

0 500 1000 Feet



CASE: SDR-9952

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION AND R-E (RESIDENCE ESTATES)]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 3, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-9952 - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 19, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-9946) to an O (Office) designation, a Rezoning (ZON-9947) to a P-R (Professional Office and Parking) Zoning District, and a Variance (VAR-9957) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations date stamped 12/30/05, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to add one 15 foot by 25 foot loading area.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to include additional parking lot landscape fingers to conform with Title 19.10 and to provide six feet of foundation landscaping on the north side of Building 'A'.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
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. The landscape plan shall include irrigation specifications.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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.

Public Works

11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
13. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9947 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Site Development Plan Review for a proposed 17,940 square-foot office complex, a Waiver of parking lot and foundation landscaping standards; and to allow a 10-foot rear yard setback where a minimum of 15 feet is required on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street.

B) *Applicant's Justification*

The applicant states that the site is irregularly shaped and contains three fault lines running through the property, making the southern portion of the site the only viable portion of the property for construction. The applicant requests waivers from rear yard setbacks due to the noted conditions.

BACKGROUND INFORMATION

A) *Related Actions*

- 06/18/03 The City Council approved a General Plan Amendment (GPA-1988) from R (Rural Density Residential) to O (Office) and a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The subject property was not included in the request. The Planning Commission and staff recommended denial.
- 08/10/04 Planning and Development Department staff approved a Temporary Commercial Permit (TCP-4993) for a Temporary Contractor's Construction Yard on the subject property, with an expiration date of 12/31/04.
- 03/16/05 The City Council approved a General Plan Amendment from O (Office) to ML (Medium-Low Density Residential), a Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan Designation] and R-E (Residence Estates) under Resolution of Intent to O (Office) to R-PD9 (Residential Planned Development – 9 Units Per Acre), and a Site Development Plan Review (SDR-5881) for a proposed 93-lot single family residential development on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road, not including the subject property. The Planning Commission and staff recommended approval. The City Council amended ZON-5880 to R-PD8 (Residential Planned Development – 8 Units Per Acre) and added a condition to SDR-5881 limiting the development to 90 lots.

01/26/06 The Planning Commission recommended denial of companion items for a General Plan Amendment (GPA-9946) to change the Master Plan Land Use designation from R (Rural Density Residential) to O (Office); a request for Rezoning (ZON-9947) from U (Undeveloped) [R (Rural Density Residential) Master Plan Designation] to P-R (Professional Office and Parking); and a Variance (VAR-9957) to allow a building above the required Proximity Slope.

01/26/06 The Planning Commission voted 6-0-1 to recommend DENIAL (PC Agenda Item #21/ng).

B) Pre-Application Meeting

08/30/05 A pre-application meeting was held where it was noted that a General Plan Amendment, Rezoning request, and a Site Development Plan Review with Waivers would be necessary. The Department of Public Works noted that taking access from Ann Road would be difficult.

C) Neighborhood Meetings

12/13/05 Area residents expressed a desire for the property to remain residential rather than change to an office use. According to the residents, commercial uses in the northwest were supposed to be restricted to Town Center. There was concern about the Residential Adjacency Variance request. Other issues discussed involved traffic, lighting and parking.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.78

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Residence
South: Single-Family Residences
East: Undeveloped
West: Single-Family Residences

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) and U (Undeveloped)
North: R-E (Residence Estates) under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units Per Acre)
South: R-CL (Single Family Compact-Lot)
East: U (Undeveloped) under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units Per Acre)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the Master Plan and presently designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan. As a companion to this item, the applicant requests that this designation be changed to O (Office) to accommodate two single-story office buildings proposed for the site. The site will be in compliance with the General Plan with approval of the companion General Plan Amendment (GPA-9946).

PROJECT DESCRIPTION

The proposal is for two office buildings on an “L” shaped site. The plan was revised on 12/30/05 to allow for adequate foundation landscaping along the west side of Building ‘B’; therefore, the total floor area of the two buildings has been reduced from 18,090 square feet to 17,940 square feet. A survey of the site shows that fault lines run through the northeast portion of the property. Parking has therefore been designated for this particular area. The buildings are oriented to the corner and street front and parking is provided in the rear. A Multi-Use Transportation Trail conforming to the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along the north side of Ann Road adjacent to this site and is indicated on the site plan. The project requires Waivers of parking lot landscaping requirements, the required foundation landscaping for Building ‘A’ and a Variance of the Residential Adjacency Standards.

The site is located within the Rural Preservation Overlay District and the Rural Preservation Overlay District Buffer Zone. The intent of this Overlay District is to maintain a rural character for the neighborhood. The current zoning and land use designations meet the scope of the Rural Preservation Overlay District. The proposed development as an office complex is out of context with the intent of the Rural Preservation Overlay District and is part of the basis for the recommendation of denial of this request.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required P-R	Provided	Compliance
Min. Lot Width	60 Feet	159 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	11 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	10 Feet	N
Max. Lot Coverage	50 %	23.2 %	Y
Max. Building Height	2 Stories / 35 Feet	Single story / 24 Feet	Y

The project complies with all P-R (Professional Office and Parking) District standards with the exception of the rear yard setback. The applicant requests a 10 foot setback where a minimum of 15 feet is required. The rear yard setback requires a Waiver of Commercial Design Standards to comply with Code, which the applicant has requested. In addition, this setback also fails to comply with Residential Adjacency Standards and requires a Variance. The Waiver can be approved; however, if the Variance is approved it would supersede the setback waiver.

The applicant is also not currently providing a loading area. As the site is exceeding parking requirements and has the ability to make room for the required loading area, a condition has been added for the applicant to provide a 15-foot by 25-foot loading zone prior to application for a building permit.

A2) Residential Adjacency Standards

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

- a) Proximity slope. Building 'B' as shown on the site plan has a height of 17 feet 10 inches at the parapet, requiring at minimum a 53.5-foot setback from the property line of the residential property to the east. Building 'B' is proposed to be 10 feet from this property line; the applicant has applied for a Variance (VAR-9957) for relief from the Proximity Slope requirement.
- b) Building Setback. The Site Development Plan Review (SDR-5881) for the approved residential development to the east of the subject site requires a 10 foot rear yard setback for lots adjacent to the east property line. Building 'B' is set back the required 10 feet from the east property line, in conformance with the Residential Adjacency Standards. It is noted that a residential open space area is planned for the area abutting the east property line.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	17,940 SF	1/300 SF GFA	57	3	89	4
TOTAL			60		93	

The applicant is providing 93 parking spaces where 60 spaces are required. This exceeds Title 19.10 Parking Standards for a general office use. The site contains 22 covered parking spaces for employees.

The Public Works Department states that driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and in accordance with the intent of a commercial subdivision; all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	16 Trees	16 Trees
Buffer:			
• Min. Trees	1 Tree/20 Linear Feet	69 Trees	105 Trees
• Min. Zone Width (Rights-of Way)	15 Feet		15 Feet
• Min. Zone Width (sides/rear)	8 Feet		8 Feet
• Wall height	6-8 Feet		6 Feet

The applicant is meeting or exceeding the amount of trees required on the property. The perimeter landscape buffer width also complies with Title 19. The site is deficient of parking lot landscaping, as a landscaped finger is required for every six spaces. That requirement is not being met along the north side of Building 'A' and along the west side of Building 'B.' Additionally, only five of the required six feet of foundation landscaping is provided along the north side of Building 'A.' Waivers of these requirements have been requested to mitigate these deficiencies.

B) General Analysis and Discussion

- Zoning

A companion request for Rezoning (ZON-9947) has been submitted with this item. The applicant is requesting a Rezoning to a P-R (Professional Office and Parking)

District. The P-R District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-R District should be constructed to maintain a residential character. The site will be in compliance with zoning requirements with approval of the companion request for Rezoning (ZON-9947); however, the project does not integrate enough features to create a residential character and is too intense for an area surrounded by residential development.

- Site Plan

Generally, the office uses are too intense for this particular area, which primarily consists of residential development. At one time, the area was designated for office uses, but over time the development pattern has shifted exclusively toward residential uses. This is a well-planned office project, adequately balancing site conditions and Code requirements; it is not, however, a good fit for this area. A Reversionary or other map will be required to integrate the site into one parcel. This is required by condition of approval of the companion Rezoning item (ZON-9947).

- Waivers

Three Waivers have been requested for the proposed development. The setback waiver is to allow a 10-foot rear setback where P-R standards require 15 feet. The Waiver can be approved; however, if the Variance is approved it would supersede the setback waiver. The other Waivers are for relief of parking lot and foundation landscaping standards. Staff is not in support of these Waivers. Staff finds that the applicant could redesign the parking lot area to add the required landscaped fingers, as the current design sufficiently exceeds the number of required parking spaces to allow the applicant to remove the approximately four spaces necessary to accommodate the addition of landscaped fingers. In regard to the foundation landscaping on the north side of Building 'A,' the area affected is small and minor changes could be made to the building to comply with requirements. If approved, conditions are added requiring compliance with the applicable standards.

- Landscape Plan

The landscape plan for the site shows a large amount of perimeter landscaping. The buffer meets the eight foot width requirement and is providing more trees than required along boundaries separating the site from residential property. In fact, the applicant has added an intense 10-foot buffer along the east property line with Mondel Pines planted every 10 feet on center. As stated above, the deficiencies in landscaping can be corrected to meet Title 19 requirements and therefore, compliance to these standards will be required by condition.

- Elevation

The project calls for two single story office buildings. The buildings are approximately 24 feet in height. Building "B" proposes a 10 foot setback in the rear yard area where Residential Adjacency Standards require a setback of 54 feet. A Variance has been requested to mitigate this deficiency. Staff is not in support of this Variance and this is a portion of the reason for staff's denial recommendation. The buildings contain alternating flat and sloping rooflines and changes in wall plane. Primary materials are cement plaster and stone veneer with cement roof tiles.

- Floor Plan

Floor plans are not broken down into individual office units as the purchaser or leaser will have the option of configuring the unit to meet their individual needs. The floor plan shows one large open area for the entire building.

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 not compatible with the surrounding area. The neighboring properties are residential; the properties that border the site have been approved for R-PD8 development. The design of the buildings does not have a residential character as is suggested by Title 19.02 for development in the P-R District. The project requires a Variance for Residential Adjacency Standards along the eastern boundary of the site. Due to the project requiring a Variance and the non-compliance with design guidelines for a P-R District, denial of this proposal is recommended.

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 development as currently designed is not in compliance with Title 19 requirements. The proposed development requires Waivers for parking lot and foundation landscaping standards as well as the setback reduction. Additionally the site requires a Variance for Residential Adjacency Standards along the eastern boundary of the site. There are also requests for Rezoning and a General Plan Amendment. With approval of all of these items the site will be in compliance with requirements.

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

Site access is provided from Ann Road and Rio Vista Street. Ann Road is a 100 foot right-of-way Primary Arterial as designated on the Master Plan of Streets and Highways and will be able to accommodate the traffic generated by this development. Any additional traffic during peak hours can be handled using the secondary point of ingress/egress on Rio Vista Street.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

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

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

The building design is aesthetically pleasing; however, the building is out of character with the surrounding residential development and fails to meet the criteria of a P-R District that encourages the applicant to maintain a residential character in the design of the structures.

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

The site will be subject to inspections and will not endanger the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 13

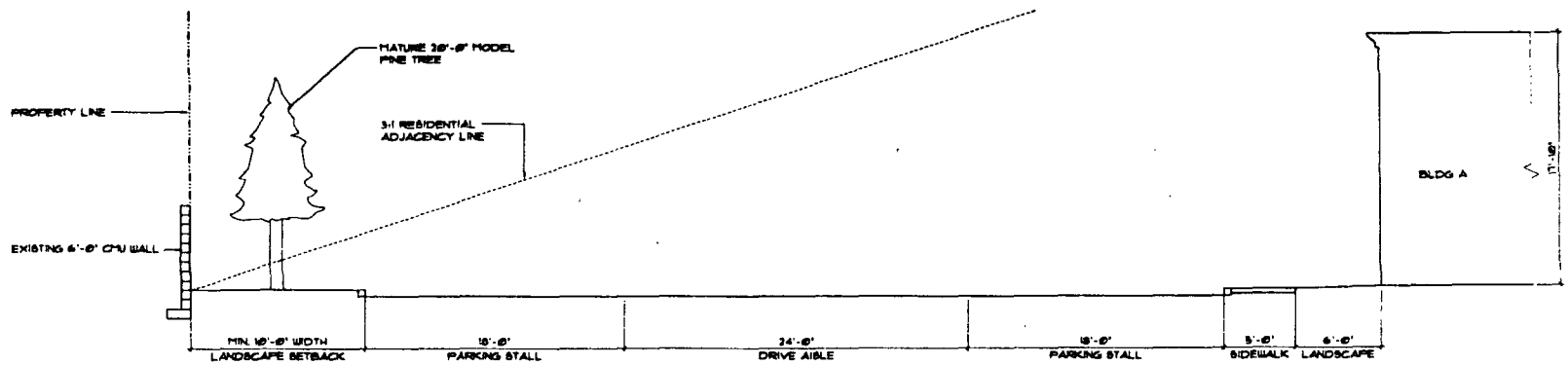
SENATE DISTRICT 9

NOTICES MAILED 306 by Planning Department

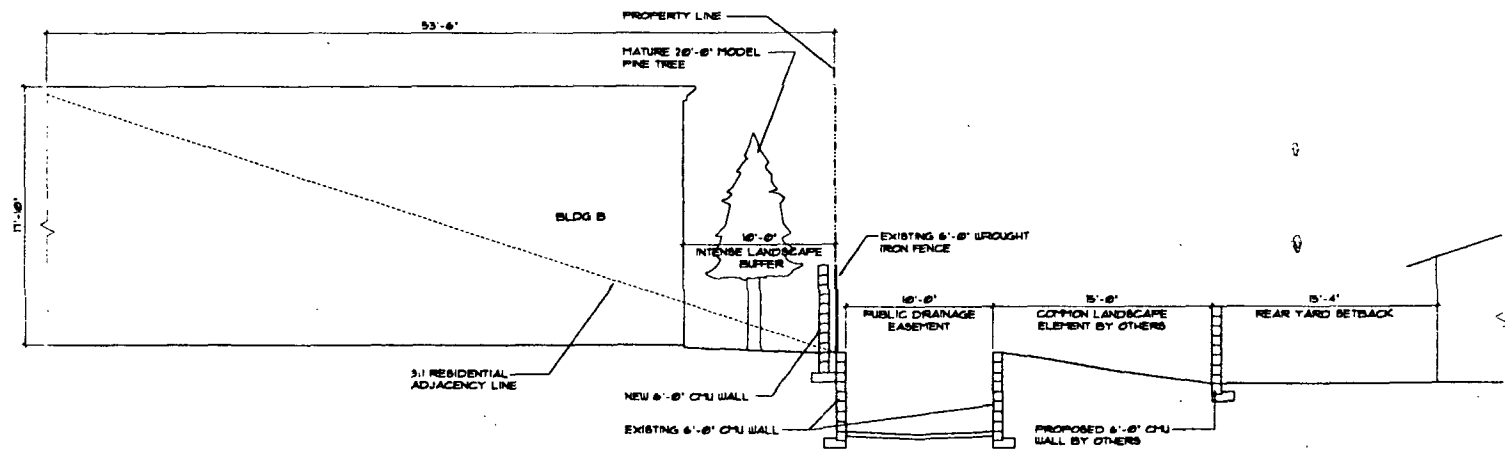
APPROVALS 0

PROTESTS 5

P:\2005-128\Drawings\Arch\311310.dwg Thu, 28 Dec 2005 - 1:28pm



A SITE SECTION FOR BLDG A
SCALE: 1/4"=1'-0"



B SITE SECTION FOR BLDG B
SCALE: 1/4"=1'-0"

DEC 30 2005

ZON-9947 VAR-9957
GPA-9946 SDR-9952
REVISED 01/26/06 DC

AS1.02

PROJECT TITLE: ANN ROAD / RIO VISTA STREET OFFICE BUILDINGS

ARCHITECT: GERALD CADAPNE • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 431-5816 FAX (702) 431-7811

PRELIMINARY NOT FOR CONSTRUCTION 12-27-05

RESIDENTIAL ADJACENCY EXHIBIT

AS1.02

1. ALL DIMENSIONS OF STRUCTURES, DRIVEWAYS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE CITY OF LAS VEGAS, NV. THE ARCHITECT AND ANY OTHER PROFESSIONAL CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE CLIENT. THE ARCHITECT AND ANY OTHER PROFESSIONAL CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE CLIENT.

T.O. RIDGE
13'-0"
T.O. RIDGE
12'-0"
T.O. PARAPET
11'-0"
T.O. PARAPET
10'-0"
B.O. WINDOW
7'-0"



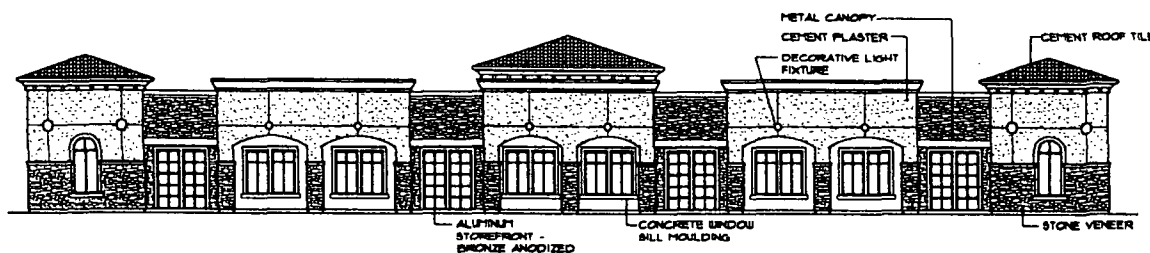
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED
OCT 19 2005

ZON-9947 GPA-9946
VAR-9957 SDR-9952

ARCHITECT
CIRCAD CADAPACH • AIA • LLC
10 COMBEE CENTER DRIVE
HENDERSON, NEVADA 89044
(702) 431-3111 FAX (702) 431-1111

Project Title:
ANN ROAD /
RIO VISTA STREET
OFFICE BUILDINGS
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
10-10-06

Sheet Title:
BUILDING B
EXTERIOR ELEVATIONS

Scale:	
Drawn by:	JKG
Checked by:	
Date:	09-05
Project No.:	
Revision:	
Sheet No.:	A6.02

AS MATERIALS, SERVICES, METHODS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CHECKS OF THE DRAWINGS AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S WORK SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S WORK SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S WORK SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

T.O. RIDGE
15'-0"
T.O. RIDGE
27'-0"
T.O. PARAPET
17'-0"
T.O. PARAPET
16'-3"

B.O. WINDOW
2'-0"



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



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



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ZON-9947 GPA-9946
VAR-9957 SDR-9952

01/26/06 PC

AS SHOWN ON THESE PLANS, THE ARCHITECT AND HIS FIRM ARE NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT.

ARCHITECT
CRAIG CADAPCE • AIA • LLC
 10 COMMERCE CENTER DRIVE
 HENDERSON, NEVADA 89014
 (702) 433-1333 FAX (702) 433-7842

Project Title:
ANN ROAD /
RIO VISTA STREET
OFFICE BUILDINGS
 LAS VEGAS, NEVADA

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 10-10-06

Project Title:
BUILDING A
EXTERIOR ELEVATIONS

RECEIVED
 OCT 19 2005

A8.01

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GPA-9946, ZON-9947, VAR-9957 & SDR-9952 - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER:
TRIMMER FAMILY, LLC, ET AL
ANN ROAD AND RIO VISTA STREET
JANUARY 26, 2006 PLANNING COMMISSION

12/27/05



GPA-9946, ZON-9947, VAR-9957 & SDR-9952 - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER:
TRIMMER FAMILY, LLC, ET AL
ANN ROAD AND RIO VISTA STREET
JANUARY 26, 2006 PLANNING COMMISSION

12/27/05



GPA-9946, ZON-9947, VAR-9957 & SDR-9952 - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER:
TRIMMER FAMILY, LLC, ET AL
ANN ROAD AND RIO VISTA STREET
JANUARY 26, 2006 PLANNING COMMISSION

12/27/05

**ARCHITECT
GERALD GARAPICH AIA, LLC**

10 COMMERCE CENTER DRIVE, HENDERSON, NV 89014 (702) 454-5842 FAX (702) 454-7842

October 17, 2005

City of Las Vegas Planning and Development Department
701 S. Fourth Street
Las Vegas, Nevada 89101

**RE: Ann and Rio Vista Offices
Justification letter (Site development review)
APN: 125-27-802-011 & 125-27-802-013**

PROJECT NO.: 05-139

To Whom It May Concern:

We respectfully request approval on the site development review for both properties. The proposed project complies fully with the City of Las Vegas Title 19 requirements, policies and regulations. The proposed project has two (2) office buildings designed with a residential character to blend into the surrounding neighborhoods.

If you should have any questions or require additional information please contact our office.

Sincerely,



Karen K. Gravin
Project Manager

CC: 05-139-justification-site plan review-10-17-05

**SDR-9952
01/26/06 PC**

Architect
Gerald Garapich AIA, LLC
10 Commerce Center Drive Henderson, Nevada 89014

December 30, 2005

Don Schmuser
Mike Howe
City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Via Fax: 474-0352

RE: Ann /Rio Vista
SDR9947

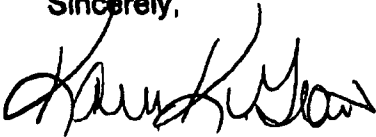
PROJECT NO.: 05-139

Dear Mike:

We respectfully request a waiver from development standards in regards of the rear setback requirement. We indicated a ten (10'-0") foot rear setback where a fifteen (15'-0") feet is normally required for a commercial property. Due the irregular configuration of the site as well as three (3) surveyed fault lines running through the northern portion of this property, the southern most portion of the site is the only viable area for a building. We have offset this decreased setback by indicating an intense landscape buffer along the eastern property line.

If you should have any questions or require additional information please contact our office.

Sincerely,



Karen K. Gravlin
Project Manager

SDR-9952
REVISED 01/26/06 PC

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

RECEIVED
JAN 20 2006

January 18, 2006

In regards to: General Plan Amendment-9946, Site Development Review-9952,
Variance-9957, Rezoning-9947

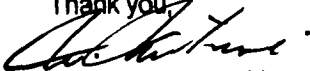
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

To Whom It May Concern:

I am objecting to any change in the Master Plan, Waiver, Variance or Rezoning of the property listed in the public hearing notice.

Master Plans, Rules and Zoning requirements provide the community with safeguards that the surrounding residents can expect to be protected. Any changes to the plans and zoning should make the community a better, more aesthetic environment, conforming to previous accepted principles. The requests listed here do not improve the neighborhood or make the quality of life any better. Please adhere to the Master Plan and Zoning requirements.

Thank you,


Walter Nieczkowski

GPA-9946
ZON-9947
VAR-9957
SDR-9952
P