINET. CABLE TV TAP BOX & WATER METER CABINET. ONE IN EACH RUG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
(S)	INDICATES STAIR TYPE. SEE SHEET A11.1 FOR STAIR PLANS AND STAIR SECTIONS.
(A)	ATRIC ACCESS - SEE DETAIL 37/04
(D)	SEE SHEET F11 FOR SOUND AND FIRE RATED DETAILS
(C)	CONDOMINIUM UNIT
(O)	OPTIONAL FIRE RISER LOCATION. SEE PLANS AND SEE PLANS FOR LOCATION AND OTHER INFORMATION.
(F)	PORTABLE FIRE EXTINGUISHER. ONE CABINET NOT TO BE LOCATED INSTALLED AT A MAXIMUM HEIGHT OF 48"

BUILDING PLANNOTE

1. FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A2.7, A2.8, A2.9, A2.10, A2.11, A2.12, A2.13, A2.14, A2.15, A2.16, A2.17, A2.18, A2.19, A2.20, A2.21, A2.22, A2.23, A2.24, A2.25, A2.26, A2.27, A2.28, A2.29, A2.30, A2.31, A2.32, A2.33, A2.34, A2.35, A2.36, A2.37, A2.38, A2.39, A2.40, A2.41, A2.42, A2.43, A2.44, A2.45, A2.46, A2.47, A2.48, A2.49, A2.50, A2.51, A2.52, A2.53, A2.54, A2.55, A2.56, A2.57, A2.58, A2.59, A2.60, A2.61, A2.62, A2.63, A2.64, A2.65, A2.66, A2.67, A2.68, A2.69, A2.70, A2.71, A2.72, A2.73, A2.74, A2.75, A2.76, A2.77, A2.78, A2.79, A2.80, A2.81, A2.82, A2.83, A2.84, A2.85, A2.86, A2.87, A2.88, A2.89, A2.90, A2.91, A2.92, A2.93, A2.94, A2.95, A2.96, A2.97, A2.98, A2.99, A2.100.

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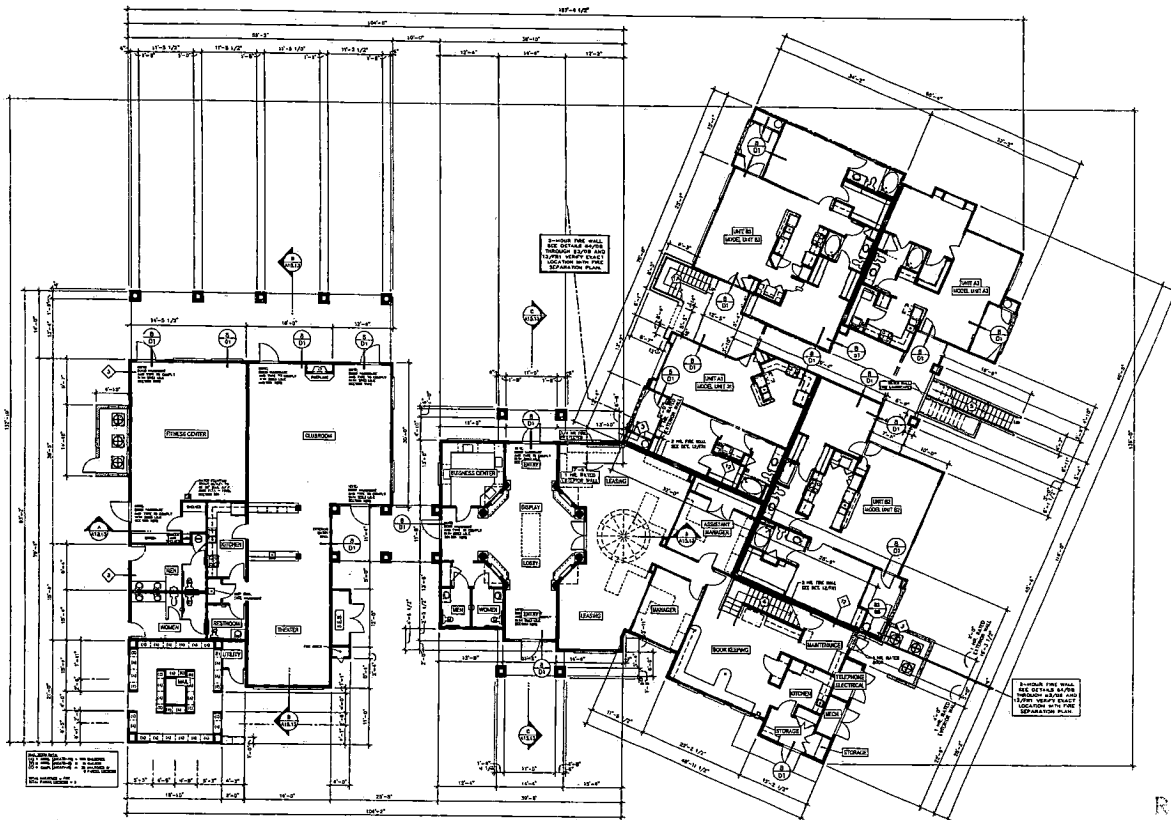
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BUILDING TYPE 9
FIRST & SECOND FLOOR PLANS
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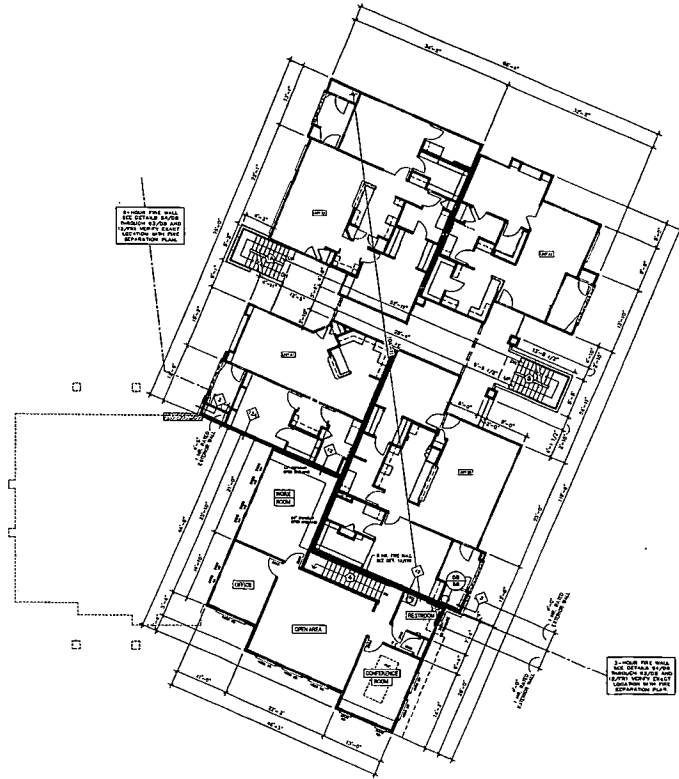
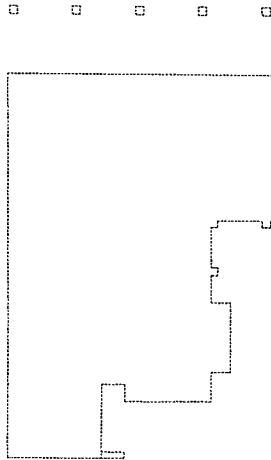
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Picmer at Providence III
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Picmer Development Corp.
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 PHOENIX, ARIZONA

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CLUBHOUSE
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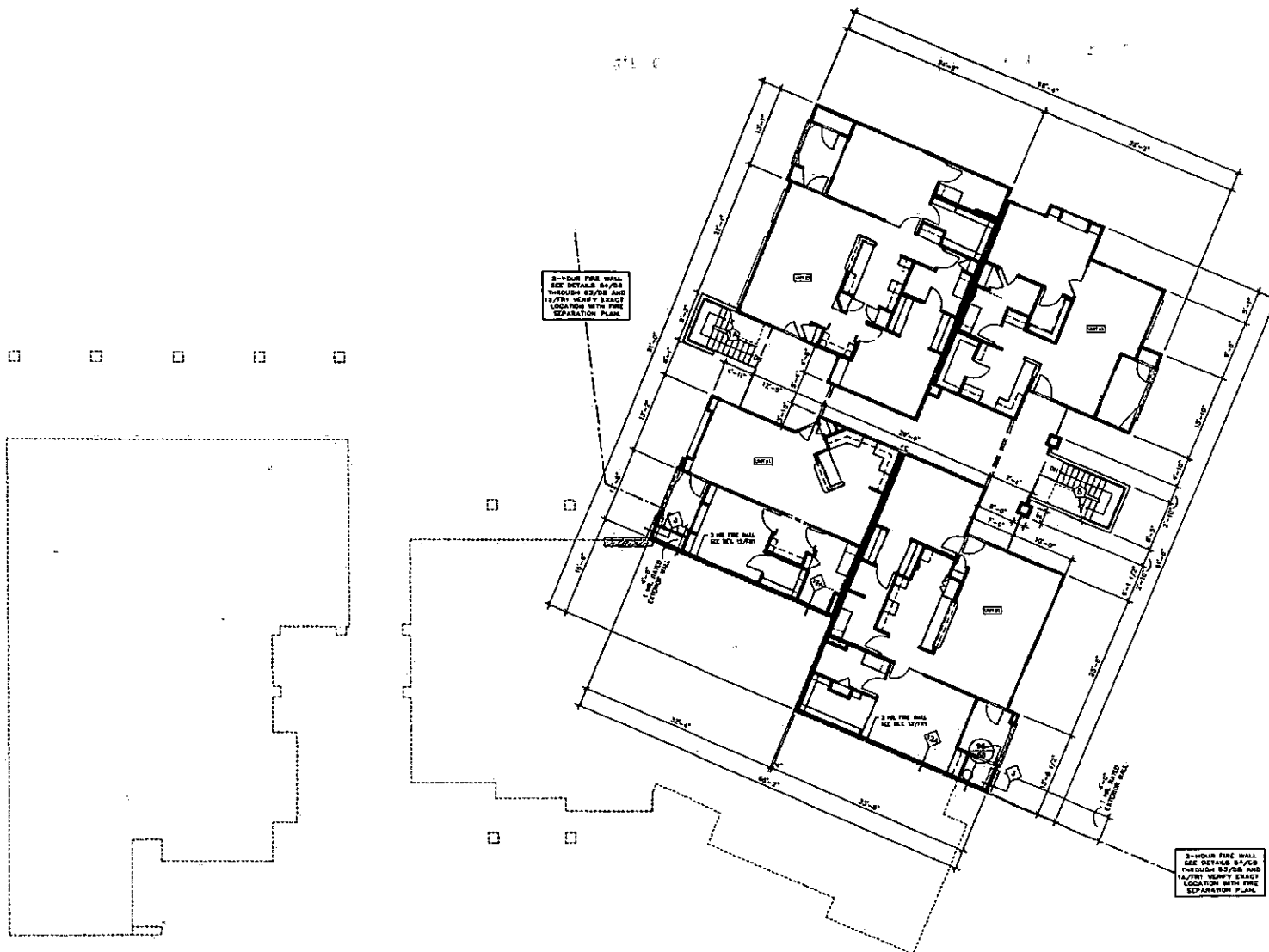
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SDR-21091

CLUBHOUSE BUILDING PLAN - 3RD LEVEL

05/24/07 PC

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CLUBHOUSE

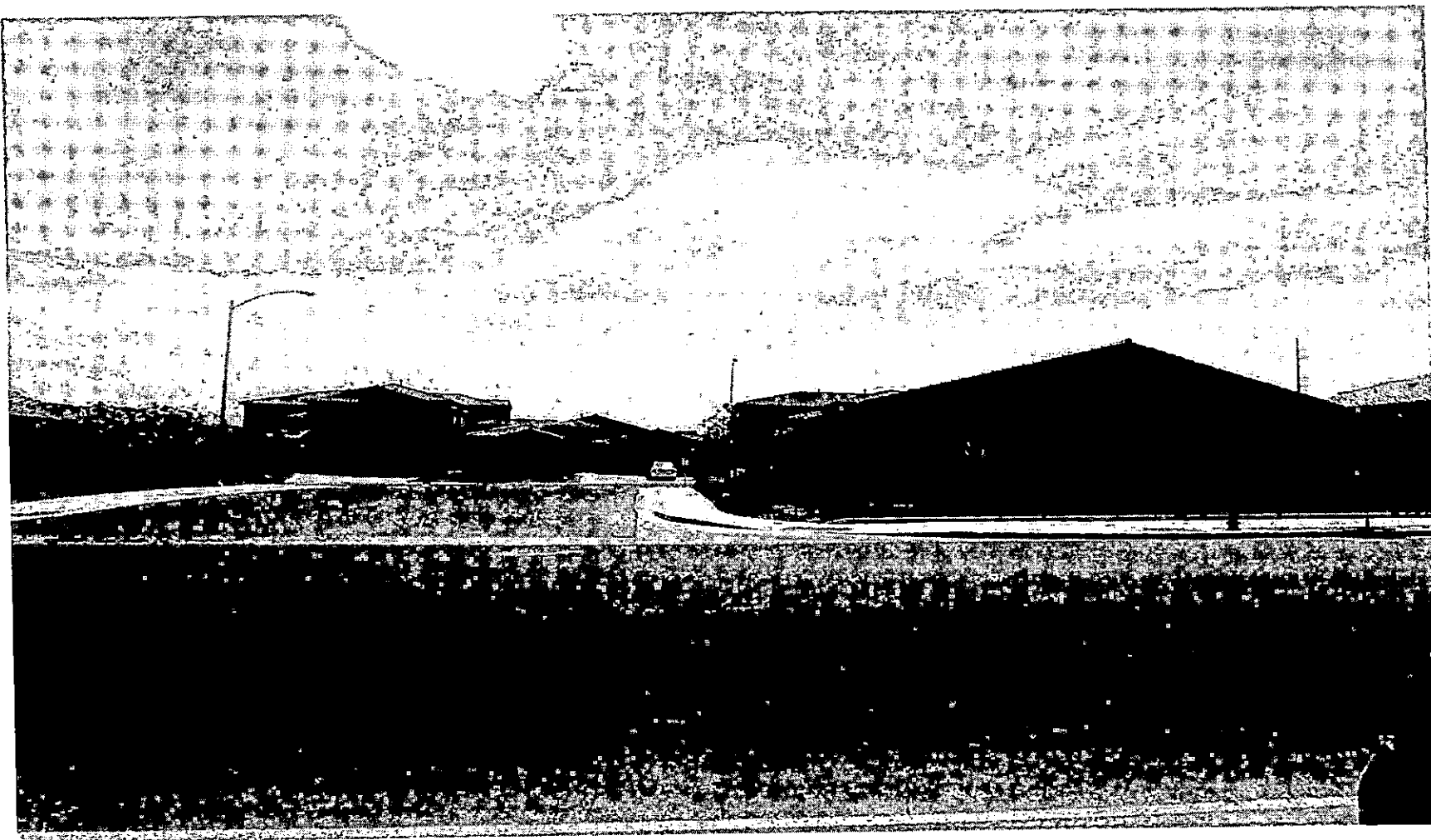
© BILUFORM ARCHITECTURE GROUP, INC.

APR 24 2007



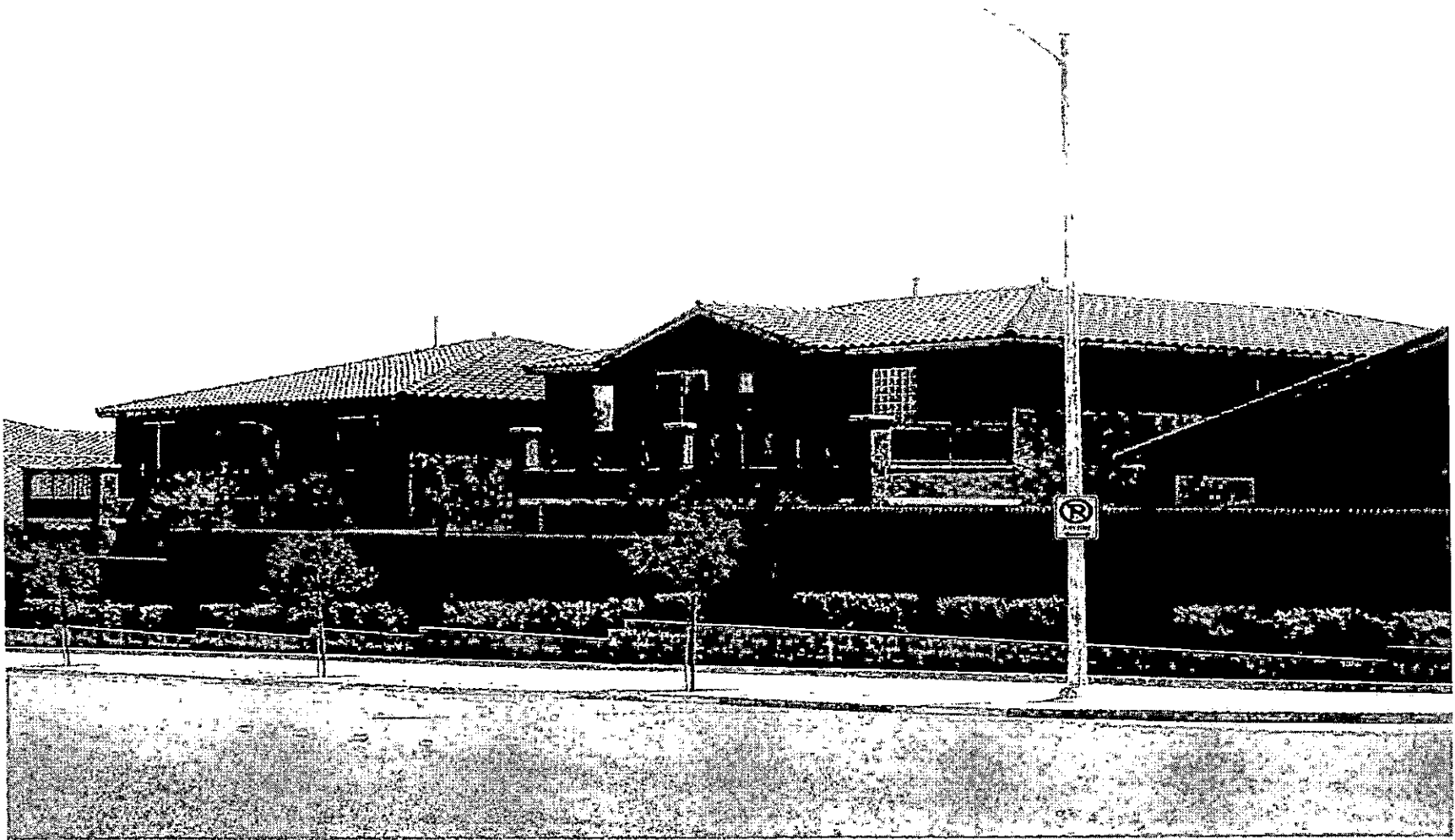
SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF EGAN CREST DRIVE AND GRAND TETON DRIVE
MAY 24, 2007 PLANNING COMMISSION

05/01/07



SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF EGAN CREST DRIVE AND GRAND TETON DRIVE
MAY 24, 2007 PLANNING COMMISSION

05/01/07



SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF EGAN CREST DRIVE AND GRAND TETON DRIVE
MAY 24, 2007 PLANNING COMMISSION

05/01/07



PROVIDENCE

Master Planned Community

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

April 3, 2007

Aaron M. Schein
Senior Vice President
Piceme Real Estate Group
4880 W. University Ave. Suite B-6
Las Vegas, NV 89103

**RE: Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 103
Plan Date: Submitted 02/20/07**

**SDR-21091
05/24/07 PC**

Dear Aaron:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 103.

Upon review of the Preliminary Site Plan, the DRC "approves with conditions" your Preliminary Project Plan for POD 103. This product is approved with the understanding that it will be the same as the existing product in Providence POD 125, with architectural enhancements along Grand Teton similar to those agreed to along Hualapai. The following items are still required for submittal to complete the Preliminary Project Plan review:

- Preliminary design of onsite drainage facilities
- Preliminary design of the entry landscape and monumentation, including specific entry location

Below are comments for the preliminary site plan. The plans have been reviewed against Section 3.2.1 of the Design Guidelines based on the standards for development of Medium Density Residential neighborhoods within the Providence Master Plan.

Standards	Required	Provided	Compliance
Principal Building and Accessory Structures From Adjacent Parcel PL	30' (Principal)	30'	Yes
	20'(Accessory)	20'	Yes
Principal Buildings and Accessory Structures Adjacent to Street ROW at Parcel Perimeter	25'	45'	RECEIVED Yes
Principal Buildings and Accessory	10'	N/A	APR 05 2007 N/A



April 4, 2007
Page 2 of 3

SDR-21091
05/24/07 PC

Structures Adjacent to Parks, Open Space, Landscape Areas Adjacent to Perimeter Streets, or Paseo PL			
Living Area or Porch From Private Street or Parking.	10'	10'	Yes
Garage Face Setback From Private Street	Less than 5' or 18'+	N/A	N/A
Balcony to Balcony	30'	40'	Yes
Balcony to Non-Balcony	20'	20'6" min	Yes
Non-Balcony to Non-Balcony	15'	15' min	Yes
Standards	Required	Provided	Compliance
Between Main Bldg & Acc. Structure	10'	55'	Yes
Principal Building and Accessory Structures	50' Subject to setback criteria above	38'	Yes
Common Open Space	100 Square Feet / Unit (49,200 square feet required)	196,980	Yes
Studio or 1 Bedroom Units	1.25 / Unit (278 Spaces)	Total spaces provided exceeds spaces required	Yes
Two Bedroom Units	1.75 / Unit (388 Spaces)	Total spaces provided exceeds spaces required	Yes
Units with More than 2 Bedrooms	2 / Unit (96 Spaces)	Total spaces provided exceeds spaces required	Yes
Visitor Parking	0.2 / Unit (98 Spaces)	Total spaces provided exceeds spaces required	Yes
Senior Housing	1 Covered or Enclosed Space / Unit	N/A	N/A



April 4, 2007
Page 3 of 3

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Jeff Geen, Andy Flaherty, Tom Cardin, Amber Abel – Focus
Rebecca Arreola, Tim Nelson – Landtek

Enclosures (none)

SDR-21091
05/24/07 PC



KB HOME NEVADA INC., a Nevada corporation

Directors: Robert Freed**
James D. Widner*

Officers:	Donald J. DelGiorno*	President
	Shelly Stewart*	Executive Vice President
	James D. Widner*	Executive Vice President [Regional General Manager]
	Randall J. Tarr*	Senior Vice President, Land Development, Forward Planning, Strategic Marketing and Studio
	Bruce Tripp*	Senior Vice President of Land Acquisitions
	Kelly M. Allred**	Vice President and Treasurer
	Domenico Cecere**	Vice President
	David Diffley*	Vice President, New Project Development
	Renee Gervais*	Vice President of Sales and Marketing
	William R. Hollinger**	Vice President, CFO and Assistant Secretary
	Lisa Kremer*	Vice President, Forward Planning
	Catheryn A. Shaw*	Vice President, Strategic Marketing
	Timothy M. Sprague*	Vice President, Finance
	Vicki Town*	Vice President
	Ryan Wells*	Vice President of Operations
	Tony Richelieu**	Secretary
	Cory F. Cohen**	Assistant Secretary
	Ross A. Kay**	Assistant Secretary
	David B. Simons***	Assistant Secretary
	Matthew S. Stark*	Assistant Secretary
	John Tuveli*	Assistant Secretary and Designated Broker

Non-Officer-Specific, Limited Signing Authority:

Nina Berry*	Purchasing Manager
Angie Cabiya*	Escrow Coordinator
Trish Callahan*	Escrow Coordinator
Adam Covert*	Director of Operations
Clint Cox*	Director of Purchasing
Jessie Cox*	Regional Sales Manager
Brenda Cunningham*	Director, HOA/Risk Management
Charece Gray*	Escrow Coordinator
Deborah Headley*	Office Manager
Bonnie Hernandez*	Director of Marketing
Thomas Lance Jones*	Director of Purchasing/High Density
Michelle King*	Director of Escrow
Trisha Leonard*	Senior Escrow Coordinator
Suzanne Levenson*	Director of Human Resources
John Mayer*	Director of Land Development
Robert McGibney*	Inspirada Business Unit Manager
John McLaury*	Senior Director of Sales
Jodi Miller*	Escrow Coordinator
Jennifer Naughtin*	Manager, Land Development, Purchasing and Budgeting
Kasey O'Neil*	Escrow Coordinator
Dan Rakers*	Director of High Density/Commercial Construction
Jennifer Reznichuk*	Purchasing Manager
Bradd Robison*	Director of Customer Service
Angie Rosich*	Escrow Coordinator
Rochelle Schreiner*	Senior Escrow Coordinator
Tamesha Scovell*	Escrow Coordinator
Brad Scow*	Project Manager
Chelby Taylor*	Senior Escrow Coordinator
Bill Vincent*	Regional Sales Manager
Thomas Wirt*	Escrow Coordinator

Addresses for those listed above:

- * KB HOME Nevada Inc.
5655 Baduca Avenue, Las Vegas, NV 89118
- ** KB Home (Corporate Office)
10990 Wilshire Blvd., 6th - 8th Floors, Los Angeles, California 90024
- *** KB Home (Walnut Creek Office)
1333 North California Boulevard, Suite 450, Walnut Creek, CA 94596

RECEIVED

APR 05 2007

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kkbrf.com
702.693.4215

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Fax: 775.852.3982

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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

April 5, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

***Re: Justification Letter – Picerne at Providence III
Site Development Plan***

To Whom It May Concern:

Please be advised that our office represents Picerne at Providence III (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed multi-family project (the "Project") generally located at the southeast corner of Egan Crest Way and Grand Teton Drive, (the "Site") consisting of approximately 20.9 acres. The Applicant is respectfully requesting approval of the site development plan.

Site Development Plan Review:

The Project is designed as a gated luxury apartment development with various neighborhood and recreational amenities. The Project will consist of 492 apartment units with an allowable density of approximately 24.9 dwelling units per acre. The proposed Project will exceed the parking requirements and will provide 931 parking spaces where only 860 parking spaces are required.

Amenities provided within the Site include, but not limited to, a clubhouse, two swimming pools, two spas, and two cabanas. Further, the proposed Project exceeds the open space requirements and will provide approximately 196,980 square feet of open space where only 49,200 square feet of open space is required. Additionally, the Site is pedestrian friendly and will provide an internal network of pedestrian walkways throughout the Site.

There is an existing final map; however, the Applicant intends to do a reversionary map indicating the Site as multifamily. Further, the Cliff's Edge Design Review Committee approved the preliminary project plan for this Site.

RECEIVED

**SDR-21091
05/24/07 PC**

APR 05 2007

12234.Providence III



KUMMER

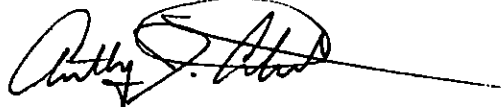
KAEMPFER

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
April 5, 2007
Page 2

Thank you for your consideration of our request and should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal line extending to the right.

Anthony J. Celeste

AJC/dmf

SDR-21091
05/24/07 PC

**Public Works
Changes to Conditions
May 24, 2007 Planning Commission**

Item No. 59
SDR-21091
KB Home Nevada, Inc.

Please **revise** Public Works Conditions No. 11, No. 12 and No. 17 as follows (new additions in **bold**):

11. A Reversionary Map shall be recorded prior to the issuance of any permits **that pertain to this application** for the purpose of eliminating the existing lot lines created by the Oxford Commons Unit 1 and 2 Final Maps.
12. A Petition of Vacation shall be recorded for the purpose of vacating all public easements, such as public sewer and drainage easements not being used with this site, prior to the issuance of any building permits **that pertain to this application**.
17. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A **and the approved queuing analysis on file with the Traffic Engineering Division**.
21. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, ~~WVR-7115 (if approved)~~ and all other applicable site-related actions.

Submitted at Planning Commission

Date 5/24/07 Item # 59

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-21199 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JESUS IS LORD FELLOWSHIP - Request for a Site Development Plan Review FOR A 8,900 SQUARE FOOT CHURCH/HOUSE OF WORSHIP AND WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG UNDEVELOPED SEGMENTS OF THE NORTH, WEST, AND SOUTH PROPERTY LINES on 2.44 acres at 37 Marion Drive (APN 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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 **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with GOYNES and TROWBRIDGE excused

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning Supervisor, stated that adequate landscaping was shown on the portion of the site proposed to be developed and is compatible with adjacent properties. He recommended approval.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 60 – SDR-21199

MINUTES – Continued:

KEVIN GRAPH, 6860 Bermuda Street, Suite 100, appeared on behalf of the applicant.

COMMISSIONER STEINMAN recommended that the graffiti be removed from the walls in the area and MR. GRAPH acknowledged the concern and agreed.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(11:44 – 11:45)

4-1867

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/02/07, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved to allow no landscape buffer along 345 feet of the south property line, 130 feet of the west property line, and 285 feet of the north property line along areas to be left undeveloped.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 60 – SDR-21199

CONDITIONS – Continued:

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department that incorporates a trash enclosure within the project parking lot and is to be located 50 feet from the residential property line.
12. Any proposed future development for the undeveloped portion of the project site shall require a pre-application conference and a determination for site development review.
13. Parking shall not be permitted at anytime on the undeveloped area of the project site.
14. Decomposed granite shall be installed upon all areas not covered by building, parking, or landscaping.
15. Any property line wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade unless otherwise stipulated.
16. All City Code requirements and design standards of all City Departments must be satisfied except as modified herein.

Public Works

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 60 – SDR-21199

CONDITIONS – Continued:

18. Submit an application for a deviation from Standard Drawing #222a for the depth and radius of the driveway accessing this site from Marion Drive.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. 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.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: SDR-21199

RADIUS: 1000 FT

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21199 - APPLICANT/OWNER: JESUS IS LORD FELLOWSHIP**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/02/07, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved to allow no landscape buffer along 345 feet of the south property line, 130 feet of the west property line, and 285 feet of the north property line along areas to be left undeveloped.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

JA

SDR-21199 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department that incorporates a trash enclosure within the project parking lot and is to be located 50 feet from the residential property line.
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13. Parking shall not be permitted at anytime on the undeveloped area of the project site.
14. Decomposed granite shall be installed upon all areas not covered by building, parking, or landscaping.
15. Any property line wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade unless otherwise stipulated.
16. All City Code requirements and design standards of all City Departments must be satisfied except as modified herein.

Public Works

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. Submit an application for a deviation from Standard Drawing #222a for the depth and radius of the driveway accessing this site from Marion Drive.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

SDR-21199 - Conditions Page Three
May 24, 2007 - Planning Commission Meeting

20. 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.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

SDR-21199 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 8,900 square foot Church/House of Worship and a Waiver to allow no landscape buffer along 345 feet of the south property line, 130 feet of the west property line, and 285 feet of the north property line on a vacant 2.44 acre site located at 37 Marion Drive, approximately 530 feet north of the intersection of East Charleston Boulevard and Marion Drive.

The proposed infill development project will assist in revitalizing the character of this mature community consistent with the goals and objectives of the General Plan. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/18/76	The City Council approved a Rezoning (Z-0068-75) on the subject property as part of a larger request. The Planning Commission recommended approval.
06/01/88	The City Council approved a Variance (V-0031-88) to allow a mini-warehouse on property to the west.
09/05/90	The City Council denied a request for a Special Use Permit (U-0079-90) for a 60-unit apartment complex on the subject property.
12/08/97	The City Council approved a General Plan Amendment (GPA-0054-97) to SC (Service Commercial) on the subject property as part of a larger request. The Planning Commission recommended approval.
03/12/98	The Planning Commission approved a Site Development Plan Review [Z-0068-75(6)] for a commercial recreational vehicle parking lot on the subject property.
05/2/01	The City Council approved a Site Development Plan Review [Z-0068-75(9)], Special Use Permit (U-003-01) and a Variance [V-0015-01] for a mini-warehouse facility on the subject property. The Planning Commission recommended approval.
02/27/03	The Planning Commission approved a Site Development Plan Review (SDR-1725) for a church on the subject property. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
03/27/2007	A Pre-Application conference was held where Planning staff advised the applicant of the Site Development Plan review requirements.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

SDR-21199 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

Field Check	
04/23/2007 and 5/09/2007	A site visit was conducted to the project parcel and the property is a fenced vacant flat dirt lot with existing commercial uses to the south and west, single family residential to the north, and multi-family residential to the east. Existing 8 foot tall block walls lie along the perimeter of the site.

Details of Application Request	
Site Area	
Net Acres	2.42 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC: Service Commercial	C-1: Limited Commercial
North	Single-family residential	L: Low density residential	R-1: Single family residential
South	Commercial	SC: Service Commercial	C-1: Limited Commercial
East	Multi-family and Single family Residential	M: Medium Density Residential ML: Medium Low Density Residential	R-3: Medium Density Residential
West	Commercial	SC: Service Commercial	C-1: Limited Commercial

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

DEVELOPMENT STANDARDS

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

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	100	70*	Y
Min. Setbacks			
• Front	20	210	Y
• Side	10	39, 15	Y
• Corner	-	-	
• Rear	20	448	Y

SDR-21199 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	8 percent	Y
Max. Building Height	NA	30 feet	Y
Trash Enclosure	50 feet from residential property line	None	N
Mech. Equipment	Screened	Screened	Y

*The lot is legally nonconforming.

The following Title 19.08 Residential Adjacency Standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
	Matching rear setback of adjacent R-1 district 39 foot setback @ 15 ft. height 78 feet @ 25 ft. height 90 feet @ 30 ft. height	39 feet 80 feet 93 feet	Y Y Y
3:1 proximity slope			
Adjacent development matching setback	28 feet	39 feet	Y
Trash Enclosure	50 feet	None	N/A

The following Title 19.12 Commercial Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Spaces 34 spaces	5 Trees	23 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet along residential	41 Trees	27 Trees	N*
	1 Tree/30 Linear Feet along commercial	30 Trees	23 Trees	N
TOTAL		76 Trees	73 Trees	N
Min. Zone Width	8 Feet interior lot lines 15 Feet along public ROW		8 Feet 15 Feet	Y
Wall Height	8 Feet		8 feet existing	Y

*A Waiver of perimeter landscape buffers along segments of the south, west, and north property lines is requested.

SDR-21199 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	3,300 square foot Sanctuary	1 space for every 100 square feet of non-fixed seating in the gathering area	33	2	34	3	Y
SubTotal			33	2	34	3	Y
TOTAL			33	2	34	3	

Waivers		
Request	Requirement	Staff Recommendation
No landscape buffer along undeveloped areas of the south, north, and west property lines.	8 foot buffer	APPROVE

ANALYSIS

- General Plan and Zoning**

The General Plan Land Use designates the subject parcel as SC (Service Commercial) with the underlying C-1 (Limited Commercial) zone consistent with this designation. A Church is a permitted use within the C-1 (Limited Commercial) zone.

SDR-21199 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

- **Site Plan, Landscaping, and Parking**

The project will result in an infill development located within a Revitalization area comprised of single family residential to the north, commercial uses along the west and south, and multi-family residential to the east. The project site plan depicts an 8,900 square foot Church/House of Worship with associated perimeter landscaping and hardscape improvements. Driveway access will be provided from a single entry at Marion Way and pedestrian access provided from the public Right-of-Way to the church along the southern property line.

Project landscaping will consist of 24-inch box shoestring acacia trees throughout the site and three 12-inch palm trees at the church entrance. A Waiver of perimeter landscaping along segments of the south, west, and north property lines is requested for the approximately 40,000 square foot area proposed to be left undeveloped. The deviation will allow no landscape buffer along 345 feet of the south property line, 130 feet of the west property line, and 285 feet of the north property line along areas to be left undeveloped.

Staff supports the Waiver request as parking lot landscaping will be enhanced with additional trees and shrubs beyond Title 19.10 requirements. Landscaping will be provided along the eastern edge of the parking lot turn-around to prevent vehicular access onto the dirt lot.

Project parking will be in excess of Title 19.10 requirements by one space with a total of 34 spaces including three handicapped accessible spaces proposed. A condition will be incorporated into the project restricting the undeveloped area of the parcel from being used as parking. Additionally, a condition requiring the undeveloped portion to be covered with decomposed granite will be included. Any future development proposal for this area shall require a preliminary site development assessment and review in a Pre-application conference.

- **Elevations**

The project elevations depict a contemporary architectural design that will utilize stucco and color pallette comprised of Cliff's View, Colorado Trail, Autumn Umber or equivalent, storefront glazing with tinted glass, concrete tile roofing, and painted metal shade trellises.

Project cross sections indicate a tiered one-story structure with heights ranging from 15 feet nearest the residential property line to 30 feet near the commercial property line to the south. A Proximity Slope Analysis was prepared to ensure conformance with Title 19.08 Residential Adjacency Standards (RAS). The northern portion of the structure nearest the residential property line will be 15 feet tall with a setback of 39 feet thereby matching the rear setback of the single family home located at the north. The highest points of the structure will be setback a distance of 80 feet and 93 feet (where 78 feet and 90 feet are required for heights of 25 feet and 30 feet) respectively in compliance with Title 19.08 RAS requirements.

SDR-21199 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

- **Floor Plan**

The 8,900 square foot structure will comprise a 3,330 square foot sanctuary; stage, multi-purpose rooms, vestibule, kitchen, restrooms, cryroom, work and office space for the remaining 5,570 square feet.

FINDINGS

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

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

The proposed church/house of worship will be a compatible with adjacent residential and commercial uses. The project includes landscaping that will improve existing conditions within a revitalization area.

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

The project will result in development of a vacant dirt lot within an older area of the city. The proposed development is located within a General Plan designated Revitalization area and will implement Goal 2 of the General Plan Goals and Objectives which is to improve and sustain mature neighborhoods through appropriate and selective high quality redevelopment and preservation. The project will comply with the underlying C-1 zone standards.

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

Vehicular access to the project site will not adversely affect street operations.

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

Building and landscape materials will improve the existing condition of the project site and will blend with neighboring structures.

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;**

SDR-21199 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

The desert architectural design will result in a structure that will complement existing buildings in the community.

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

Public health and safety will not be compromised with implementation of the project as proposed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

2

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 330

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21199** APN: 140-32-401-002

Name of Property Owner: JESUS IS LORD CHURCH

Name of Applicant: ROBERT AQUINO

Name of Representative: ROBERT AQUINO

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: _____

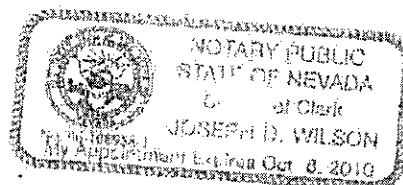
Signature of Property Owner: [Signature]

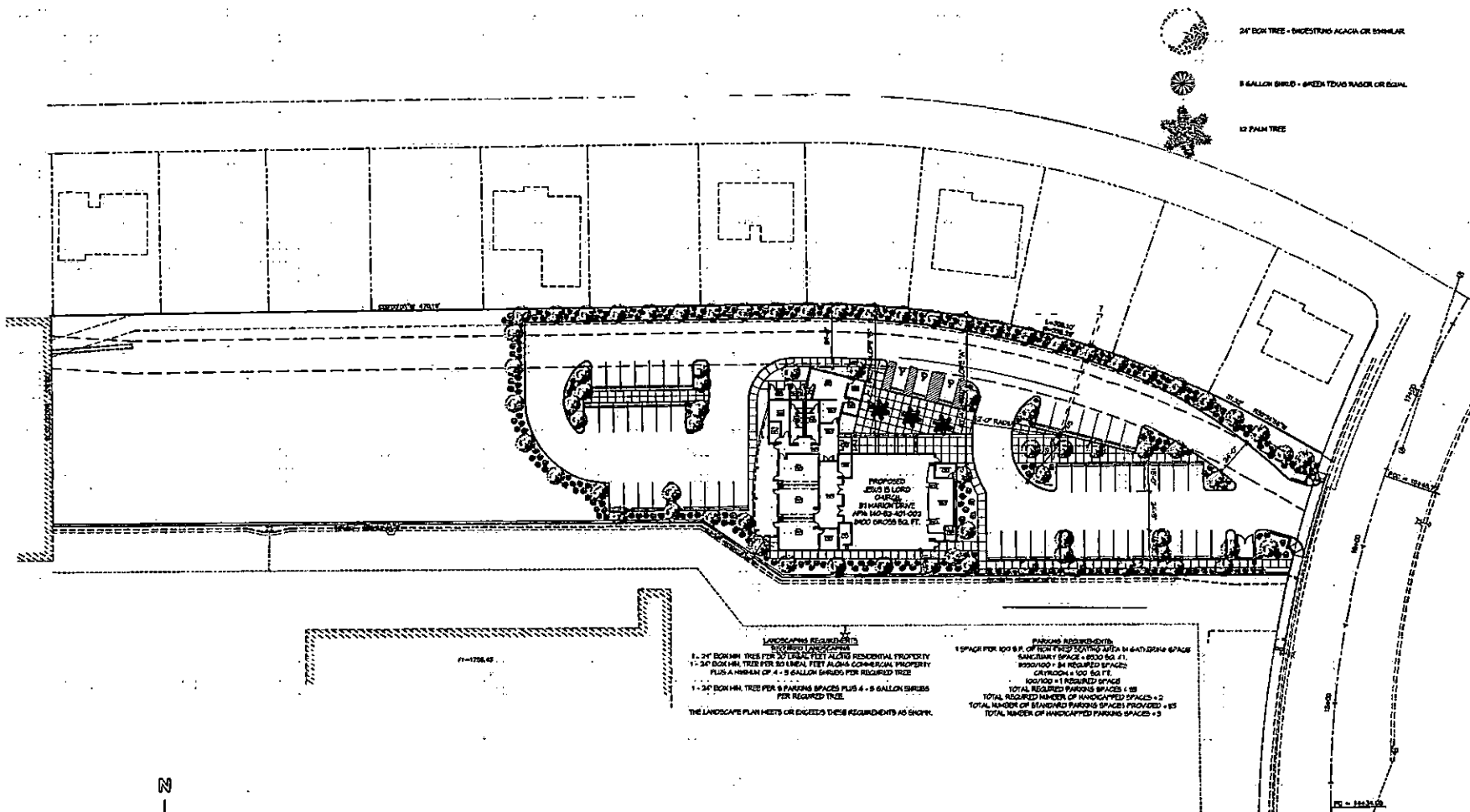
Print Name: ROBERT A. AQUINO

Subscribed and sworn before me

This 10 day of April, 2007

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





Proposed Site/Landscape Plan

**DANOSKI
CLUTTS**
BUILDING GROUP, LLC

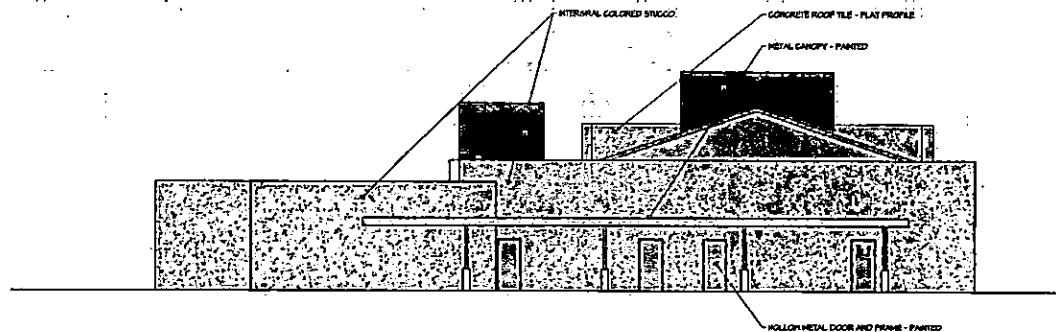


SCALE: 1" = 30'-0" 5.1.2007

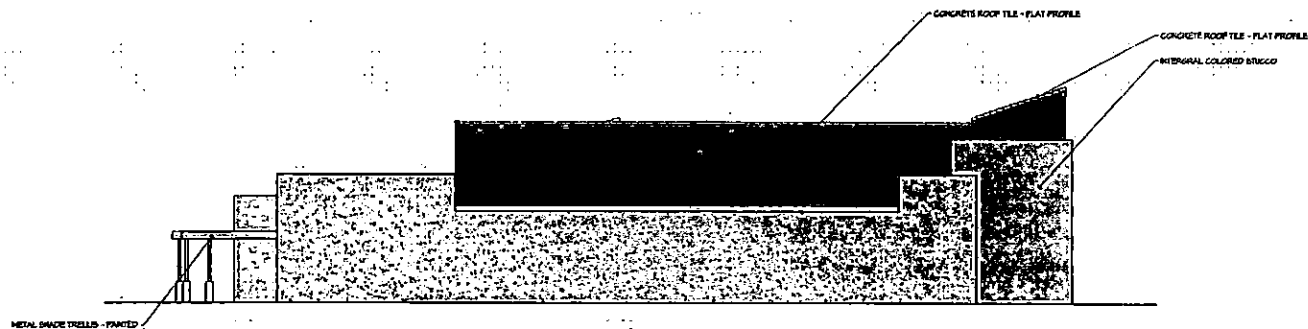
Dekker/Perich/Sabatini
architectural interior landscape planning engineering

RECEIVED
MAY 0-2 2007

**SDR-21199
REVISED
05/24/07 PC**



West Elevation



South Elevation

Proposed Elevations

SCALE: 1/8"=1'-0" 5.1.2007

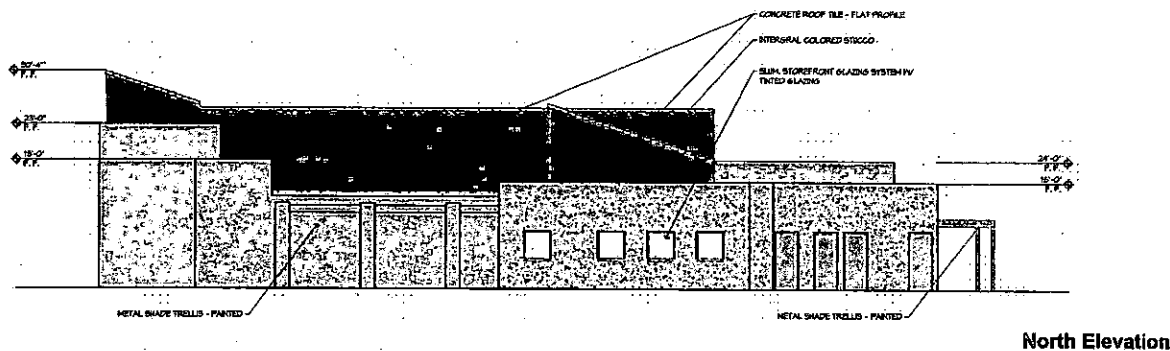
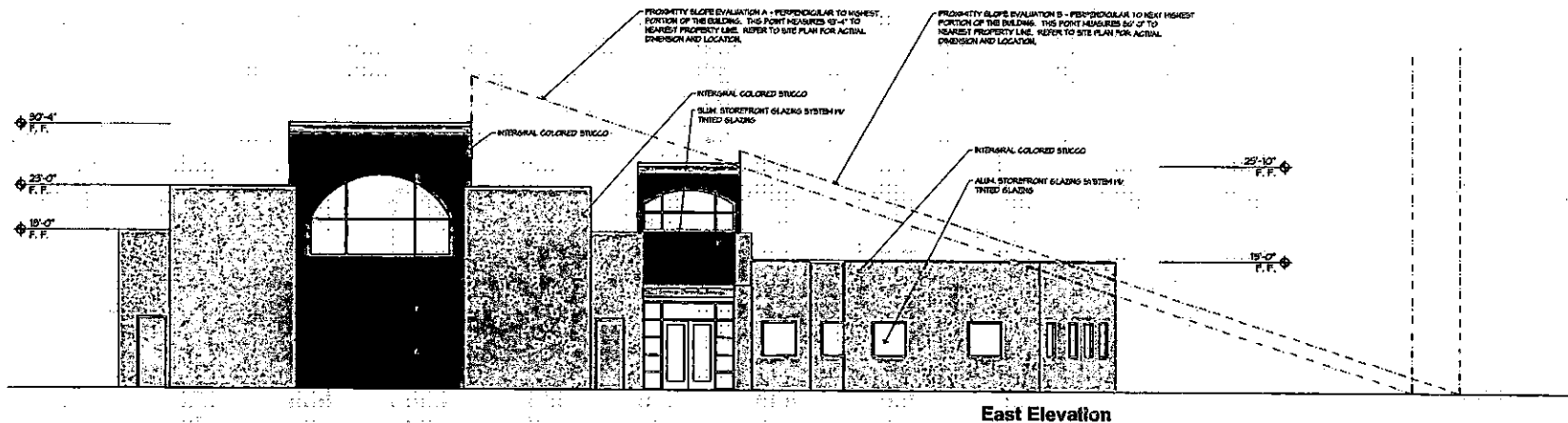
DANOSKI
CLUTTS
BUILDING GROUP, LLC



Dekker/Perich/Sabatini
ARCHITECTURE INTERIOR DESIGN ENGINEERING

RECEIVED
MAY 02 2007

SDR-21199
REVISED
05/24/07 PC



Proposed Elevations

SCALE: 1/8"=1'-0" 5.1.2007

**DANOSKI
CLUTTS**
BUILDING GROUP, LLC



Dekker/Perich/Sabatini
architect interior architect planning engineering

RECEIVED

MAY 02 2007

SDR-21199

REVISED

05/24/07 PC

Jesus Is Lord Church
Exterior Colors and Materials Board
April 10, 2007
SDR-21199

CONCRETE TILE ROOFING
Monier Lifestile - Smokey
or Equal

STUCCO #1:
DEC720 - Cliff's View
or Equal

STUCCO #2 &
PAINTED STEEL:
DE6117 - Colorado Trail
or Equal

STUCCO #3:
DEC20 - Adirondack
or Equal

RECEIVED
APR 11 2007

SDR-21199
05/24/07 PC

SDR 21199				
Jesus is Lord Fellowship				
37 Marion Dr.				
Proposed 8.9 thousand square foot church/house of worship.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	8.9	9.11	81
AM Peak Hour			0.72	6
PM Peak Hour			0.66	6
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	50,316			
PM Peak Hour	4,025			
<i>(heaviest 60 minutes)</i>				
Marion Dr.				
Average Daily Traffic (ADT)	7,704			
PM Peak Hour	616			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	51700			
Marion Dr.	16200			
This project will add approximately 81 trips per day on Charleston and Marion. This will increase the expected volumes by less than 1 percent on Charleston and about 1 percent on Marion. Charleston is at about 97 percent capacity and Marion is at about 48 percent capacity.				
Based on Peak Hour use, this development will add roughly 6 additional cars into the area; which works out to about one every 10 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

May 1, 2007

Development Services Center - City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Jesus Is Lord Church – Site Development Plan Review Justification Letter
SDR-21199

Dear Sirs:

The proposed project sits on 2.44 acres of land located at 37 Marion Drive, Las Vegas, Nevada 89110 (APN:140-32-401-002). The current zoning classification is Limited Commercial (C-1). The proposed use is a Sanctuary for the Jesus Is Lord Church and is permitted in this zoning classification per the Las Vegas Zoning code.

Parking: The proposed structure will be used as a sanctuary for the Jesus Is Lord Church and as such will require 1 parking space for every 4 fixed seats or 100 s.f. of gathering space. The sanctuary has a total square footage of 3330 s.f. and a cry room of 100 s.f. for a total of 3430 s.f. and a total of 35 standard parking spaces and 2 handicapped accessible parking spaces based on the City of Las Vegas Zoning Code. We have provided a total of 55 parking spaces and 3 handicapped accessible spaces.

Landscaping: We are asking for a landscape waiver to be granted for the area of the property that will not be developed at this time. The waiver will address the concern of vehicular traffic on the non-developed portion of the property brought up by the City of Las Vegas and allow the property owner more flexibility for future improvements. We are providing a landscape barrier to vehicular traffic at the end of the proposed developed portion of the property that meets the guidelines of the Zoning Code and have also included the required landscaping along the developed portion of the property per the Zoning Code in the quantity of 1 - 24" min. box tree and 4 - 5 gallon shrubs for every 20 lineal feet along the residential properties to the north of the subject property and for every 30 lineal feet along the commercial property to the south of the subject property. We have also included in the design 1 - 24" min. box and 4 - 5 gallon shrubs for each required parking space as required by the zoning code.

Building Design: The proposed building will be painted stucco with a concrete tile (Flat profile) roofing. Entry canopies will have stucco columns with painted metal beams and trellis. The rear canopy will be constructed of concrete column bases, painted steel columns and beams and a painted perforated steel decking. Aluminum storefront glazing system w/ gray tinted glass will be used at entrances and for windows. Painted hollow metal doors and frames will also be used. Due to the location of the property in proximity to residential lots, the building is designed to meet the height limitations imposed by the zoning code. The limitation requires that the building height shall not exceed a ratio of a 3:1 slope from the property line of the protected property. The proposed building varies in height and the subject property has an irregular shape. Multiple dimensions were used to verify that the building design met this criteria and the distance to the highest points are dimensioned on the site plan at 90 degrees to the closest property line. These dimensions show that at the entry the building has a height of 25'-11" and is 80'-0" from the property line. This meets the proximity slope requirement of 26'-8" maximum at 80'-0" from the property line. The next highest point is located at the front of the building and stands 30'-4" above finished grade at a distance of 93'-4" from the closest property line. This meets the proximity slope requirement of 31'-2" maximum height at a distance of 93'-4".

6860 Bermuda Road, Ste. 100
Las Vegas, Nevada 89119

702.436.1006

fax 436.1050

www.dpsdesign.org
info@dpsdesign.org

RECEIVED

SDR-21199 MAY 02 2007

REVISED

05/24/07 PC

The proposed wavier along with the site and building design meets or exceeds the requirements of the Las Vegas Zoning Code and should be approved for construction. Any questions or concerns may be directed to Kevin Graf with the architectural firm of Dekker/Perich/Sabatini. We thank you for your time in this matter and look forward to your comments.

Sincerely,



Kevin Graf
Project Manager



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering



6860 Bermuda Road, Ste. 100
Las Vegas, Nevada 89119
702.436.1006
fax 436.1050
www.dpsdesign.org
info@dpsdesign.org

SDR-21199
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:

SDR-21245 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY - Request for a Site Development Plan Review FOR A PROPOSED 67 SPACE PARKING LOT on 0.74 acres at 225 East Bridger Avenue (APN 139-34-210-061), C-2 (General Commercial) Zone, Ward 3 (Reese).

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 **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Table request and revised site plan by Winston Henderson Architects

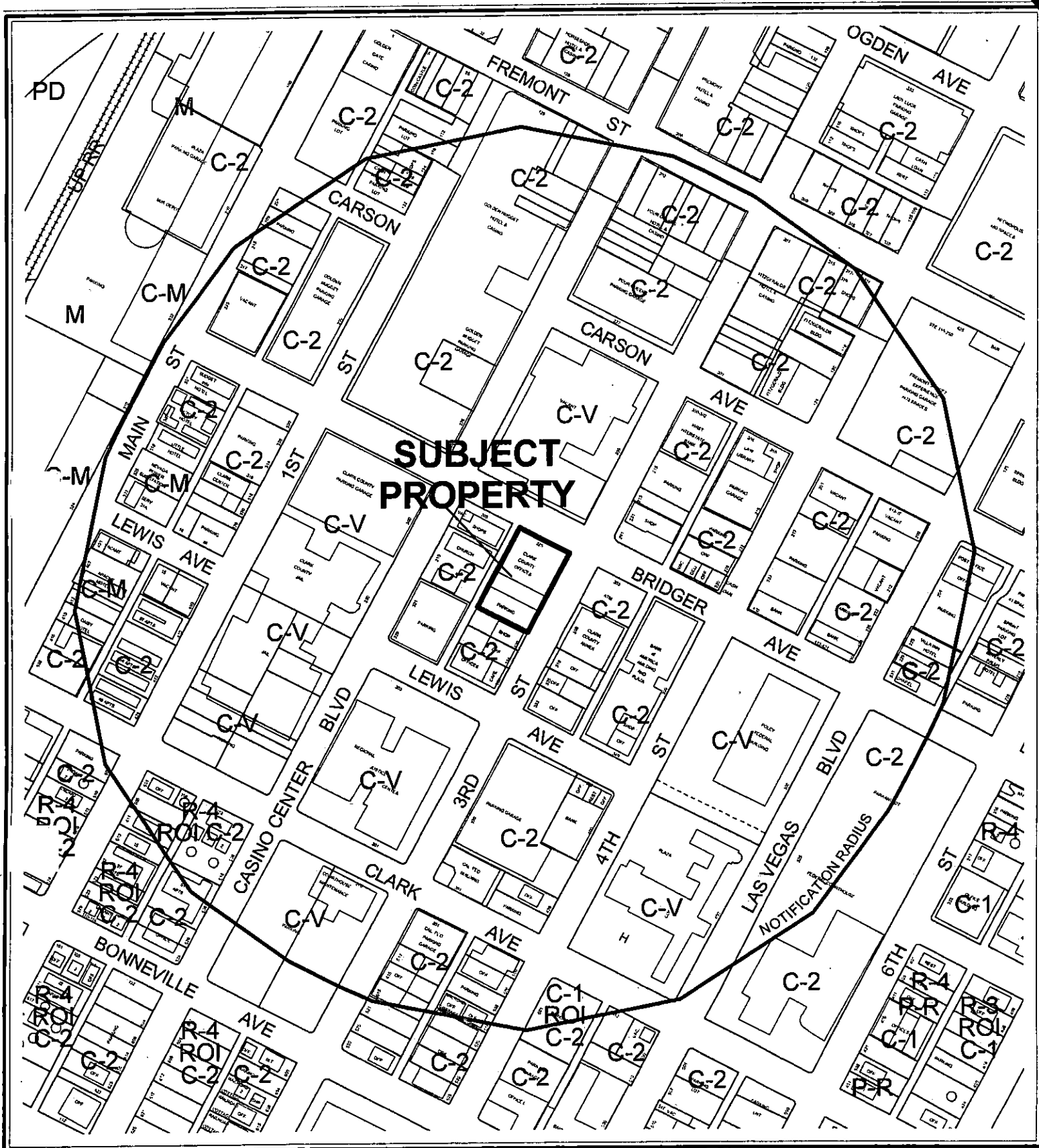
MOTION:

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 61 requested the matter be tabled.

(6:02 – 6:03)



CASE: SDR-21245

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: SDR-21245

RADIUS: 1000 FT

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21245 - APPLICANT/ OWNER: CLARK COUNTY**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped [05/15/07], except as amended by conditions herein.
3. An Exception is hereby approved to allow no landscape trees for a length of 90 feet along (northside of adjacent building) the south property line.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

SDR-21245 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate a 10 foot radius on the southwest corner of Bridger Avenue and 3rd Street prior to the issuance of any permits.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections per Standard Drawing #201.2.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

SDR-21245 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 67 space parking lot on a developed 0.74 acre site located at 225 East Bridger Avenue within the Downtown Centennial Plan area. The project is located within the Downtown Centennial Plan area will be implemented in conformance with the development standards for the Office Core District. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
NA	
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
03/07/07	A Pre-Application Meeting was held where Planning staff advised the applicant of the Site Development Review requirements.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

<i>Field Check</i>	
04/23/07	A site visit was conducted and the project parcel is developed with a Vacant - Clark County office building. Neighboring uses include a Vacant Clark County office building to the north, church and commercial uses to the south, west, and Clark County office building and commercial uses to the east.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.73

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant - Clark County Office Building	PF: Public Facilities	C-V: Civic
North	Vacant - Clark County Office Building	PF: Public Facilities	C-2: General Commercial

SDR-21245 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

South	Commercial	C: Commercial	C-2: General Commercial
East	Clark County Offices	C: Commercial, PF: Public Facilities	C-2: General Commercial
West	Church, Commercial	C: Commercial	C-2: General Commercial

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

DEVELOPMENT STANDARDS

In accordance with the Downtown Centennial Plan the following Landscape/ Streetscape and Parking Lot Development Standards apply:

<i>Landscape/Streetscape and Parking Lot Development Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
<u>STREETSCAPE</u>				
North/South Streets: Palm Trees - 25 foot minimum height, 30 feet on center, 35 feet max.	1 Tree/30 Linear Feet	7 Trees	7 Trees	Y
East/West Street: One 24 inch box shade tree, 30 feet on center	1 Tree/30 Linear Feet	5 Trees	5 Trees	Y
TOTAL STREETSCAPE TREES		12	12	Y

SDR-21245 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

LANDSCAPE One 24 inch box tree for every 20 feet on-center plus four 5 gallon shrubs for each tree	1 Tree/20 Linear Feet	6 Trees (S. Third St.)	6 Trees	Y
		7 Trees (Bridger)	7 Trees	Y
		2 Trees (South Property Line)	2 Trees	Y
		9 Trees (Public Alley)	9 Trees	Y
TOTAL LANDSCAPE TREES		24	24	Y
TOTAL LANDSCAPE SHRUBS	Four 5-gallon shrubs/Tree	96	100	Y
Parking Lot Development Standards	Required		Provided	Compliance
Minimum of 10 square feet of landscape area for each parking space.	670 square Feet		6,350 square feet	Yes
Paved Parking, Tire Stops, and Lot Screen	Yes		Yes	Yes
One shade tree for every six spaces: 1 Tree/6 spaces	11 Trees		12 Trees	Yes
Right-of-Way Improvements	10 foot wide unobstructed sidewalk and 5 foot wide amenity zone		10 foot wide sidewalk, 5 foot wide amenity zone	Yes
ADA Ramps	Corners and driveways		Per CLV Standards Drawings	Yes

ANALYSIS

Zoning

The project site was rezoned (Z-0100-64) from R-4 (High Density Residential) to C-2 (General Commercial) and the existing public facility was permitted under the commercial zone classification. The proposed parking lot is in conformance with the commercial zoning district.

JA

SDR-21245 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

The site is located within the Office Core District of the Downtown Centennial Plan area and is subject to the parking lot and streetscape development standards of this plan.

Site Plan

The site plan proposes the demolition of an existing vacant county office facility site for reuse as a surface parking lot. The new parking facility will comprise 67 parking spaces, associated landscape and streetscape, and decorative hardscape treatments.

Parking Lot and Streetscape Development Standards

Per the Downtown Centennial Plan Parking Lot Development Standards proposals are required to provide a minimum of 10 square feet of landscaped surface area for each parking space. The project requires 670 square feet of landscape area but is designed to provide 6,350 square feet of landscaping thereby exceeding the required minimum. Site landscaping will comprise 8 foot buffers along the perimeter including the areas parallel to the public alley and on 10 parking lot islands.

Right-of-Way streetscape improvements will also be constructed to include the required 5 foot wide amenity zone and 10 foot wide unobstructed sidewalk with installation of 24 inch box African sumac trees and 24 inch box Date Palms along the north/south street amenity zone (3rd Street), and ½-¾ inch crushed stone grains. One-hundred 5-gallon Texas Ranger shrubs will be installed throughout the on-site landscape areas. Stamped concrete will be provided along all sidewalk within the public ROW as well as within the off-site alley entrance at Bridger Avenue, and the parking lot driveway entrance at South Third Street.

All parking will be screened from the public ROW. The adjacent parcel to the south contains an existing commercial structure with the north building side situated directly on the southern project boundary limiting the ability of the project to meet landscape standards. Staff supports the granting of an Exception from the landscape standards to allow no trees along a 90 foot segment of the southern property line.

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 proposal will result in a reuse project that will develop upon underutilized land and complement existing adjacent commercial, institutional, and public facility development within the immediate area.

SDR-21245 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

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

The proposal will be consistent with the General Plan and the Downtown Centennial Plan – Office Core District and Parking Lot Design standards.

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

Vehicular access and circulation will not adversely effect traffic movements within the downtown core.

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

Project land and streetscape materials are appropriate for the Downtown Office Core District and will assist in creating a sense of place in the Downtown Centennial Plan 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 landscape and streetscape treatments will upgrade the community character and aesthetics by replacing existing urban blight with contemporary landscape and streetscape elements and accessible pedestrian facilities.

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

Human health and public safety will not be compromised with implementation of the project

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

SDR-21245 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

NOTICES MAILED 87

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21245** APN: 139-34-210-061

Name of Property Owner: CLARK CNTY

Name of Applicant: WINSTON HENDERSON ARCHITECT

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: _____

SARAH M. HORSKOG
Director of Real Property Mgt

Signature of Property Owner: _____

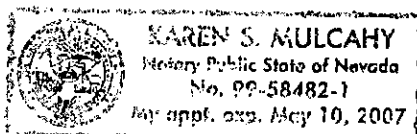
Print Name: _____

State of Nevada County of Clark

Subscribed and sworn before me

This 12th day of April, 2007

Karen S. Mulcahy
Notary Public in and for said County and State



BRIDGER AVENUE

ALLEY

S. THIRD STREET

APN:139-34-210-061
31,486 SQ. FT. (0.72 ACRES)

CONSTRUCTION NOTES:

1. CONSTRUCT LANDSCAPE PAVING PER CIV. STANDARD SPEC #203-DC
2. INSTALL PAVING PER CIV. STANDARD SPEC #207-DC
3. INSTALL DETECTABLE PAVING PER CIV. STANDARD SPEC #211-DC

LANDSCAPE CALCULATION

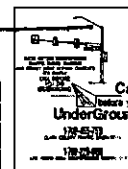
TOTAL LANDSCAPE AREA 1.08 SF
TOTAL PARKING SPACES 12 SPACES
MINIMUM LANDSCAPE REQUIRED 1.08 SF
EACH PARKING SPACE

DISCLAIMER NOTE

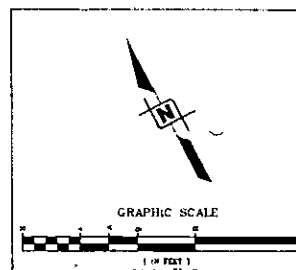
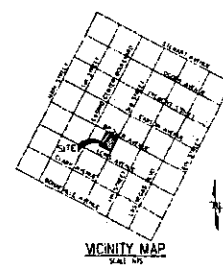
CLARK COUNTY LANDSCAPE DESIGN HEREIN IS APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REFINISH THE EXACT MATERIALS AND HORIZONTAL DIMENSIONS OF ALL EXISTING IMPROVEMENTS PRIOR TO CONSTRUCTION. CLARK COUNTY ENGINEERS AND ARCHITECTS ASSUME NO RESPONSIBILITY FOR EXISTING AND FUTURE UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS PRIOR TO CONSTRUCTION. ALL RECORDS MUST BE CALL BEFORE YOU DIG. 1-800-725-2626

Call before you Dig.
1-800-725-2626

Call before you Overhead.
1-702-227-2973



RECEIVED
MAY 04 2007



PLANTING LEGEND

SYMBOL	SPECIES	RECOMMENDATION	SIZE	QTY	SPACING
	FRUITING TREE	24" DIA.	3	30	DC
	SHRUB	24" DIA.	25	30	DC
	GRASS	5" DIA.	34		

MINIMUM TREE REQUIREMENT
TOTAL UNCOVERED PARKING SPACES 472
TOTAL NUMBER OF PLANTS BY THE END OF CONSTRUCTION 132
TOTAL MINIMUM NUMBER OF TREES 132
PROVIDED TREES 30

GROUND COVER
GROUND COVER 1/2" - 3/4" DIA. (NON-ORANGE)

NOTE: - ALL TREES PERMITTED BY TREE GRATES
- HIGH-TRUNK MODELS FOR TYPICAL
- PAVING PER CIV. STD. SPEC #207-DC

LEGAL DESCRIPTION

LOCATED IN A PORTION OF THE SEQUENT QUARTY (SE 1/4) OF THE NORTHEAST QUARTY (NW 1/4) OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 12 EAST, 3RD CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

20'00" BARS OF 1/2" DIA. BEING THE CENTER OF GRADE PAVEMENT AS MEASURED FROM THE RIGHT-OF-WAY CORNER (SOUTH) CORNER OF SECTION 31.

LINE AND PAVEMENT BEARING AS SHOWN HEREIN BY EAST AS SHOWN IN THE OFFICE OF THE CLARK COUNTY ENGINEER AND ARCHITECT.

BENCHMARK

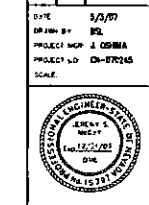
BENCHMARK: BENCH 1182
MARKED AND PLACED IN TOP OF CURB IN THE CORNER OF LAS VEGAS AND
ELEVATION = 412.023 METERS
(2706.11 US SURVEY FEET) BENCHMARK

SDR-21245
REVISED
05/24/07 PC

WRIGHT
client driven
7025 PEAK DRIVE, LAS VEGAS, NEVADA 89108
P: 702-532-8333 FAX: 702-532-8334
WWW.WRIGHTARCHITECTS.COM

CLARK COUNTY GOVERNMENT CENTER	DATE	5/3/07
BRIDGER/CENTENNIAL BUILDING DEMOLITION	DESIGNED BY	WRIGHT
	PROJECT NO.	CL-0506A
	PROJECT NO.	CL-0506A
	SCALE	

CLARK COUNTY GOVERNMENT CENTER
BRIDGER/CENTENNIAL BUILDING DEMOLITION
SITE PLAN

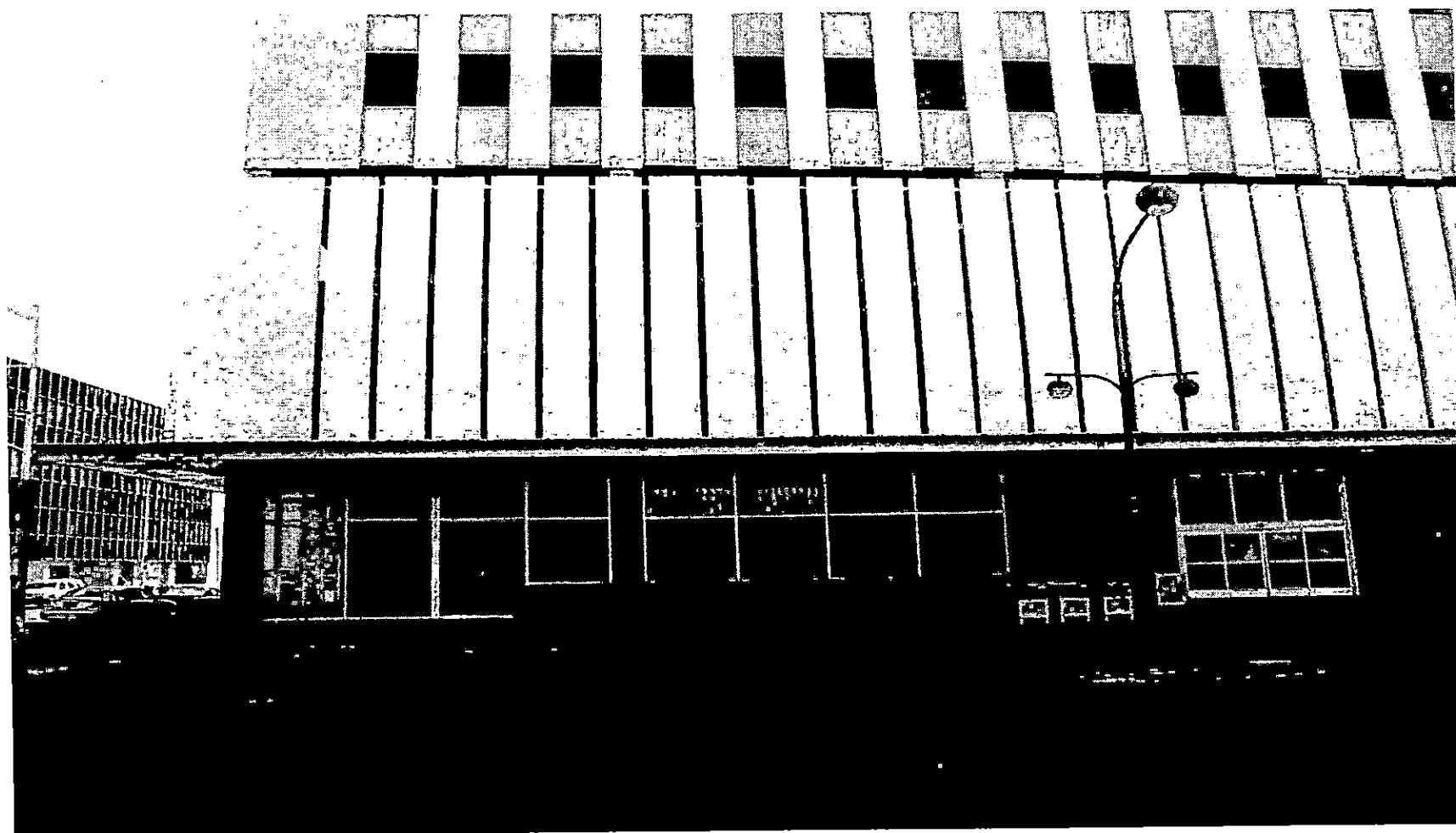


SI
CLARK COUNTY



SDR-21245 - APPLICANT/OWNER: CLARK COUNTY
225 EAST BRIDGER AVENUE
MAY 24, 2007 PLANNING COMMISSION

04/30/07



SDR-21245 - APPLICANT/OWNER: CLARK COUNTY
225 EAST BRIDGER AVENUE
MAY 24, 2007 PLANNING COMMISSION

04/30/07



May 3, 2007

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

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEED

Att: Doug Rankin
Manager, Current Planning Division

Subject: **Site Development Plan Review – Revised Justification Letter
Remodel and Relocation of Clark County Offices – Phase 1
Las Vegas, Nevada
APN: 139-34-210-061**

Dear Mr. Rankin:

We had initially provided you with a justification letter dated April 10th, regarding our request for a Site Development Plan Review for the development of a 67-space surface parking lot on the west side of 3rd Street and the south side of Bridger Avenue. The parcel number of this project is 139-34-210-061, with an overall site area of 0.73 acres.

The City of Las Vegas planner assigned to the request, John Alabado, raised a number of questions with regard to the submittal. The purpose of this letter is to list how we have addressed these concerns. Mr. Alabado's questions and our responses are as follows:

1. The location of all driveway and corner stamp treatments per the Downtown Centennial Plan's Core District standards.

All driveway and corner stamp treatments have been updated per the Core District standards, which reference CLV Standard Drawing Nos. 205-DC, 207-DC and 211-DC.

2. Provide ADA accessibility ramps.

ADA accessibility ramps have been provided per CLV Standard Drawing No. 205-DC.

3. Provide tire stops for all spaces.

Tire stops have been provided for all parking stalls (note that tire stops are typically shared - one stop per each two 2 stalls, except where an odd number of stalls are proposed, in which case the extra stall has its own stop).

4. Indicated all locations of parking lot screens.

We understand that the reference to "screens" is in fact the wrought iron fence detailed in the Downtown Centennial Plan. These "screens" have now been called out on the site plan.

7425 Peak Drive
Las Vegas, NV 89118
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

**SDR-21245
REVISED
05/24/07 PC**

5. Provide an analysis of how the parking lot will comply with the floor area requirements; A minimum of 10 square feet of landscaped surface area must be provided for each parking space per the Parking Lot Development Standards.

There are no floor area requirements as this parking lot is not specifically tied to an existing or proposed development. The calculation of the ratio of landscaped area per parking stall has been provided on the site plan; with 10 sf of landscaping required per stall, the proposed 67 stalls would require 670 sf of landscaped area. The plan as proposed includes 6,350 sf of landscaped area.

6. Please provide the correct number of parking spaces; 67 are shown on the Site Plan with the corresponding table indicating 69 spaces.

The correct number of parking stalls (67) has been updated on the site plan. An earlier version of the site plan had 69 spaces, including a single handicap space; the current 67-space version contains three handicap spaces. The reduced number was due to the need to provide access aprons to each handicap stall.

7. Please provide a revise justification letter that summarizes how the project will comply with the Centennial Plan Parking Lot Development standards.

This letter is intended to address this request.

Our request was to schedule this item for consideration by Planning Commission at its May 24 meeting. I trust we remain on this schedule, based on the information provided above. Thank you for your assistance.

Sincerely,



Gary Leebold, AICP
WRIGHT ENGINEERS

c. Winston Henderson

RECEIVED

MAY 04 2007

**SDR-21245
REVISED
05/24/07 PC**

Winston Henderson Architects

1555 E. Flamingo Road, Ste 350
Las Vegas, Nevada 89119
Office: (702) 893-9700 Fax: (702) 893-9797

May 23, 2007

City of Las Vegas
Department of Building & Safety
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

ATTN: Doug Rankin

RE: SDR-21245
APN 139-34-210-061

SUBJECT: Table Item #61
(Planning Commission 5/24/07)

PROJECT: Clark County Proposed 67 Space Parking Lot
225 East Bridger Avenue

Dear Mr. Rankin:

Winston Henderson Architects formally requests that the above-referenced item be tabled and removed from the May 24th Planning Commission Agenda. We will coordinate with your office to reschedule.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact our office directly.

Thanking you in advance for your direct attention regarding this matter.

Respectfully,


Winston Henderson
Principal

cc: Don Lowder

Submitted after final agenda

Date 5/24/07 Item #61

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-21461 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC. - Request for an amendment to an approved Site Development Plan Review (SDR-6197) FOR A 35,045 SQUARE-FOOT BUILDING ADDITION AND WAIVERS OF THE PARKING LOT LANDSCAPE FINGERS on 6.06 acres at 620 Shadow Lane (APN 139-33-303-024), PD (Planned Development) Zone, Ward 5 (Williams).

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 **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report

MOTION:

STEINMAN - APPROVED subject to conditions - **UNANIMOUS** with **GOYNES** and **TROWBRIDGE** excused and **DAVENPORT** abstaining because he is considering serving on the Valley Health System's board

This is Final Action

MINUTES:

COMMISSIONER TRUESDELL declared the Public Hearing open.

ANDY REED, Planning Supervisor, stated that the site plan is compatible with adjacent properties and meets the design standards of the Medical District; therefore, he recommended approval.

PRESTON HOWARD, 2300 West Sahara Avenue, appeared on behalf of the applicant and stated that the site was approved for a 104,000 square foot addition consisting of four stories. He

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 62 – SDR-21461

MINUTES– Continued:

stated that the current proposal is situated more north and south and would only be two stories. MR. HOWARD requested the deletion of Condition 7 as it pertains to the need to record the vacation of Rose Street prior to development progress.

GINA VENGLASS, Public Works Department, stated that as long as there were not any permits for that area, Condition 7 should not be a problem. MR. HOWARD disagreed so MS. VENGLASS suggested adding the words “unless otherwise allowed by the City Engineer” to Condition 7.

COMMISSIONER TRUESDELL declared the Public Hearing closed.

(11:45 – 11:54)

4-1932

CONDITIONS:

Planning and Development

1. Conformance to all Conditions of Approval for Site Development Plan Review (SDR-6197), except those conditions noted herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas. The approval of the parent Site Development Plan Review (SDR-6197) shall be extended through the approval of this Site Development Plan Review.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/20/07, except as amended by conditions herein.
4. An Exception from Title 19.10.010.J is hereby approved, to allow 22 parking lot landscape islands where 29 is the minimum required in the new parking areas of the development shown on the overall site plan.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southwest corner of Shadow Lane and Pinto Lane, and an additional 5 feet for a total radius of 15 feet

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 62 – SDR-21461

CONDITIONS – Continued:

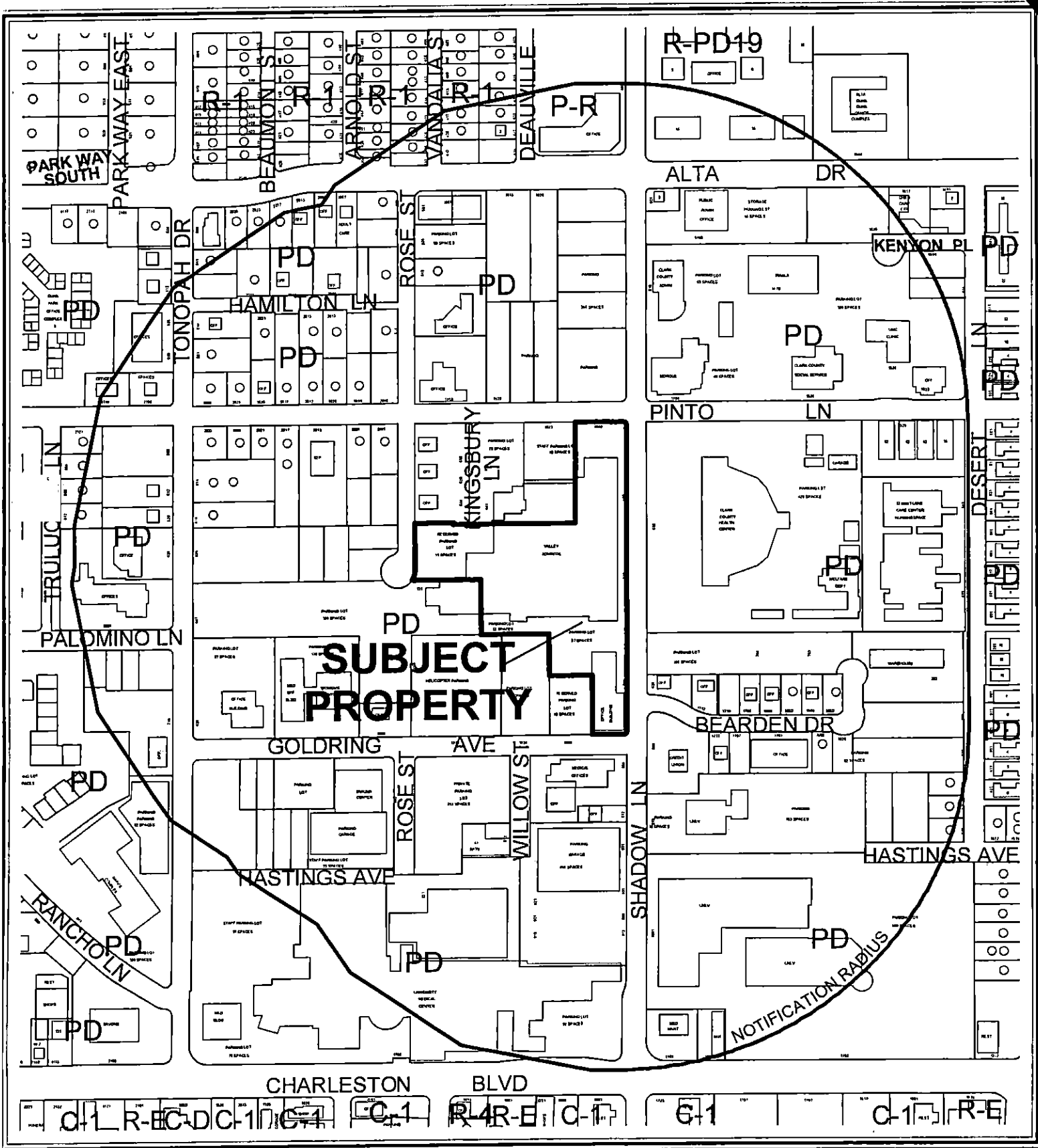
- on the northwest corner of Goldring Avenue and Shadow Lane prior to the issuance of any permits.
7. The submitted Petition of Vacation (VAC-19586) must record prior to the recordation of any maps or the issuance of any permits overlying the area being vacated.
 8. Remove all substandard public street improvements and unused driveway cuts adjacent to all of the parcels that comprise this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Plan Standards concurrent with development of this site, except as allowed otherwise by conditions herein. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
 9. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the depth and width of the driveways accessing this site.
 10. Grant pedestrian walkway easements for all public sidewalks not located within public right of way on Shadow Lane and Tonopah Drive.
 11. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
 12. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
 13. 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

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 62 – SDR-21461

CONDITIONS – Continued:

or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

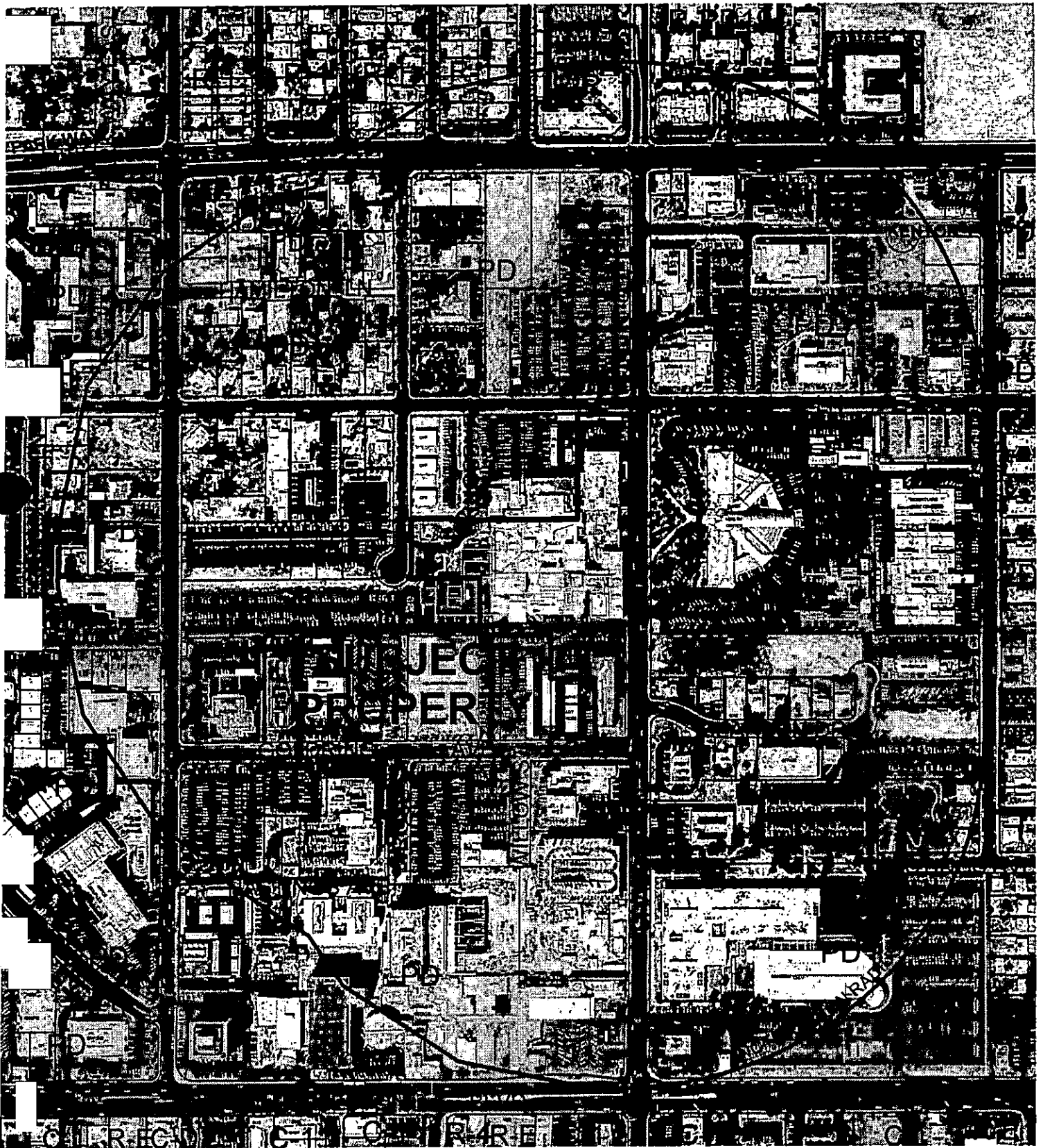
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior 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.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
16. Site development to comply with all applicable conditions of approval for SDR-6197, the Las Vegas Medical District Plan, and all other applicable site-related actions.



CASE: **SDR-21461**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: SDR-21461

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 500 Feet

A horizontal scale bar with a black line and white ends, representing a distance of 500 feet.

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 24, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-21461 - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC.**

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

1. Conformance to all Conditions of Approval for Site Development Plan Review (SDR-6197), except those conditions noted herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas. The approval of the parent Site Development Plan Review (SDR-6197) shall be extended through the approval of this Site Development Plan Review.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/20/07, except as amended by conditions herein.
4. An Exception from Title 19.10.010.J is hereby approved, to allow 22 parking lot landscape islands where 29 is the minimum required in the new parking areas of the development shown on the overall site plan.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southwest corner of Shadow Lane and Pinto Lane, and an additional 5 feet for a total radius of 15 feet on the northwest corner of Goldring Avenue and Shadow Lane prior to the issuance of any permits.
7. The submitted Petition of Vacation (VAC-19586) must record prior to the recordation of any maps or the issuance of any permits overlying the area being vacated.

SDR-21461 - Conditions Page Two
May 24, 2007 - Planning Commission Meeting

8. Remove all substandard public street improvements and unused driveway cuts adjacent to all of the parcels that comprise this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Plan Standards concurrent with development of this site, except as allowed otherwise by conditions herein. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
9. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the depth and width of the driveways accessing this site.
10. Grant pedestrian walkway easements for all public sidewalks not located within public right of way on Shadow Lane and Tonopah Drive.
11. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
12. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
13. 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.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. 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

SDR-21461 - Conditions Page Three
May 24, 2007 - Planning Commission Meeting

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.

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
16. Site development to comply with all applicable conditions of approval for SDR-6197, the Las Vegas Medical District Plan, and all other applicable site-related actions.

SDR-21461 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an amendment to an approved Site Development Plan Review (SDR-6197) for a 35,045 square-foot building addition and waivers of the parking lot landscape fingers on 6.06 acres at 620 Shadow Lane. The addition has been scaled back from the previously approved 104,000 square-foot building approved in 2005. This revision also includes adjustments to parking and access as well as improvements approved through SDR-6197. Staff recommends approval of the proposed amendment, subject to conformance to the previous conditions and conformance to the revised plans as submitted.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/16/76	The Board of City Commissioners approved a Rezoning (Z-0027-76) for the property generally located on the southwest corner of Shadow Lane and Pinto Lane from R-1 (Single Family Residence) [Parcel 1 under Resolution of Intent to P-R] to C-1 (Limited Commercial).
01/07/80	The Board of Zoning and Adjustment approved a Variance (V-0085-79) to allow a second freestanding on-premise sign on property located at 647 Tonopah Drive in Zoning District P-R (Professional Offices and Parking).
05/27/97	The City Council approved a Rezoning (Z-0020-97) designating the subject area as PD (Planned Development) and adopting the Las Vegas Medical District Neighborhood Plan.
06/19/02	The City Council approved a request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. Staff recommended approval.
09/18/02	The City Council approved a request for a Site Development Plan Review [Z-0020-97(38)] for a 27,000 square foot addition to an existing Hospital (emergency department) on 9.51 acres at 620 Shadow Lane. Staff recommended approval.
07/22/04	The Planning Commission approved a request for a Master Sign Plan (MSP-4481) on property located at 620 Shadow Lane.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-5303) for a one-lot commercial subdivision on 19.84 acres adjacent to the southwest corner of Shadow Lane and Pinto Lane. Staff recommended approval.

SDR-21461 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

01/05/05	A Final Map (FMP-5918) was submitted to the Planning and Development Department for technical review. A mylar copy of the map recorded on 03/25/05; however, the Assessor's Office has not processed the map due to the lack of common ownership of all the original parcels.
05/18/05	The City Council approved a request for a Site Development Plan Review (SDR-6197) for a 104,000 square-foot building addition and waivers of the parking lot landscape fingers on 6.06 acres at 620 Shadow Lane. The Planning Commission recommended approval.
01/18/06	The City Council approved a Special Use Permit (SUP-10124) for a proposed Helipad in conjunction with an existing hospital at 620 Shadow Lane. The Planning Commission and staff recommended approval.
04/18/07	The City Council approved a petition to vacate (VAC-19586) the Rose Street alignment and adjacent pedestrian easements south of Pinto Lane. The Planning Commission recommended approval.
Related Building Permits/Business Licenses	
05/10/91	A business license for a Hospital (A02-1335) was issued to Valley Hospital Medical Center at 620 Shadow Lane. The license remains active.
10/10/05	A building permit (#05007158) was issued for a tenant improvement at the Valley Hospital at 620 Shadow Lane. The project had a final inspection on 01/11/06.
04/22/05	A building permit (#05002555) was issued for a tenant improvement on the third floor of Valley Hospital at 620 Shadow Lane. The permit was most recently renewed 01/29/07 and has not been finalized.
07/07/06	A building permit application (#738455) was submitted for review for a helipad at 620 Shadow Lane. The permit was not issued because civil plans for the helipad were denied by Las Vegas Fire and Rescue. The application has been voided since 12/08/06.
05/07/07	A building permit application (#756743) was submitted for review for expansion of the surgical center at Valley Hospital. Issuance of the permit is contingent on approval of this Site Development Plan Review.
Pre-Application Meeting	
02/15/05	A pre-application meeting was held with the applicant discussing the requirements for a Site Development Review along with the following items: • Setbacks for the MD-2 land use designation • Bicycle spaces • Streetscape standards for the Medical District
Neighborhood Meeting	
A Neighborhood Meeting was not held, nor is one required for this application type.	

Field Check

No field check of the subject site was conducted.

SDR-21461 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	6.06

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Hospital	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
North	Parking	UMC (Medical District Plan)	PD (Planned Development [MD-1 (Medical Support)])
South	Parking, Medical Offices	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
East	Parking, Hospital, Medical Offices	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
West	Medical Offices	UMC (Medical District Plan)	PD (Planned Development [MD-1 (Medical Support)])

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Las Vegas Medical District	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

SDR-21461 - Staff Report Page Four
May 24, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 and the Las Vegas Medical District Plan, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	1 acre	6.06 acre	Y
Min. Lot Width	100 Feet	946 feet	Y
Min. Setbacks *			
• Front	5-15 Feet	340 feet	N
• Side	10 Feet	52 feet	Y
• Corner	15 Feet	290 feet	Y
• Rear	15 Feet	138 feet	Y
Max. Lot Coverage	50 %	46%	Y
Max. Building Height	Unlimited	18 feet	Y
Trash Enclosure	Screened/gated	Y	Y
Loading Zone	Required per Title 19	Y	Y

The height of the proposed addition was reduced from 70.67 feet to 18 feet to top of parapet as part of this request.

* Setbacks assume recordation of a commercial subdivision combining the parcels that comprise the site. The existing hospital to which the addition is attached met the setbacks at the time of its construction; therefore, it is legally nonconforming with respect to the Las Vegas Medical District Plan.

Residential Adjacency Standards do not apply to the subject site.

Per Title 19.12 and the Las Vegas Medical District Plan, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area (New)	1 Tree/6 Spaces	29 Trees	36 Trees	Y*
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	26 Trees	29 Trees	Y
Min. Streetscape Trees	1 Tree/30 Linear Feet	26 Trees	12 Trees	N**
TOTAL		81 Trees	77 Trees	N
Min. Zone Width (parking areas next to ROW)	10 Feet (as required by LVMD Plan)		10 Feet	Y

SDR-21461 - Staff Report Page Five
May 24, 2007 - Planning Commission Meeting

Min. Zone Width Type B Streetscape (Pinto Lane/Goldring Avenue)	5-15 Feet	15 Feet	Y

* Based on 173 uncovered spaces in new parking area only.

** No streetscape trees are provided on Goldring Avenue for the extent of this project.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hospital	404 beds	1.5 /bed	606				Y
Medical Office	133,575	1/200 SF up to 2,000 SF; 1/175 SF there-after	762 (10 + 752)				Y
Subtotal			1,345	24	1,465	88	Y
TOTAL (including handicap)			1,368		1,553		Y
Loading Spaces	35,045 SF	N/A	3 spaces		3 spaces		Y

The request exceeds all requirements for parking pursuant to Chapter 19.10. This revision eliminates parking required for three modular office buildings located on the east side of Rose Street, which will be demolished. No new hospital beds are proposed as were in the previous Site Development Plan Review (SDR-6197).

Wall Sign Standards (per LVMD Plan and 19.14.060.C)	Allowed
Maximum Number	One per building elevation facing a street or onsite parking area
Maximum Area	10% of building elevation
Maximum Projection	2 feet
Maximum Height	12 inches above top of wall or parapet
Illumination	Internal / Direct External

SDR-21461 - Staff Report Page Six
May 24, 2007 - Planning Commission Meeting

No signage was proposed as part of this request. Permits must be obtained through the Department of Building and Safety.

Exceptions		
Request	Requirement	Staff Recommendation
Title 19.10.010.J – to allow 22 landscape islands (and trees) in parking area where 29 islands (trees) are required	1 landscape island/6 parking spaces	Approval

ANALYSIS

- **General**

This application proposes to reduce the size of the previously approved surgical center addition from 104,000 square feet to 35,045 square feet. (As this represents a 66 percent reduction in floor area, this major amendment to the approved Site Development Plan Review was required.) The height is reduced from four stories and approximately 71 feet to one story and 18 feet. The parking areas have been reconfigured to reduce the number of spaces provided by approximately 16 percent from the previous approval; the reduced floor area and the removal of three existing modular office buildings reduced the number of required spaces accordingly by approximately 11 percent. The applicant also proposes to remove the existing driveway at the southwest corner of Shadow Lane and Pinto Lane and add two driveways west of this intersection.

The site is now accessed from all four sides: from the south by Goldring Avenue, from the east by Shadow Lane, from the north by Pinto Lane, and from the west by Tonopah Drive.

The Valley Hospital Commercial Subdivision recorded on 03/25/05; however, difficulties with providing common ownership of the single lot have prevented the Assessor's Office from releasing an official map designating a single parcel for the site bounded by Pinto Lane on the north, Rose Street and Tonopah Drive on the west, Goldring Avenue on the south and Shadow Lane on the east.

- **Site Plan**

The submitted site plan includes the overall facility, noting the area to the west of Rose Street acquired from University Medical Center that will provide additional parking. Parking areas to the north of the proposed addition along Pinto Lane and to the south of the existing hospital were reconfigured to provide 234 new spaces, 93 of which are covered. The helipad approved through SUP-10124 is indicated at the south end of Rose Street. Access to the new surgical addition was modified from the original Site

SDR-21461 - Staff Report Page Seven
May 24, 2007 - Planning Commission Meeting

Development Plan Review to provide a turnaround on the south side of the addition in lieu of providing a through way to Pinto Lane. Parking and circulation for the new building is located north of the structure, which represents a cleaner, more efficient design. This amendment to the original Site Development Plan Review must comply with all previous conditions of approval of the site, except those changed by the revised plans dated 04/20/07.

- **Landscape Plan**

The conceptual landscape plan shows only the new parking areas proposed under this Site Development Plan Review. The other areas of the site were previously approved through the parent site review (SDR-6197). Parking lot landscape island standards for one finger per six parking spaces cannot be met; however, as excess trees have been provided, an administrative exception to this requirement can be approved. The applicant must comply with previous site related conditions requiring streetscaping on the perimeter of the project per the Las Vegas Medical District standards.

- **Elevations/Floor Plans**

The building elevations for this project match the existing hospital. An EIFS exterior with contrasting colors to match the existing building will be employed. Patient rooms, treatment rooms, and surgical units are depicted on the floor plan. Conformance with a previous condition of approval requiring treatment of a blank wall on the west elevation continues to be required.

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 be compatible with development in the Las Vegas Medical District Plan area, given compliance with the conditions of approval for this request.

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;**

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May 24, 2007 - Planning Commission Meeting

The project is consistent with the MD-2 (Major Medical) requirements of the Las Vegas Medical District Plan and the category policies of the General Plan. The hospital, to which the addition is connected, has a much greater setback than is allowed by the Medical District Plan today; however, as it existed prior to the adoption of the plan, it is legally nonconforming.

The application does not meet the landscape parking lot landscape standards for one island per six spaces of parking. The applicant has requested an exception to this Code requirement. Staff can support the requested exception, as the site plan does provide for more trees than required and therefore meets the intent of the landscaping standards for a parking lot.

Streetscaping along Shadow Lane (Type A), Pinto Lane (Type B), Goldring Avenue (Type B), Tonopah Drive (Type B) and Alta Drive (Type D) are not compliant with the requirements of the Medical District Plan. Conformance to the previous conditions of SDR-6197 regarding the streetscaping is a condition of approval of this request.

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

The site is accessed from three sides: from the south by Goldring Avenue a (60-foot) local right-of-way, from the east by Shadow Lane a (60-foot) local right-of-way, and from the west by Tonopah Drive a (60-foot) local right-of-way. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

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

Building and Landscape materials are appropriate for the area in accordance with the Las Vegas Medical District 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;

As conditioned, the proposed elevations are appropriate for the intended use and present a development that will be compatible with the surrounding area. Conformance to a previous condition requiring redesign of the west elevation to soften a blank wall is required.

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

SDR-21461 - Staff Report Page Nine
May 24, 2007 - Planning Commission Meeting

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 104

APPROVALS 0

PROTESTS 0

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TXT-21140 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16, "Non-conforming Uses and Structures," to revise the standards for the discontinuation of a non-conforming use when a structure is destroyed by fire, flood, wind, another calamity, or an act of God, and Title 19.18, "Applications and Procedures," to add an Act of God provision to the Termination requirements of a Special Use Permit.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Conditions and Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions – **UNANIMOUS** with **GOYNES** and **TROWBRIDGE** excused

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, reported that applicants have had difficulty rebuilding on a site for approved for alcohol use after termination of the use. He explained the applicant has 180 days to reestablish for other non-conforming legal uses when the previous requirement allowed up to one year. He stated that in the event of a fire, flood and other calamities, the building process cannot be completed within six months and he recommended extending the requirement to two years.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(11:54 – 11:56)

4-2291

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 63 – TXT-21140

CONDITIONS:

1. Title 19.16.030(A), "Nonconforming Use of a Conforming Building," is being amended to revise the amount of time given for the reinstatement of a non-conforming use due to a voluntary discontinuation, or when a conforming building has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.

3. Discontinuation of Use. If a nonconforming use of a conforming building is discontinued for a period of ~~one hundred eighty days~~ one year, or ~~one year~~ two years in the case of a conforming building that has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God, the future use of such building shall be only in conformance with the provisions of this Title. Nonconforming uses of a conforming building shall be discontinued upon written notice from the City to the owner to discontinue the use. The use shall be discontinued no later than the date described in the notice, which in no event shall be later than five years from the date notice is given. Notice shall be provided by mailing to the owner of the property as shown by the County Assessor's records and recording a copy of the notice in the office of the County Recorder. Such notice shall contain the legal description of the property, a description of the use required to be discontinued, the date that the use is to cease and desist and the Section of this Title which declares the use to be nonconforming.
2. Title 19.18.060(P), "Termination," is being amended to add a provision for the termination of a Special Use Permit in the event a building has been damaged or destroyed by fire, flood, wind, another calamity or an act of God.
3. Cessation of Use. A Special Use Permit shall be void without further action if:
 - b. The Special Use Permit was issued for a use other than alcoholic beverage use and such use ceases for twelve months or more; or
 - c. The Special Use Permit was issued and the use ceases for twenty-four months in the event that a building is damaged or destroyed by fire, flood, wind, another calamity or an act of God.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-21140 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Title 19.16.030(A), "Nonconforming Use of a Conforming Building," is being amended to revise the amount of time given for the reinstatement of a non-conforming use due to a voluntary discontinuation, or when a conforming building has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.

3. Discontinuation of Use. If a nonconforming use of a conforming building is discontinued for a period of ~~one hundred eighty days~~ one year, or ~~one year~~ two years in the case of a conforming building that has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God, the future use of such building shall be only in conformance with the provisions of this Title. Nonconforming uses of a conforming building shall be discontinued upon written notice from the City to the owner to discontinue the use. The use shall be discontinued no later than the date described in the notice, which in no event shall be later than five years from the date notice is given. Notice shall be provided by mailing to the owner of the property as shown by the County Assessor's records and recording a copy of the notice in the office of the County Recorder. Such notice shall contain the legal description of the property, a description of the use required to be discontinued, the date that the use is to cease and desist and the Section of this Title which declares the use to be nonconforming.

2. Title 19.18.060(P), "Termination," is being amended to add a provision for the termination of a Special Use Permit in the event a building has been damaged or destroyed by fire, flood, wind, another calamity or an act of God.

3. Cessation of Use. A Special Use Permit shall be void without further action if:

- b. The Special Use Permit was issued for a use other than alcoholic beverage use and such use ceases for twelve months or more: or
- c. The Special Use Permit was issued and the use ceases for twenty-four months in the event that a building is damaged or destroyed by fire, flood, wind, another calamity or an act of God.

TXT-21140 - Staff Report Page One
May 24, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Discussion and possible action to amend Title 19.16, "Non-conforming Uses and Structures," to revise the standards for the discontinuation of a non-conforming use when a structure is destroyed by fire, flood, wind, another calamity, or an act of God, and Title 19.18, "Applications and Procedures," to add an Act of God provision to the Termination requirements of a Special Use Permit.

ANALYSIS

The purpose of this Text Amendment is to allow the cessation of a non-conforming use or a use permitted by a Special Use Permit from one to two years in the event that a building is damaged, partially destroyed, or destroyed by fire, flood, wind, another calamity or an act of God. It will also increase the amount of time a nonconforming use can be voluntarily discontinued and then reinstated from six months to one year.

In the past, it has proved difficult for proprietors of businesses whose building was damaged by an act of God to make all necessary repairs and obtain a Certificate of Occupancy within the currently allotted twelve months. It is expected that allowing a use to cease for twenty-four months will provide a more reasonable timetable for business proprietors to repair a damaged or destroyed building without the termination of their non-conforming use, or use which required a Special Use Permit.

The twenty-four month period will commence when the Business Licensing Division of the Department of Finance and Business Services recognizes the use as inactive. In order to continue the prior use, the proprietor will be required to make the necessary repairs and obtain a Certificate of Occupancy within twenty-four months from the established inactive date.

With the approval of this amendment, non-conforming uses may be ceased for up to twenty-four months to allow for repairs; however, the limitations of Title 19.16.050 remain in effect and non-conforming uses shall not be continued when the extent of the damage exceeds 50 percent of the replacement value of the building unless excepted by Title 19.16.050(2).

TXT-21140 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

The following table summarizes the changes that are proposed to the existing code:

Municipal Code Section	Existing	Proposed
Title 19.16.030 Regulations	- Allows six months for the reinstatement of a non-conforming use after a voluntary discontinuation of that use. - Allows one year for the reinstatement of a non-conforming use when a conforming building has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.	- Allows one year for the reinstatement of a non-conforming use after a voluntary discontinuation of that use. - Allows two years for the reinstatement of a non-conforming use when a conforming building has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.
Title 19.18.060 Special Use Permit	No existing standard regarding the termination of a Special Use Permit for a building that has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.	A Special Use Permit is void if the use ceases for more than two years due to a building being damaged or partially destroyed by fire, flood, wind, another calamity or an act of God

FINDINGS

Please note the following findings relative to the proposed amendment:

- This amendment increases the amount of time allowed for the reinstatement of a nonconforming use within a conforming building. This will give business owners a more reasonable timeframe to respond in the event of a voluntary or involuntary discontinuation of a nonconforming use.

TXT-21140 - Staff Report Page Three
May 24, 2007 - Planning Commission Meeting

- Title 19.18.60 of the Municipal Code is clarified by providing a provision for the termination of a Special use Permit in the event of an act of God.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TXT-21529 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend the Lone Mountain Master Plan to allow Pet Stores as a permitted use in the Neighborhood Commercial District.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions – **UNANIMOUS** with **GOYNES** and **TROWBRIDGE** excused

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, recommended approval as the item was in order.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(11:56 – 11:57)

4-2374

PLANNING COMMISSION MEETING OF MAY 24, 2007
Department of Planning and Development
Item 64 – TXT-21529

CONDITIONS:

- I. Subsection 2.4 of the Lone Mountain Development Plan and Design Standards, "Permissible Uses," is hereby amended as follows:

Permissible Uses:

Retail	Neighborhood Commercial	Village Commercial
Pet Shop	WC (See Title 19)	WC (See Title 19)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 24, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT- 21529 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

1. Subsection 2.4 of the Lone Mountain Development Plan and Design Standards, "Permissible Uses," is hereby amended as follows:

Permissible Uses:

Retail	Neighborhood Commercial	Village Commercial
Pet Shop	WC (See Title 19)	WC (See Title 19)

**** STAFF REPORT ****

PROJECT DESCRIPTION

Discussion and possible action to amend the Lone Mountain Master Plan to allow Pet Shops as a conditional use in the Neighborhood and Village Commercial Districts.

BACKGROUND INFORMATION

The Lone Mountain Master Development Plan and Design Standards currently list a Pet Shop as a prohibited use within the Neighborhood Commercial District, but permitted in the Village Commercial District. Staff has been requested to amend the Plan to allow a Pet Shop to include grooming, but not the boarding of animals overnight, in the Neighborhood Commercial District.

ANALYSIS

The Lone Mountain Development Plan and Design Standards was adopted June 23, 1997. The plan has been amended numerous times since its original adoption, including changes to the area covered by the plan, changes to the list of permissible uses, and changes to the land use designations for parcels within the plan area.

The proposed amendment will allow Pet Shops in the Neighborhood Commercial District as a conditional use, in addition to changing the use from "permitted" to "conditional" within the Village Commercial District. A Pet Shop is defined in Title 19 as "a retail establishment engaged in the sale of pets, small animals, pet supplies, or pet grooming services." The proposed use would be subject to the conditional use standards listed in Title 19.04, which requires all animals to be confined within an enclosed building at all times; and the building to be designed to provide complete sound bafflers and odor protection for the adjacent property. These standards will generally protect adjacent properties from the impacts of the use, if adequately designed and operated in accordance with code requirements. Additionally, a Pet Shop is considered a low-intensity commercial business, which would be compatible with adjacent or nearby properties.

RECOMMENDATION

The proposed amendment will achieve the following:

- Adds a use category to allow a Pet Shop and associated grooming services as a convenience to area residents; and
- Establishes the minimum conditional requirements when the use is allowed in the Neighborhood Commercial District so as to prevent impacting adjoining properties.

DJS

TXT- 21529 - Staff Report Page Two
May 24, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

April 24, 2007

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

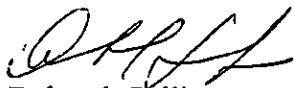
**RE: JUSTIFICATION LETTER FOR A TEXT AMENDMENT TO THE LONE
MOUNTAIN MASTER PLAN**

To Whom It May Concern:

The City of Las Vegas is requesting that a Pet Store be a permitted use in the Neighborhood Commercial District of the Lone Mountain Master Plan. The allowable use would include animal grooming, but does not permit the boarding of animals overnight.

If you have any questions, please feel free to contact me at (702) 229-6895.

Sincerely,



Deborah Sullivan
Planner I

**TXT-21529
05/24/07 PC**

City of Las Vegas

PLANNING COMMISSION AGENDA **PLANNING COMMISSION MEETING OF: MAY 24, 2007**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

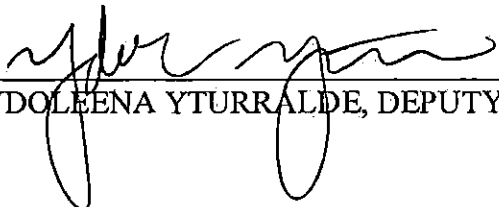
TODD FARLOW, 240 North 19th Street, recommended the Commission review the ways of Oakland City when attempting to add space to historical buildings.

(11:57 – 11:58)

4-2500

MEETING ADJOURNED AT 12:00 A.M.

Respectfully submitted:



YDOLEENA YTURRALDE, DEPUTY CITY CLERK



CARMEL VIADO, DEPUTY CITY CLERK