

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

September 11, 2008

Randy Fultz
City of Las Vegas Department of Public Works
Flood Control Division
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Fultz,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than September 26, 2008.

Please forward comments to Agenda Technician Carman Burney.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
plowenstein@lasvegasnevada.gov
(702) 229-4693

Enclosures:

1. Environmental Impact Assessment Report (SDR-29651)
2. Location Map

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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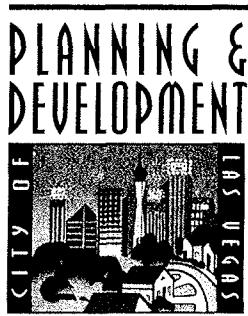
3. Project Plans

Mayor
Oscar B. Goodman

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(Mayor Pro Tem)
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September 11, 2008

Barbara Ginoulas
Clark County Government Center
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

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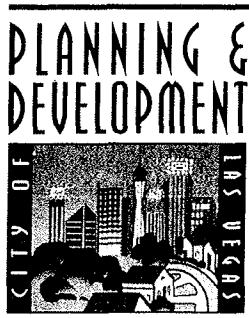
1. Environmental Impact Assessment Report (SDR-29651)
2. Location Map
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Las Vegas, NV 89101

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TTY: 702-386-9108
www.lasvegasnevada.gov

September 11, 2008

Bruce Turner
Regional Transportation Commission
600 So. Grand Central Parkway
Suite 350
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Turner,

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Please forward comments to Agenda Technician Carman Burney.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
plowenstein@lasvegasnevada.gov
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2. Location Map
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CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

√	1	Project Description
√	2	Transportation and Traffic
√	3	Schools
√	4	Emergency Services
√	5	Housing
√	6	Mass Transit
√	7	Open Space and Recreation
√	8	Hydrology
√	9	Water Quality
√	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Vegas and Decatur, located at Vegas and Decatur.

This document is being prepared by:

Company Name: DRC Engineering
Address: 9330 W. Martin Avenue
Las Vegas, NV
89148

Contact Person:

Name: Jolene Granberg / Chris Croft
Title: Senior Project Coordinator / Project Manager
Telephone: 270-6119
Fax: 270-4899
E-mail: jgranberg@drc-lasvegas.com; ccroft@drc-lasvegas.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name: Jolene J. Granberg
Title: Senior Project Coordinator

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Vegas and Decatur

1.b Application #: SDR-~~27965~~ 29451

1.c Project location: Vegas and Decatur

1.d Project sponsor

Name: Alpha Omega Strategies

Address: 4908 Carmen Blvd.

Telephone: 810-9002

1.e G. P. designation: Service Commercial

1.f Zoning: R-3 and C-1

1.g Project description: *Apn: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064*
Total site acreage: 15.77 +/-

i) Residential

Total units: 461

FAR per Lot:

Lot Coverage per Lot:

ii) Hospitality

Total rooms: N/A

Total entertainment: N/A

iii) Commercial

Total S.F.: 469,918

Total FAR:

Total Lot Coverage:

1.h Briefly describe the project's surrounding land use and setting:

North: C-1

East: C-V (public park; Ed Fountain Park)

South: C-1 and R-3

West: R-1 existing subdivision, Golf Ridge Terrace

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The project will consist of approximately 469,918 square feet of Commercial and 461 residential units. We are currently proposing a twelve story affordable Senior Living building. The site will also include a pad for future development of a market, two fast food pads, and two pads for shops. The tenants and design to be determined at a later date. The City Fire Department has also requested that we include a Fire Station on the first floor of the Senior Living building. We have also been negotiating the the 911 Emergency Services and are anticipating the top floor of the Senior Living building to occupied by them, or other Administrative Offices.

The site will be developed in phases, with the ten story Senior Living building and parking being in the first phase. These improvements will include a signalized intersection at Vegas Drive and Laurelhurst Drive, a signalized intersection of the project entry aligning with Ed Fountain park to the East on Decatur Boulevard, which will provide safe access for the park and our site. These signalized intersctions will also be effective for the proposed fire station that will occupy the lower level of the Senior living building.

Internal circulation shall be accommodated by a main drive aisle with a 30 foot width. All secondary drive aisles will have 24 foot width. Recognizing that the surrounding neighborhood is residential in nature, the site location is conducive to walk in sales.

Open space is being provided in the form of a mini park on the west side of Laurelhurst Drive which was also requested by the Fire Department for their use. There is an existing multi-use park on the east side of Decatur Boulevard which is in close proximity for the residents of our site.

The reminder of the site which is undeveloped at this time, is planned for additional affordable Senior Housing. This area consists of a vacant parcel of land on the east side of Laurelhurst Drive and on the south side of Westmoreland Drive.

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes - There will be a signalized intersection at Vegas Drive and Laurelhurst Drive. Laurelhurst Drive will be the main access point for the Fire Department that will be located in Senior Living building.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes - Parking calculations have been prepared using the LVMC, and we are requesting a minor deviation to allow less parking than required however because of the limited income and the age restriction we are assuming that the necessary parking will be minimal.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. We are proposing signalized intersections to provide safe access.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes - Internal circulation shall be accommodated by a main drive aisle with a 30 foot width. All secondary drive aisle will have a 24 foot width. Ingress/Egress will be off of Decatur Boulevard. All surrounding streets are fully improved and adequate in size to handle the traffic demands.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: See the attached table

II. GROWTH RATE AND ADT

An indication of the study area's historical growth rate can be determined through Nevada Department of Transportation's (NDOT) *2006 Annual Traffic Report*. NDOT places traffic counting stations throughout the state to measure average daily traffic (ADT) on roadways. The following NDOT traffic counting stations were selected and analyzed as indicator of the study area traffic conditions:

ADT STATION LOCATION

Station No.	Location
0030605	Decatur Boulevard, 0.1 mile north of West Washington Avenue
0030606	Decatur Boulevard, 0.2 mile north of Vegas Drive
0032664	Vegas Drive, 0.1 mile west of Decatur Boulevard

By analyzing the NDOT ADT data for a given area, information regarding local historical growth rates can be determined. The table below displays the ADT for the above stations and gives an average of yearly traffic growth rates, which have occurred over recent years.

AVERAGE DAILY TRAFFIC COUNTS (vpd)

Station No.	2002	2003	2004	2005	2006
0030605	38,000	38,800*	37,000	39,000	43,500
0030606	34,000	29,700	33,500	35,000	38,500
0032664			11,700	13,400	13,100

*data adjusted or estimated

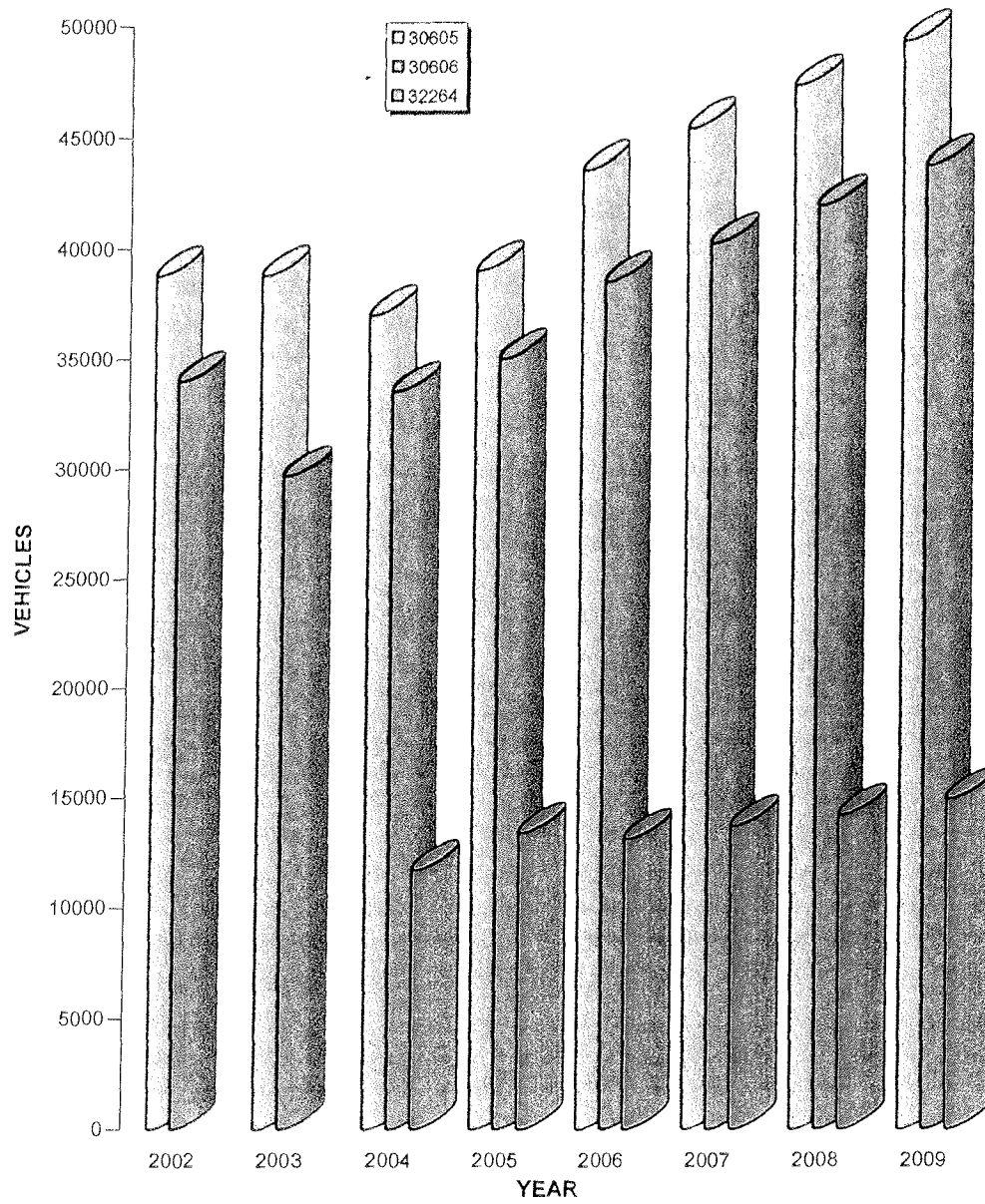
TRAFFIC GROWTH RATES (%)

Station No.	2002/03	2003/04	2004/05	2005/06	Station Average
0030605	0.0%	-4.6%	5.4%	11.5%	3.1%
0030606	-12.6%	12.8%	4.5%	10.0%	3.7%
0032664			14.5%	-2.2%	6.1%
AREA AVERAGE			4.3%		

For the purpose of calculating projected traffic volumes with site-generated traffic, the 4.3% traffic growth rate was used. Using this growth rate, the 2007 through 2009 ADT's are estimated to be:

Station No.	2007	2008	2009
0030605	45,400	47,300	49,300
0030606	40,200	41,900	43,700
0032664	13,700	14,200	14,900

AREA GROWTH RATE



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: N/A

Age-restricted units: 461. As this will be an age restricted senior housing development, it is not anticipated that there will be any school aged residents, therefore no additional enrollments will occur.

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Twin Lakes Elementary

Distance from site²:

Number of pupils: N/A

Junior High/Middle School

School name: Gibson Middle School

Distance from site²:

Number of pupils: N/A

High School

School name: Western High School

Distance from site²:

Number of pupils: N/A

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.218	0.142
6-8	0.116	0.061
9-12	0.138	0.060

Single-Family units include mobile homes and townhouse.

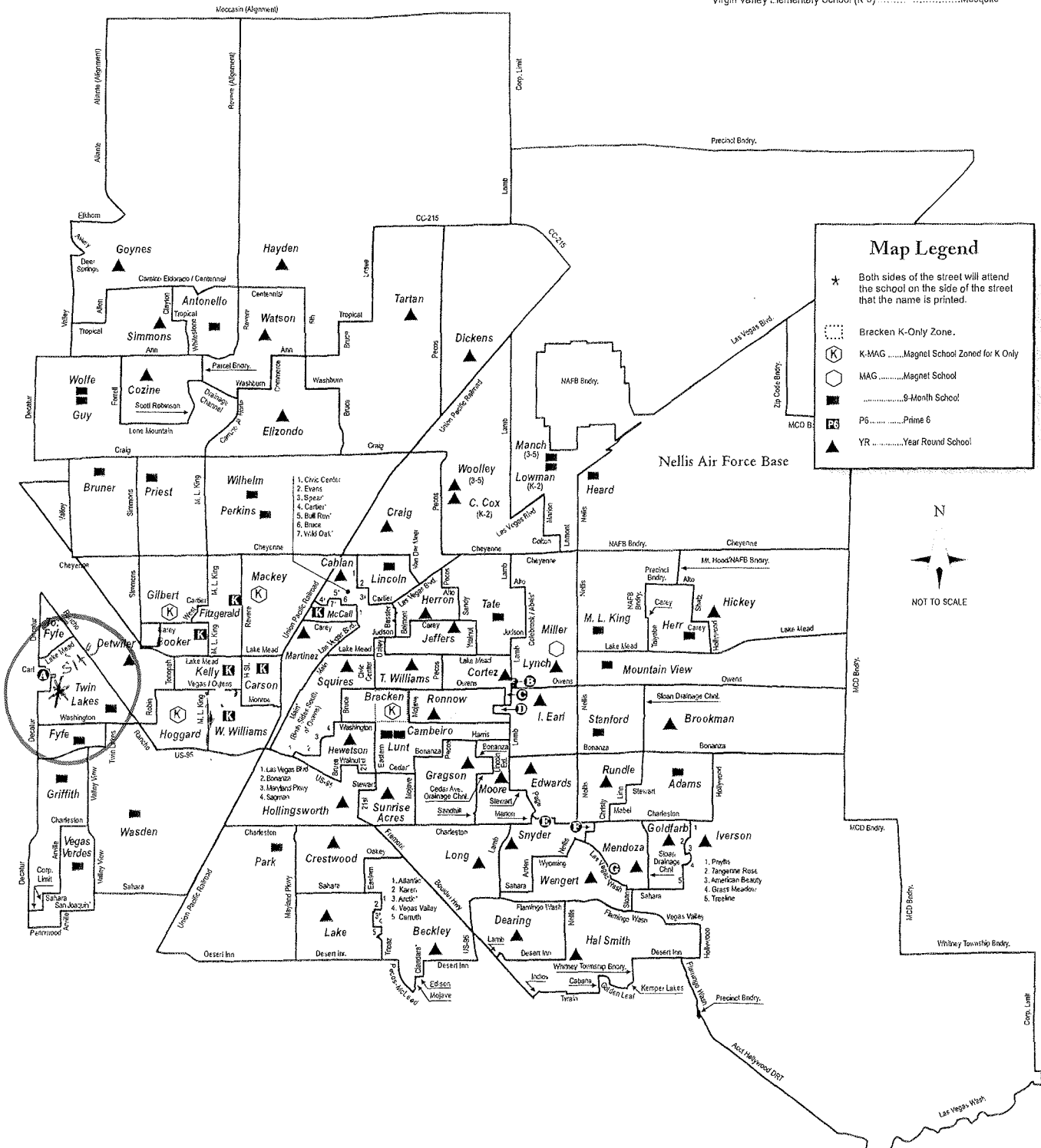
Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

Clark County School District

2007-2008 Elementary School - Northeastern Attendance Zones (K-5th Grade)

Grant Bowler Elementary School (K-5) Moapa Valley
 Joseph L. Bowler Elementary School (K-5) Bunkerville
 Perkins Elementary School (K-5) Glendale
 Virgin Valley Elementary School (K-5) Mesquite

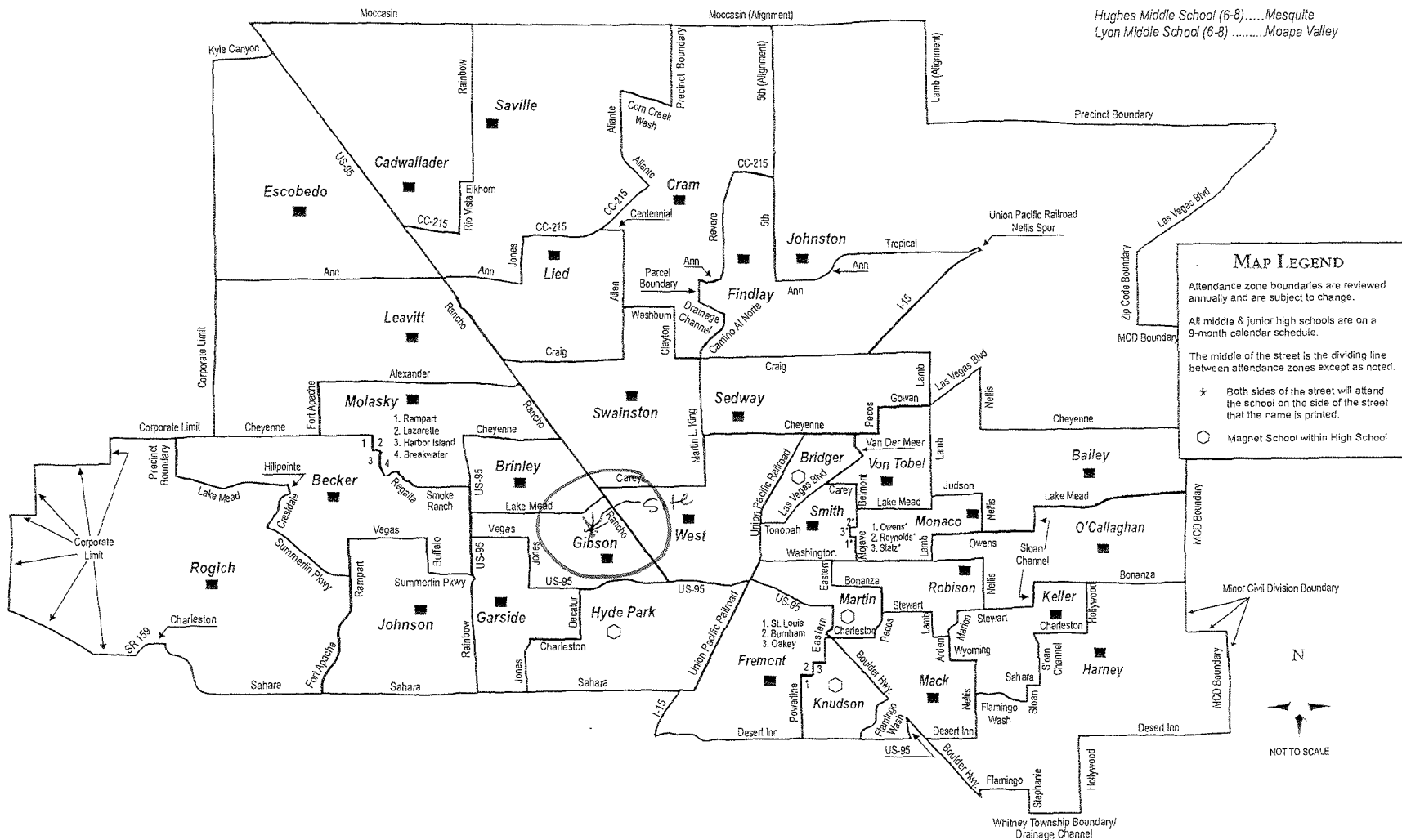


Clark County School District

2007-2008 Middle & Junior High School - Northern Attendance Zones (6th-8th Grade)

Indian Springs Middle School (6-8).....Indian Springs

Hughes Middle School (6-8).....Mesquite
Lyon Middle School (6-8)Moapa Valley



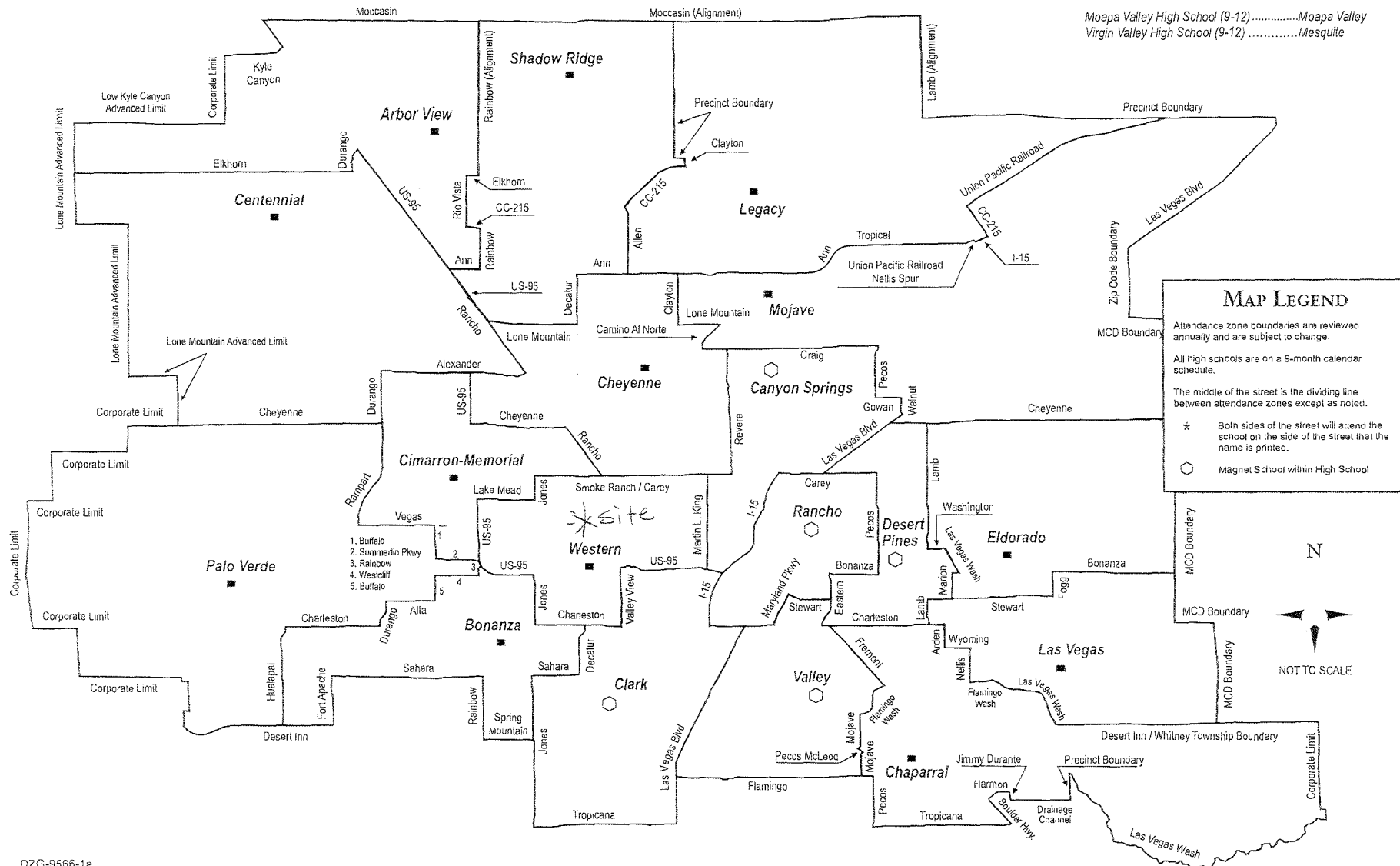
Clark County School District

2007-2008 High School - Northern Attendance Zones

(9th-12th Grade)

Indian Springs High School (9-12)Indian Springs

Moapa Valley High School (9-12)Moapa Valley
 Virgin Valley High School (9-12)Mesquite



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Station 6 - 190 Upland Blvd. / Station 143 - Decatur & Vegas

Existing/proposed: Existing / Proposed

Distance from site³: 1.13 miles / on-site

Police

Name of the facility: Bolden Station Area Command

Existing/proposed: Existing

Distance from site³: Approximately 1.5 miles

Emergency Services

Name of the facility: Station 6 - 190 Upland Blvd. / Station 143 - Decatur & Vegas

Existing/proposed: Existing / Proposed

Distance from site³: 1.13 miles / on-site

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: We have been negotiating with the 911 Emergency Services and are anticipating the top floor of building 1 to be occupied by them. The City Fire Department has also requested that we include a Fire Station on the first floor of the Senior Living building. As this site is in a developed area, it is not anticipated that any additional services will be required.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

September 9, 2008

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

Attention: Peter Lowenstein, Planning Supervisor

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District (District) Design and Production Divisions have reviewed the attached zoning applications and have determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you have any questions or require any additional information, please feel free to contact me at (702) 822-8574.

Sincerely,

Doa J. Meade, P.E.
Senior Civil Engineer
Engineering Design Division

DJM:TLL:jljg
Attachments

cc: w/attchs

James B. Ross, Electronics Supervisor, M/S 1080

SEP 10 2008

LVVWD BOARD OF DIRECTORS

Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

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Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-4934-OE
Prior Study No.
2008-AWP-4933-OE

Issued Date: 08/29/2008

MICHAEL J MCDONALD
ALPHA OMEGA STRATEGIES
4908 CAMEN BOULEVARD
LAS VEGAS, NV 89108

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Senior Living
Location:	LAS VEGAS, NV
Latitude:	36-11-12.72N NAD 83
Longitude:	115-12-27.40W
Heights:	135 feet above ground level (AGL) 2345 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/01/2010 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (718) 553-4546. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-4934-OE.

Signature Control No: 590618-103255050

(DNE)

Robert Alexander
Specialist

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 09, 2008

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-29651

Avila Park HOA

Charleston Estates NA

Charleston Preservation NA #12

Fremont Estates NA

G-704 NA.

Golf Ridge Terrace NA

Greens HOA

Images HOA.

Paul Culley NA

Ridgemount Association

Twin Lakes Country Club NA

Upland-Harmony Park Place NA

Vegas Drive HOA

WLV-NAA8,

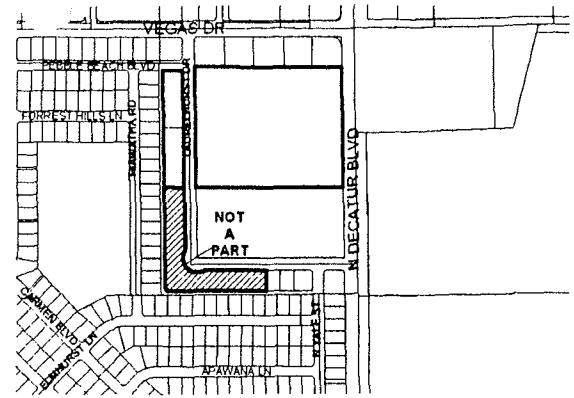
Application Information

VAR-29654 - VARIANCE - PUBLIC HEARING - APPLICANT: ALPHA OMEGA STRATEGIES - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A REDUCTION OF 34 PARKING SPACES FOR 45 SENIOR CITIZEN APARTMENTS on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

SDR-29651 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29654 - PUBLIC HEARING - APPLICANT: ALPHA OMEGA STRATEGIES - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-27965) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 WITHIN AN ADDITIONAL FLOOR WITH NO ADDITIONAL HEIGHT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 09, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

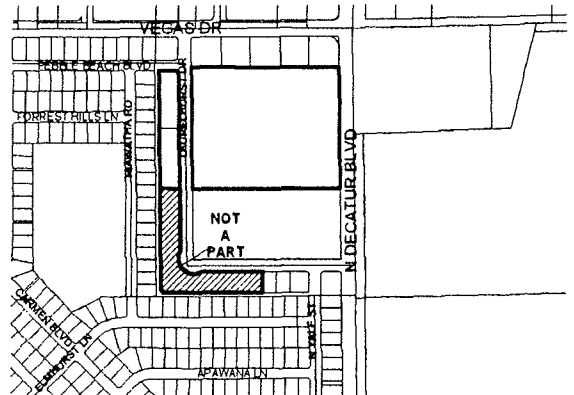
Application Information

VAR-29654 - VARIANCE - PUBLIC HEARING - APPLICANT: ALPHA OMEGA STRATEGIES - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A REDUCTION OF 34 PARKING SPACES FOR 45 SENIOR CITIZEN APARTMENTS on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

SDR-29651 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29654 - PUBLIC HEARING - APPLICANT: ALPHA OMEGA STRATEGIES - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-27965) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 WITHIN AN ADDITIONAL FLOOR WITH NO ADDITIONAL HEIGHT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

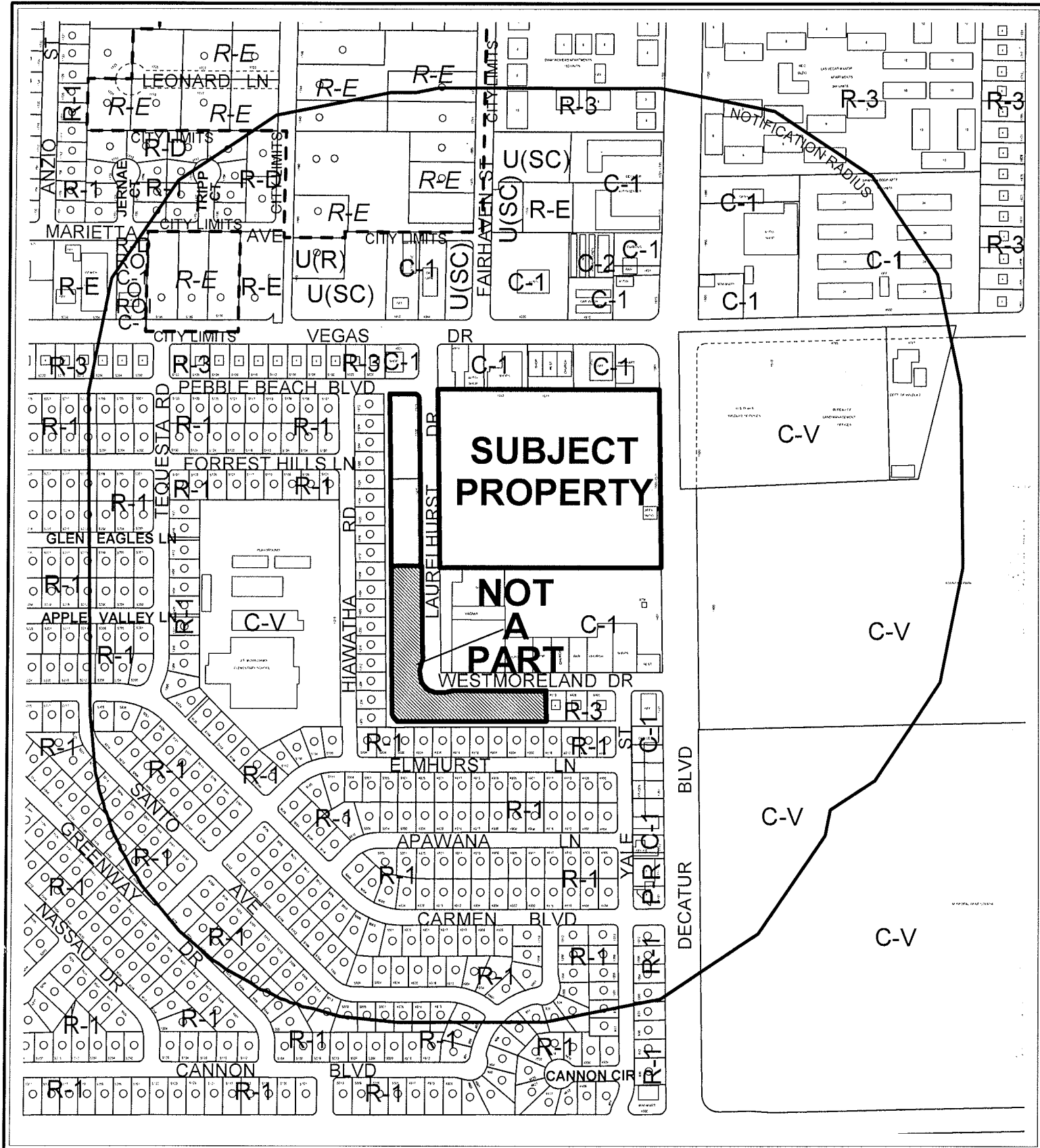
Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 09, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

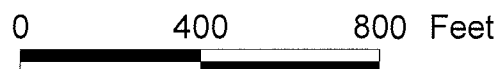


CASE: **SDR-29651**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**VAR-29654, VAR-29657 &
SDR-29651 – 10/09/08 PC**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	KEVIN BERG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT
< US MAIL DELIVERY>**

SDPR
08/28/2008

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-29651 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29654 AND VAR-29657 - PUBLIC HEARING - OWNER: CITY OF LAS VEGAS - APPLICANT: ALPHA OMEGA STRATEGIES -
Request a Major Amendment to an approved Site Development Plan Review (SDR-27965) FOR A PROPOSED 11-STORY SENIOR CITIZENS APARTMENT TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 AND TO INCLUDE 49,114 SQUARE FEET OF OFFICE on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

PLANNING COMMISSION: OCTOBER 9, 2008

CITY COUNCIL: NOVEMBER 5, 2008

CASE PLANNER: PETER LOWENSTEIN



PUBLIC HEARING

Comments Due: SEPTEMBER 11, 2008

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Nora Lares (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

SDR 29651				
City of Las Vegas				
West side of Decatur Blvd. Approx. 150' South of Vegas Dr.				
Proposed 12-story, 461-unit senior citizen apartment and mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC. [DWELL]	461	2.02	931
AM Peak Hour			0.06	28
PM Peak Hour			0.17	78
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	40.0	102.24	4,090
AM Peak Hour			3.25	130
PM Peak Hour			10.45	418
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.0	42.94	386
AM Peak Hour			1.03	9
PM Peak Hour			3.75	34
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	7.2	496.12	3,547
AM Peak Hour			53.11	380
PM Peak Hour			34.64	248
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CITY PARK [ACRES]	0.37	1.59	1
AM Peak Hour			0.00	0
PM Peak Hour			0.00	0
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	MIXED-USE DEVELOPMENT [ACRE]	13.36		8,955
AM Peak Hour				547
PM Peak Hour				778
(heaviest 60 minutes)				

Existing traffic on all nearby streets:				
Decatur Blvd.				
Average Daily Traffic (ADT)	44,048			
PM Peak Hour <i>(heaviest 60 minutes)</i>	3,524			
Vegas Dr.				
Average Daily Traffic (ADT)	20,664			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1,653			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Decatur Blvd.	51,800			
Vegas Dr.	32,775			
This project will add approximately 8,955 trips per day on Decatur Blvd. and Vegas Dr. This will increase expected volumes by about 20 percent on Decatur and by about 43 percent on Vegas. Decatur is at about 85 percent of capacity and Vegas is at about 63 percent of capacity. This development also includes a proposed 47.7 thousand square foot fire station. ITE does not provide trip generation for a fire station. However, the trips generated are expected to be minimal and therefore were not included in this report.				
Based on Peak Hour use, this development will add roughly 778 additional cars into the area; which works out to about 13 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 11, 2008

Linda Perri
Clark County School District
Facilities Department
2832 E. Flamingo
Las Vegas, NV 89109

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Ms. Perri,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than September 26, 2008.

Please forward comments to Agenda Technician Carman Burney.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
plowenstein@lasvegasnevada.gov
(702) 229-4693

Enclosures:

1. Environmental Impact Assessment Report (SDR-29651)
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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September 11, 2008

Joe Pena
City of Las Vegas Department of Public Works
Sanitary Sewers Division
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Pena,

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3. Project Plans

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September 11, 2008

Azarang Mirkhah
City of Las Vegas Fire and Rescue Department
Fire Prevention Division
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Mirkhah,

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plowenstein@lasvegasnevada.gov
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September 11, 2008

Tom Roberts
Metropolitan Police Department
Intergovernmental Services
400 Stewart Ave.
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur

Application #: SDR-29651

APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Roberts,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

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Planning Supervisor
plowenstein@lasvegasnevada.gov
(702) 229-4693

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September 11, 2008

George Jacoby
Las Vegas Valley Water District
Engineering Service Department
1001 S. Valley View Blvd.
Las Vegas, NV 89153

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Jacoby,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

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Sincerely,

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plowenstein@lasvegasnevada.gov
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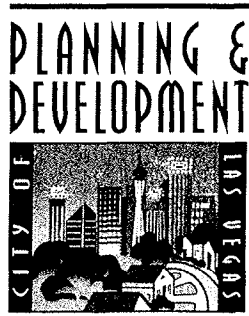
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TTY: 702-386-9108

www.lasvegasnevada.gov

September 11, 2008

Rick Schroder
City of Las Vegas Department of Public Works
Traffic Engineering Division
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Vegas And Decatur
Application #: SDR-29651
APN #: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through
064

Dear Mr. Schroder,

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Please forward comments to Agenda Technician Carman Burney.

Sincerely,

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Planning Supervisor
plowenstein@lasvegasnevada.gov
(702) 229-4693

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2. Location Map

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Friday, May 23, 2008

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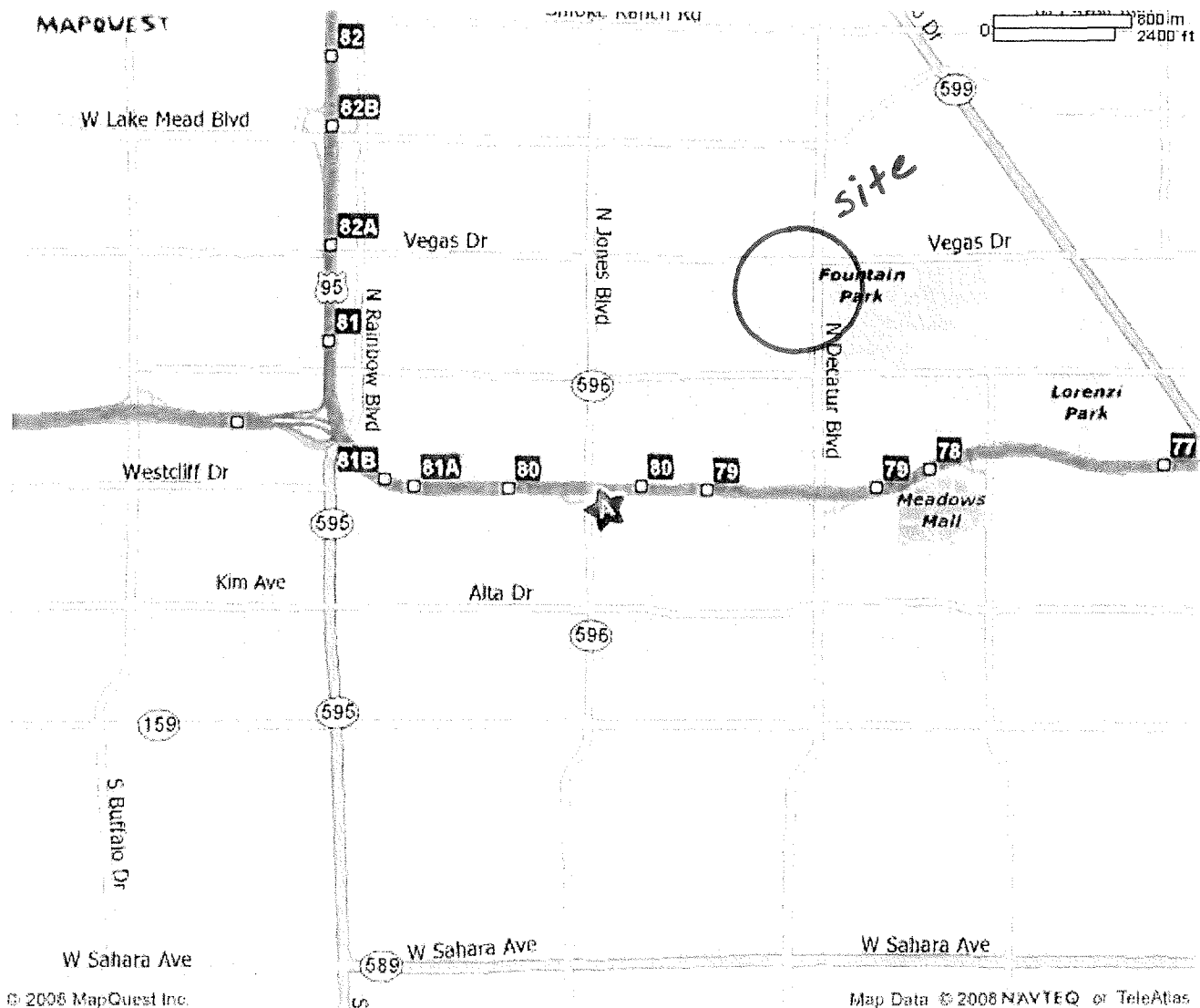
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Station	Address	Distance
Station 6	190 Upland Blvd, Las Vegas NV 89107	1.13
Station 3	2645 W Washington Av, Las Vegas NV 89106	1.32
Station 43	6420 Smoke Ranch Rd, Las Vegas NV 89108	1.61
Station 5	1020 Hinson St, Las Vegas NV 89107	1.7
Station 44	7701 W Washington Av, Las Vegas NV 89128	2.56
Station 53	3001 N Martin L King Blvd, North Las Vegas NV 89032	2.64
Station 10	1501 S MARTIN L KING BLVD, Las Vegas NV 89102	2.79
Station 42	7331 W Cheyenne Av, Las Vegas NV 89128	2.88
Station 1	500 N Casino Center Blvd, Las Vegas NV 89101	3.06
Station 12	3050 INDUSTRIAL RD, Las Vegas NV 89109	3.57

MAPQUEST



A: 190 Upland Blvd, Las Vegas, NV 89107-2660





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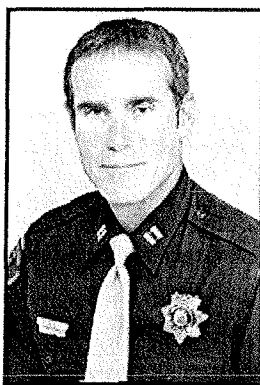
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BUREAUS AREA COMMANDS BOLDEN

[Bureaus](#) > [Area Commands](#) > [Bolden](#)



CAPT. PATRICK NEVILLE
BUREAU COMMANDER



Bolden Area Command

1851 Stella Lake
(off Martin Luther King just north of Vegas Drive)
(702) 828-3347

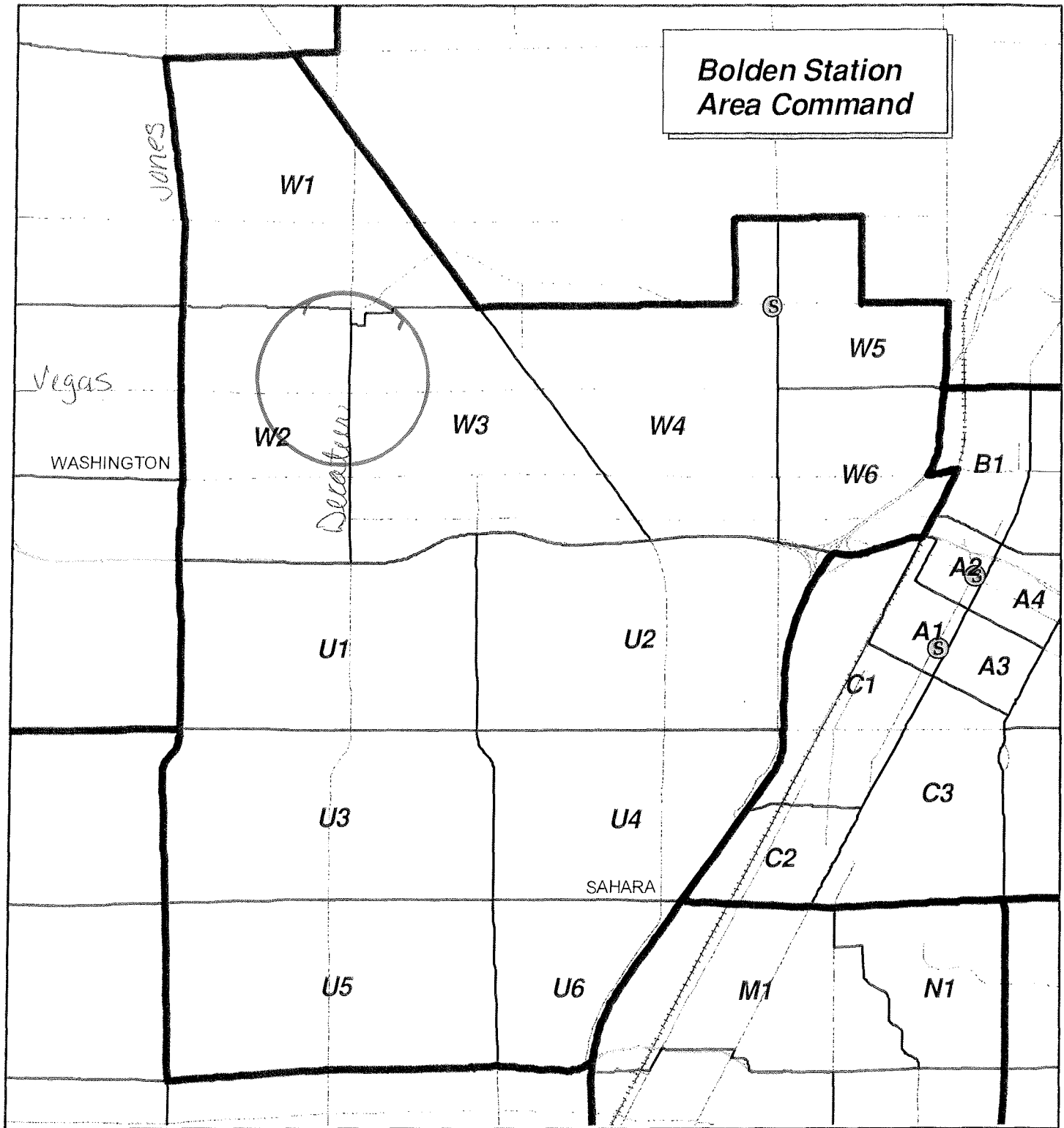
M-F 8:00 am - 6:00 pm
Saturday 8:00 am - 4:00 pm
Closed Sundays. Open all holidays except Thanksgiving
Christmas

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Las Vegas Metropolitan Police Department

LVMPD
Crime Analysis
Central Unit



Map shows
Area Command and Sector/Beats
Effective July 1, 2005

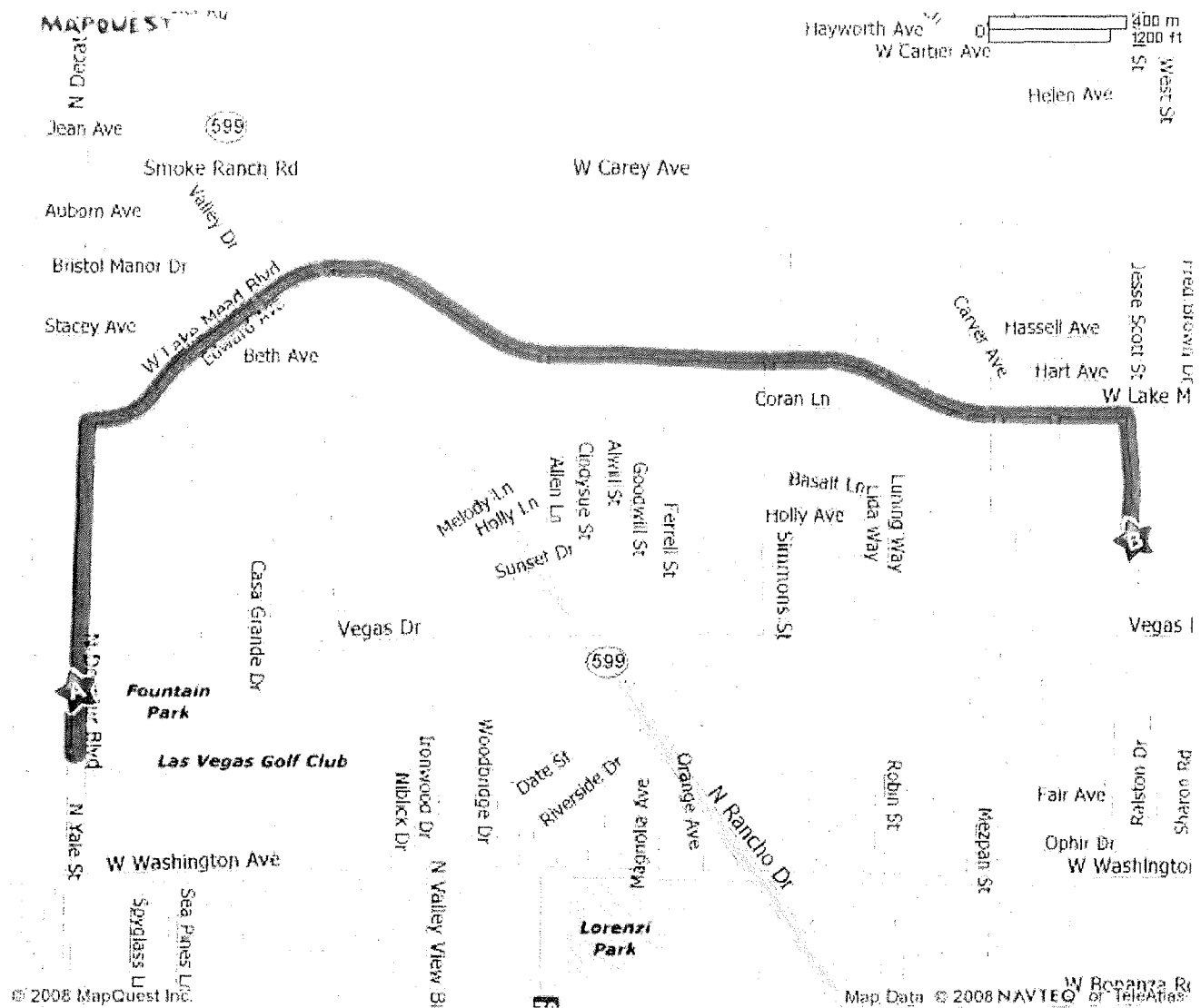
 Metro Substation

0.5 0 0.5 1 Miles

Crime Analysis Maps are produced solely to meet the needs of the Las Vegas Metropolitan Police Department. Please contact Crime Analysis at 229-3782 or 229-2929 regarding this or other products.



June 2005



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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No. Currently the site is zoned C-1 and R-3 and the land use is "Service Commercial". We are out side the RNP area, so our site does not affect that area.

-
- 5.b Would the project displace or eliminate existing housing?

Explain: No, on the contrary. We are proposing an affordable Senior Living building that will include 461 residential units that currently do not exist.

-
- 5.c What are the project characteristics, in terms of:

Density: 26.37 +/-

Height: Varies from 35' for the future pads to 135' for the senior living building

Gated community: No

Housing Type: Affordable Senior Living

Home ownership: No

-
- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: This project will provide a much needed age restricted affordable housing. The site is located near public transportation and public facilities. It is also anticipated that the commercial element will provide easily accessible shopping and employment.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Route 103 / Decatur Bl-Vegas Dr. (N) and (S)

Location: Decatur and Vegas

Distance from site⁴: Adjacent to site

6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No - mass transit currently exists in that area up and down Decatur Blvd.

6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: This site is proposing a combination right turn lane / bus turn-out on the west side of Decatur Boulevard south of Vegas Drive.

It is anticipated that the residents of the senior living will utilize the existing mass transit for their transportaion needs.

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.


[RTC Home](#) [Email Updates](#) [Search](#) [Site Map](#)

CATRIDE.COM

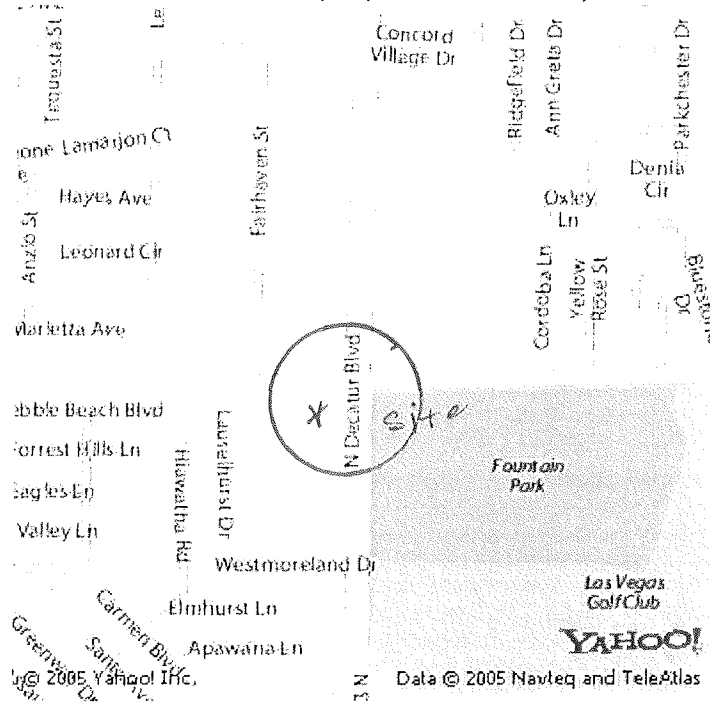


CAT Bus Stop Description

For time points, schedules and route maps, go to **[routes and schedules](#)**.

Bus Stop Information for: Decatur Bl.-Vegas Dr. (N)

Route Number: 103 (Day Route - North)



Odometer: 7.959 **FMN:** Far Side Stop

Amenities: Shelter **Service District:** City of Las Vegas

Comments:

WC Comments:


[RTC Home](#) [Email Updates](#) [Search](#) [Site Map](#)

CATRIDE.COM

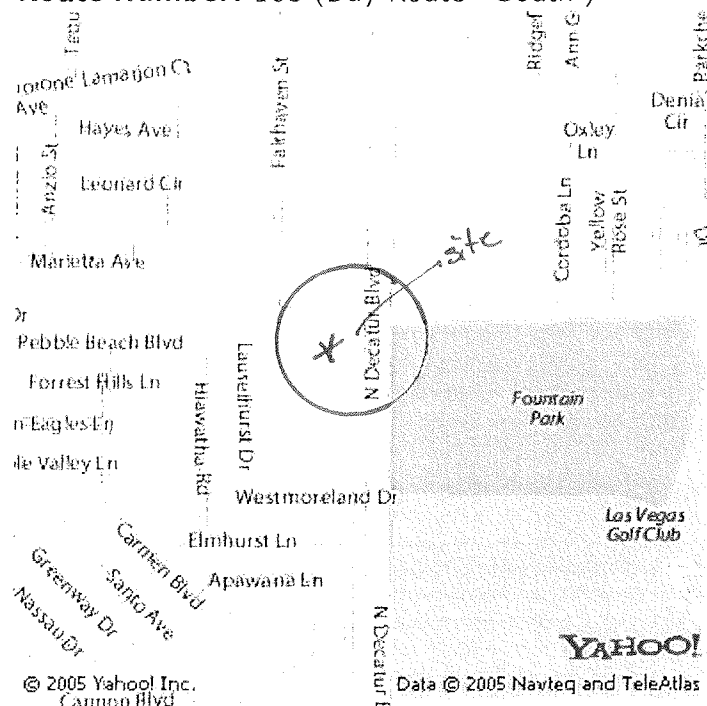


CAT Bus Stop Description

For time points, schedules and route maps, go to **[routes and schedules](#)**.

Bus Stop Information for: Decatur Bl.-Vegas Dr. (S)

Route Number: 103 (Day Route - South)



Odometer: 2.132 FMN: Far Side Stop

Amenities: Shelter Service District: City of Las Vegas

Comments:

WC Comments:

**Department of Aviation****RANDALL H. WALKER**
DIRECTOR**ROSEMARY A. VASSILIADIS**
DEPUTY DIRECTORPOSTAL BOX 11005
LAS VEGAS, NEVADA 89111-1005
(702) 261-5211
FAX (702) 597-9559
E-MAIL: webmaster2@mccarran.com

September 9, 2008

Jolene Granberg
DRC Engineering
9330 W. Martin Ave.
Las Vegas, NV 89148**Re: DP2708, 135 foot residential building, Vegas Drive and Decatur Boulevard**

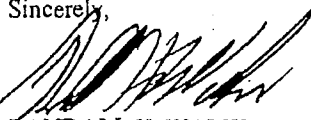
Dear Ms. Granberg:

The Director of Aviation has reviewed and APPROVED the subject Director's Permit application for a residential building to be located at Vegas Drive and Decatur Boulevard. The maximum permitted height for this structure shall be 135 feet above ground level, or 2345 feet above mean sea level including all lighting, mechanical equipment and trim.

This approval is in accordance with the Federal Aviation Administration (FAA) Aeronautical Study #2008-AWP-4934-OE. The FAA found that the structure would not be a hazard. The FAA determined that marking and lighting of this structure is not necessary for aviation safety. However, if you choose to install marking and/or lighting, the Department of Aviation recommends this structure be marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1K Change 2. This Director's Permit will expire on 3/1/2010 in conjunction with the FAA's determination, unless construction has commenced, or unless the FAA's determination is extended, revised, or terminated by the issuing office.

If you have any questions regarding this Director's Permit approval, please contact Charles Hall, Airport Program Administrator, at (702) 261-3055.

Sincerely,


RANDALL H. WALKER
Director of Aviation

RHW:sk

Enclosure

cc: Rosemary A. Vassiliadis
Charles HallTeresa M. Arnold
Dave Brown (APN # 138-25-503-006)**Clark County Board of Commissioners**

Rory Reid, Chair • Chip Maxfield, Vice Chair

Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury



LAS VEGAS CITY COUNCIL

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MAYOR

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DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

November 21, 2008

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-29651 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2008
RELATED TO VAR-29657 AND VAR-29654

Dear Applicant:

The City Council at a regular meeting held November 19, 2008 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-27965) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 WITHIN AN ADDITIONAL FLOOR WITH NO ADDITIONAL HEIGHT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-28101), Special Use Permit (SUP-28102), Variance (VAR-27964), Variance (VAR-29654), Variance (VAR-29657) and Site Development Plan Review (SDR-27965), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/26/08, except as amended by conditions herein.

4. An Exception from Title 19.12.040 is hereby approved, to allow zero parking lot finger islands where zero islands with the use of landscape diamonds was previously approved.
5. The owners of the parcels shall execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking (off-site) arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: The landscape plan shall be revised to reflect a total of 25, 24-inch box trees along the east side of Laurelhurst Drive. The landscape plan shall be revised to reflect palm tree heights of 15 feet minimum within required landscape buffers. The parking lot landscape shall be revised to reflect the use of evergreen or deciduous 24-inch box shade trees and landscape islands shall include a minimum of four, five-gallon shrubs for each tree required.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall meet the standards of Title 19.08.050(E)(4)(b) and mechanical equipment shall meet the standards of Title 19.08.050(E)(4)(c).

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. Conformance to the letter dated 09/09/08 from the Clark County Department of Aviation and FAA dated 08/29/08 stating no change in flight patterns will occur and limiting the tower height to 135 feet.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense.
19. Dedicate a bus turnout per Uniform Standard Drawing #234.3 on the west side of Decatur Boulevard as shown on the submitted site plan. Construct bus turnout concurrent with development of this site.

20. Meet with the Collection System Planning Section of the Department of Public Works to determine acceptable points of connection for this site. Comply with Collection System Planning recommendations.
21. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to obtaining Certificate of Occupancy or in conjunction with recordation of a commercial subdivision map.
22. Meet with the Traffic Engineering Division of the Department of Public Works to discuss the proposed median island and driveway reconfiguration on Decatur Boulevard. Comply with Traffic Engineering recommendations.
23. 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.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Michael McDonald
Alpha Omega Strategies
4908 Carmen Boulevard
Las Vegas, Nevada 89108

Ms. Jolene Granberg
DRC Engineering
9330 West Martin Avenue
Las Vegas, Nevada 89148



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

November 7, 2008

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-29651 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2008
RELATED TO VAR-29657 AND VAR-29654

Dear Applicant:

The City Council at a regular meeting held November 5, 2008 HELD IN ABEYANCE the request for a Major Amendment to an approved Site Development Plan Review (SDR-27965) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 WITHIN AN ADDITIONAL FLOOR WITH NO ADDITIONAL HEIGHT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the November 19, 2008 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Senior Deputy City Clerk for
Vicky Darling, Acting City Clerk

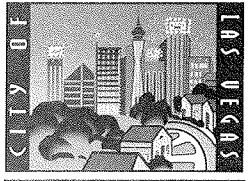
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

cc: Mr. Michael McDonald
Alpha Omega Strategies
4908 Carmen Boulevard
Las Vegas, Nevada 89108

Ms. Jolene Granberg
DRC Engineering
9330 West Martin Avenue
Las Vegas, Nevada 89148

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

October 10, 2008

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-29651 SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-27965) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 WITHIN AN ADDITIONAL FLOOR WITH NO ADDITIONAL HEIGHT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow), was considered by the Planning Commission on October 9, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-28101), Special Use Permit (SUP-28102), Variance (VAR-27964), Variance (VAR-29654), Variance (VAR-29657) and Site Development Plan Review (SDR-27965), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/26/08, except as amended by conditions herein.
4. An Exception from Title 19.12.040 is hereby approved, to allow zero parking lot finger islands where zero islands with the use of landscape diamonds was previously approved.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



5. The owners of the parcels shall execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking (off-site) arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.
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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. Conformance to the letter dated 09/09/08 from the Clark County Department of Aviation and FAA dated 08/29/08 stating no change in flight patterns will occur and limiting the tower height to 135 feet.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense.
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22. Meet with the Traffic Engineering Division of the Department of Public Works to discuss the proposed median island and driveway reconfiguration on Decatur Boulevard. Comply with Traffic Engineering recommendations.
23. 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.

This item will be considered by the City Council on **November 5, 2008** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Alpha Omega Strategies
Mr. Michael McDonald
4908 Carmen Boulevard
Las Vegas, Nevada 89108

DRC Engineering
Ms. Jolene Granberg
9330 West Martin Avenue
Las Vegas, Nevada 89148

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 26, 2008

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-29651 SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on ***October 9, 2008*** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be available on-line on ***Friday, October 3, 2008*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Alpha Omega Strategies
Mr. Michael McDonald
4908 Carmen Boulevard
Las Vegas, Nevada 89108

DRC Engineering
Ms. Jolene Granberg
9330 West Martin Avenue
Las Vegas, Nevada 89148

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby





**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

September 26, 2008

Ms. Carman Burney
City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Dear Ms. Burney:

SUBJECT: SDR-29651 VEGAS AND DECATUR
A.P.N. 138-25-503-006, 138-25-516-001 thru 016; 138-25-515-001 thru 064

The Las Vegas Valley Water District (District) has reviewed the subject project and has determined that it will not have a significant impact on the capacity of the District's water supply system.

If you have any questions, please contact Mr. Gary Lange at 258-3164.

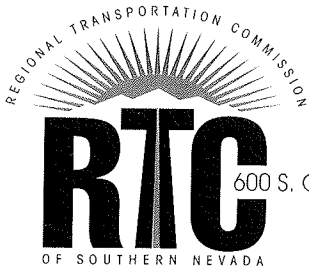
Sincerely,

George A. Jacoby, Manager
Engineering Services Division

GAJ/GL/kj

LVVWD BOARD OF DIRECTORS

Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager



600 S. Grand Central Parkway, Suite 350 • Las Vegas, Nevada 89106-4512 • 702-676-1500 • Fax: 702-676-1518

Jacob L. Show,
General Manager

September 25, 2008

Carman Burney, Agenda Technician
Development Services Center
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF
REGIONAL SIGNIFICANCE**

Dear Ms. Burney:

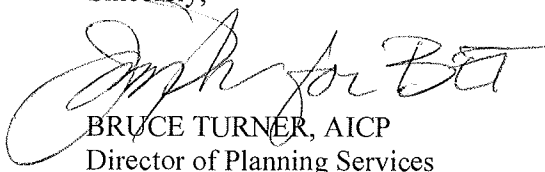
We have reviewed the following DINA:

<i>Project Title</i>	<i>Application #</i>	<i>APN#</i>
Vegas and Decatur	SDR-29651	138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

RTC staff recognizes and commends the inclusion of a bus turnout on the west side of Decatur Boulevard just south of its intersection with Vegas Drive. However, we recommend that the design for a bus stop placement within an exclusive right turn lane for commercial properties be adopted. The recommended design for the bus stop placement comes from page 40.3 of the Clark County Uniform Standard Drawings attached.

Thank you for the opportunity to provide comment. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1718.

Sincerely,



BRUCE TURNER, AICP
Director of Planning Services

BET: db

cc: Dante Bongolan

Dave Cornoyer

From: Peter Lowenstein
Sent: Thursday, September 25, 2008 8:17 PM
To: Dave Cornoyer
Subject: FW: DINA: SDR-29651; Vegas & Decatur

FYI

From: Albert Sung
Sent: Thursday, September 25, 2008 9:04 AM
To: Carman Burney
Cc: Peter Lowenstein; Robert Welch
Subject: DINA: SDR-29651; Vegas & Decatur

Carman,

Flood Control requires a technical drainage study regarding the subject project to address and mitigate the drainage impact to the vicinity areas. The drainage study must be prepared by a Nevada registered civil engineer and submitted to *City of Las Vegas Flood Control Division* for review and approval. If you have any questions, please call me at 229-2001.

Albert Sung, P.E.
Flood Control Division
Public Works Department

Mary Beth Scow, President
Terri Janison, Vice President
Carolyn Edwards, Clerk
Shirley Barber, Member
Ruth Johnson, Member
Larry P. Mason, Member
Sheila Moulton, Member

Dr. Walt Ruliffe, Superintendent

September 18, 2008

Peter Lowenstein, AICP
City of Las Vegas, Planning and Development
731 South 4th Street
Las Vegas, NV. 89101

RE: Vegas and Decatur
SDR-29651

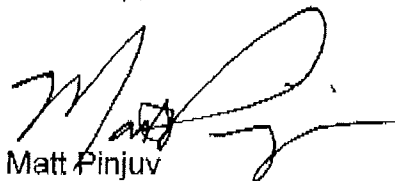
APN: 138-25-503-006, 138-25-516-001 through 016 & 138-25-515-001 through 064

Dear Mr. Lowenstein:

Clark County School District's Real Property Management staff has reviewed the above referenced project and found the proposed commercial retail and age restricted apartment will have no impact on the capacity of existing schools in the area. Please note this determination is based on the apartments remaining age restricted and that a conversion to conventional units could have an impact on surrounding schools.

Please contact me if you need any additional information.

Sincerely,



Matt Pinjuv
Coordinator II, Site Development Planner

Nora Lares

From: Carman Burney
Sent: Monday, September 15, 2008 8:34 AM
To: Nora Lares
Subject: FW: DINA for Vegas and Decatur (SDR-29651)

Attachments: Picture (Metafile)

This one is yours as well....

From: Joe Pena
Sent: Monday, September 15, 2008 8:31 AM
To: Carman Burney
Cc: Tim Parks
Subject: DINA for Vegas and Decatur (SDR-29651)

With respect to wastewater, the developer of this project shall meet with Collection System Planning (CSP) to determine acceptable points of connection to public sewer. This project shall also comply with the commercial subdivision sewer requirements of Municipal Code 18.10.230.



JOE PEÑA
SR. ENGINEERING ASSOCIATE
COLLECTION SYSTEMS PLANNING
(702) 229-2180 FAX (702) 382-8551

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-29651 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29654 AND VAR-29657 - PUBLIC HEARING - OWNER: CITY OF LAS VEGAS - APPLICANT: ALPHA OMEGA STRATEGIES -
Request a Major Amendment to an approved Site Development Plan Review (SDR-27965) FOR A PROPOSED 11-STORY SENIOR CITIZENS APARTMENT TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 416 TO 461 AND TO INCLUDE 49,114 SQUARE FEET OF OFFICE on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

PLANNING COMMISSION: OCTOBER 9, 2008

CITY COUNCIL: NOVEMBER 5, 2008

CASE PLANNER: PETER LOWENSTEIN



PUBLIC HEARING

Comments Due: SEPTEMBER 11, 2008

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Nora Lares (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW: LYMPH INTERGOVERNMENTAL SERVICES

THE PROJECT HAS THE POTENTIAL TO IMPACT POLICE SERVICES
IN THE BOLDEN AREA COMMAND WITH THE REDUCED PARKING AND
INCREASED RESIDENTIAL AND COMMERCIAL UNITS.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BIA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 11, 2008
Re: **SDR-29651** City of Las Vegas W. Side of Decatur Blvd., S. of Vegas Dr.
Request for a Major Amendment to an Site Development Plan Review to increase the number of residential units

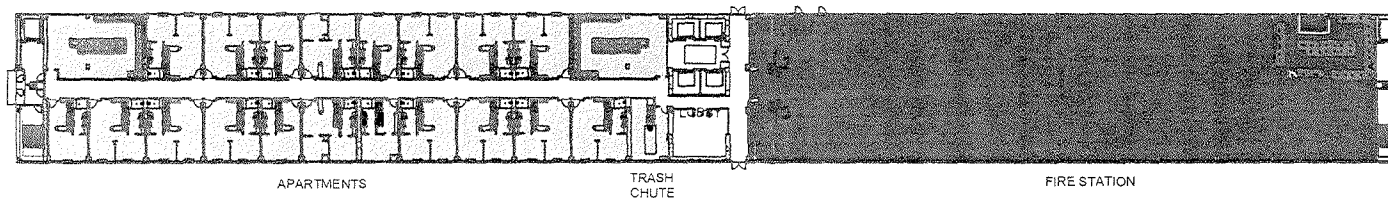
CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense.
2. Dedicate a bus turnout per Uniform Standard Drawing #234.3 on the west side of Decatur Boulevard as shown on the submitted site plan. Construct bus turnout concurrent with development of this site.
3. Meet with the Collection System Planning Section of the Department of Public Works to determine acceptable points of connection for this site. Comply with Collection System Planning recommendations.
4. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to obtaining Certificate of Occupancy or in conjunction with recordation of a commercial subdivision map.
5. Meet with the Traffic Engineering Division of the Department of Public Works to discuss the proposed median island and driveway reconfiguration on Decatur Boulevard. Comply with Traffic Engineering recommendations.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.



The
Residences
@ Village
Square

PORT O'CHERE

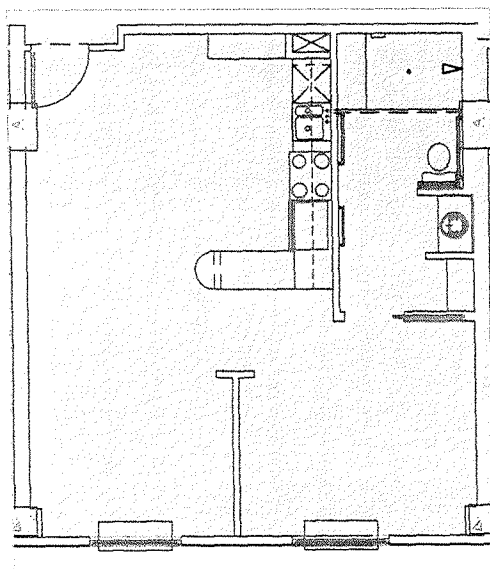


APARTMENTS

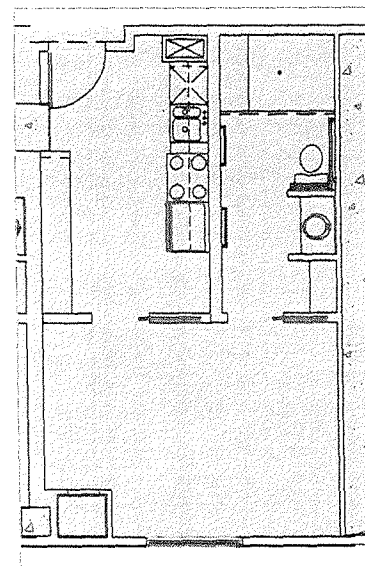
TRASH
CHUTE

FIRE STATION

(A) GROUND LEVEL PLAN BLDG 1 (35,914 S.F. EACH LEVEL)



(B) ENLARGED TWO BED FLOOR PLAN (642 S.F.)



(C) ENLARGED ONE BED FLOOR PLAN (450 S.F.)

RECEIVED

AUG 26 2008

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC

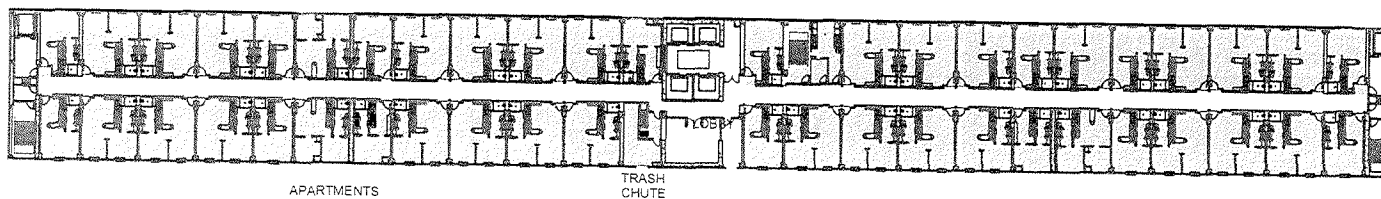


David L.
Downey P.
ARCHITECT

B



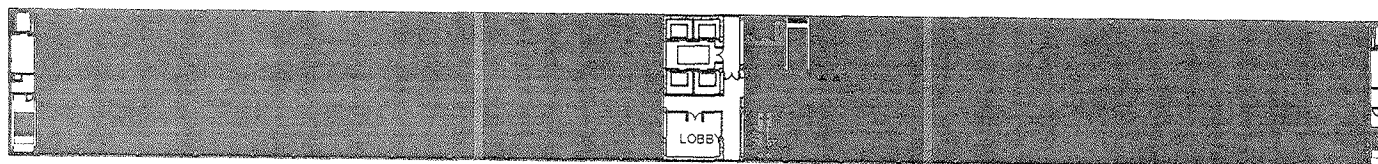
The
Residence
@ Villa
Square



APARTMENTS

TRASH
CHUTE

(A) TYPICAL LEVEL PLAN BLDG 1 (35,914 S.F. EACH LEVEL)



TRASH
CHUTE

GOVERNMENT SERVICES OFFICES

(A) ELEVENTH LEVEL PLAN BLDG 1 (35,914 S.F. EACH LEVEL)

RECEIVED

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC

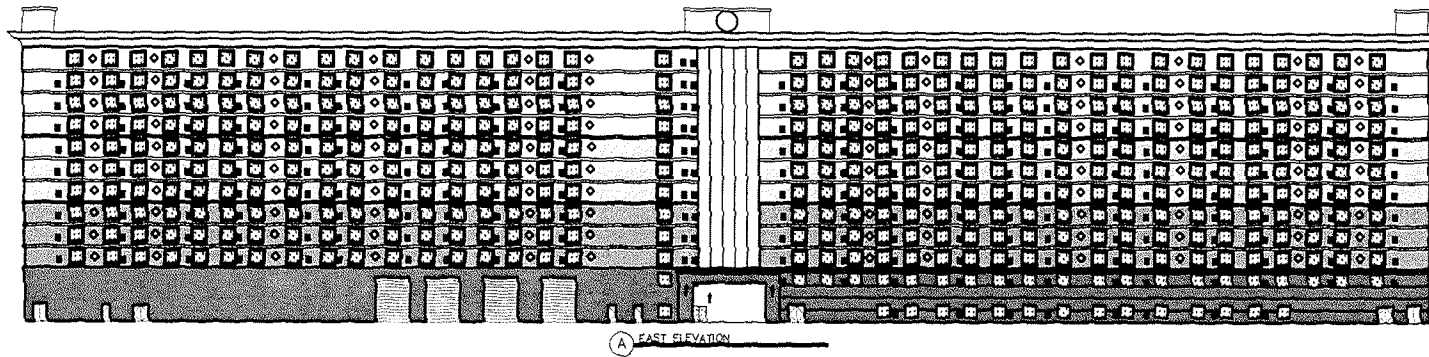
AUG 26 2008

David L.
Downey P.
ARCHITECTS
ARCHITECTS
ARCHITECTS

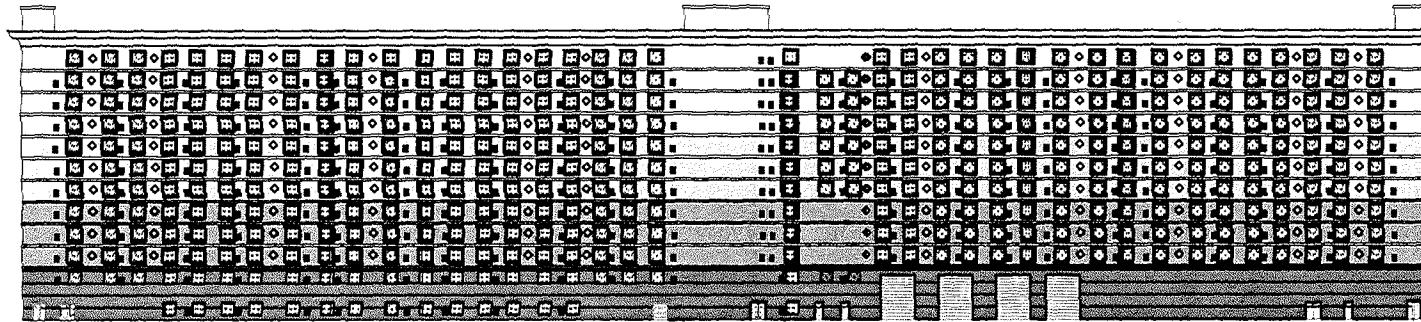
B1



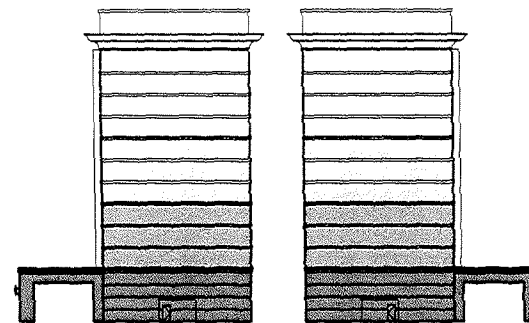
The
Residence's
@ Village
Square



A EAST ELEVATION



B WEST ELEVATION



C NORTH ELEVATION

D SOUTH ELEVATION

RECEIVED

AUG 26 2008

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC

David L.
Downey P.C.
ARCHITECT

JD

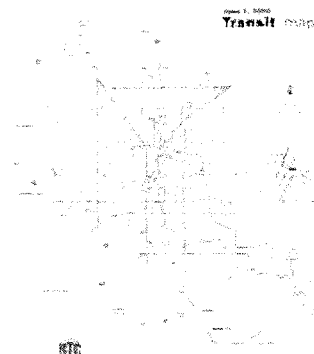




Upcoming Route & Schedule Changes – Effective June 1, 2008

It's the Regional Transportation Commission of Southern Nevada's (RTC's) goal to provide Las Vegas Valley residents and visitors with a safe, convenient and effective transit system that enhances mobility and air quality. Every six months the RTC enacts transit service changes throughout the system to accomplish this goal. This June, routing modifications and frequency increases will go into effect on several routes to improve service.

This information provides an overview of these changes, effective June 1, 2008.



Route Number - Route Name

101 - Rainbow

[101 - Route & Schedule](#) (PDF)

Route retimed; new schedule.

104 - Valley View / Torrey Pines

[104 - Route & Schedule](#) (PDF)

New schedule; frequency increased to every 30 minutes on weekdays from 5 a.m. to 6:30 p.m. and every 40 minutes on Saturdays from 5 a.m. to 6:30 p.m. Route will service the Las Vegas Springs Preserve on weekends only.

105 - Martin Luther King Blvd. / Koval

[105 - Route & Schedule](#) (PDF)

Route retimed; new schedule; route split at the DTC; service south of the DTC provided by Route 116 Koval / Industrial. 24-hour service implemented along Route 105.

106 – Rancho / Centennial Hills

106 - Route & Schedule (PDF)

Route retimed; new schedule; multiple layover points at north end of Route 106A removed to simplify schedule.

107 – Boulder Highway

107 - Route & Schedule (PDF)

New schedule; selected trips to service the College of Southern Nevada (CSN) Henderson Campus. Route now offers double-deck bus service on selected trips.

109 – Maryland Parkway

109 - Route & Schedule (PDF)

New schedule; frequency increased to every 12 minutes between 7 a.m. and 10:30 a.m. Monday through Saturday.

111 – Green Valley / Pecos

111 - Route & Schedule (PDF)

New schedule; implementation of one-way service along Routes 111A and 111B in the late evening hours in order to provide service on both the 111A and 111B until after midnight.

113 – Las Vegas Boulevard North

113 - Route & Schedule (PDF)

New schedule; frequency increased to every 30 minutes between 6 a.m. and 10 p.m., seven days a week. Route will no longer travel along Tonopah and N. 5th Street due to upcoming closure of roadway.

115 – Nellis / Stephanie

115 - Route & Schedule (PDF)

Route retimed; new schedule.

116 – Koval / Industrial

116 - Route & Schedule (PDF)

Route split from Route 105 south of the DTC. Route 116 will operate every 30 minutes between 5 a.m. and 7 p.m. with hourly service until 1 a.m. seven days a week.

117 – Las Vegas Blvd. South / Silverado Ranch

117 - Route & Schedule (PDF)

New schedule; route modified to service the Las Vegas Outlet Center on northbound trips. Route no longer provides loop service to Serene, Haven or Richmar east of Las Vegas Boulevard.

119 – North Las Vegas Connector

119 - Route & Schedule (PDF)

New schedule; replaces Route 403 (renumbered).

201 – Tropicana

201 - Route & Schedule (PDF)

New schedule; frequency increased to every 15 minutes on Saturdays from 11:15 a.m. to 12:30 p.m. Route extended west to Grand Canyon and south to Russell; selected eastbound trips will continue to service Peaceway and Spring Valley Parkway.

202 – Flamingo

202 - Route & Schedule (PDF)

New schedule; frequency increased to every 18 or 19 minutes on Sundays and Holidays from 6 a.m. to 12:30 p.m. Route extended west to Grand Canyon.

203 – Spring Mountain / Twain

203 - Route & Schedule (PDF)

New schedule; west end loop modified; route extended south along Durango to Tropicana.

206 – Charleston

206 - Route & Schedule (PDF)

New schedule; east end loop modified; selected trips will extend east to Hollywood Boulevard.

207 - Alta / Stewart

207 - Route & Schedule (PDF)

New schedule; route will be branched and have both A and B sections to increase frequency. Route 207A will be the same as the current Route 207. Route 207B will

provide additional service from Meadows Mall to the Nellis area. This creates a 30 minute frequency along these shared areas from 5:30 a.m. to 6:30 p.m. on weekdays. East end loop of Route 207A reversed.

209 - Vegas Drive / Owens

209 - Route & Schedule (PDF)

New schedule; east end loop modified to connect and share a layover with Route 210 at Lake Mead Boulevard and Shatz.

210 - Lake Mead Boulevard

209 - Route & Schedule (PDF)

New schedule; frequency decreased to once an hour during the overnight hours from 1 a.m. to 4 a.m. Coaches will also use a modified routing in the Summerlin area during the overnight hours. West end loop modified to no longer use Banburry Cross; coaches will serve Town Center in front of Summerlin Hospital. Layover relocated to Covington Cross.

211 - Smoke Ranch / Carey

211 - Route & Schedule (PDF)

New schedule; east end loop modified slightly on selected trips.

212 - Sunset

212 - Route & Schedule (PDF)

New schedule.

213 - Desert Inn / Lamb

213 - Route & Schedule (PDF)

New schedule.

214 - H Street / D Street

214 - Route & Schedule (PDF)

New schedule.

215 - Bonanza

215 - Route & Schedule (PDF)

Route retimed; new schedule. Selected trips will continue east along Bonanza to

Christy Lane, then travel along Christy and Stewart to reach the Route 207 layover.

217 – Warm Springs / Downtown Henderson

217 - Route & Schedule (PDF)

Route retimed; new schedule.

218 – Cheyenne

218 - Route & Schedule (PDF)

New schedule; frequency increased to every 30 minutes during peak weekday morning and afternoon hours. Service extended west to Hualapai.

219 – Craig

219 - Route & Schedule (PDF)

Route retimed; new schedule.

402 – Crosstown Connector / Boulder City

402 - Route & Schedule (PDF)

New schedule.

403 – North Las Vegas Connector

Renumbered to Route 119. Please see Route 119 for more information.

Routes with no changes:

Deuce Las Vegas Strip

MAX Las Vegas Blvd. North

102 – Jones

103 – Decatur

108 – Paradise

110 – Eastern

114 – Mountain Vista / Green Valley

204 – Sahara

208 – Washington

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What's it all mean?

Currently, there are more than 80 miles of bicycle routes, 180 miles of bicycle paths and 100 miles of bicycle paths. The RTC will implement 100 miles of bicycle lanes and 385 routes in 12 years at a cost of \$50 million.

The Regional Bicycle Plan recognizes the following Federal Highway Administration (FHWA) definitions for a bicycle route, a bicycle lane and a shared-use path:

BICYCLE ROUTE

A signed shared roadway is designated by placing signs along the roadway, indicating it is a preferred route for bicycle use. Bicycle routes are designated on roadways that have a wide curb lane of at least 14 feet or greater between the lane line and the lip of the curb, plus a 1.5-foot-wide gutter pan.

BICYCLE LANE

A bicycle lane is a portion of a roadway that has been assigned using striping, signing, and pavement markings for the use of bicyclists. The width of the bicycle lane is set at a 4-foot minimum from the bicycle lane strip to the edge of the pavement, plus a 1.5-foot-wide gutter pan.

SHARED-USE PATH

A shared-use path is a bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Pedestrians, skaters, wheelchair users, joggers, and other non-motorized users also may use the shared-use paths. The minimum width for a shared-use path is 12 feet of paving for bidirectional travel, with a minimum 2-foot shoulder on both sides of the path.

BICYCLE COMPATIBLE STREET/ROAD

A bicycle-compatible street or road has at least 14 feet or greater between the lane line and the lip of the curb, plus a 1.5-foot-wide gutter pan that can accommodate shared lane travel between motorists and cyclists.

BICYCLES PROHIBITED



LIBRARY



MIDDLE SCHOOL



HOSPITAL

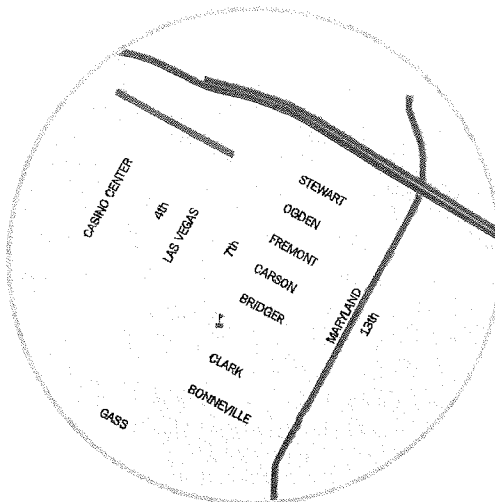


HIGH SCHOOL

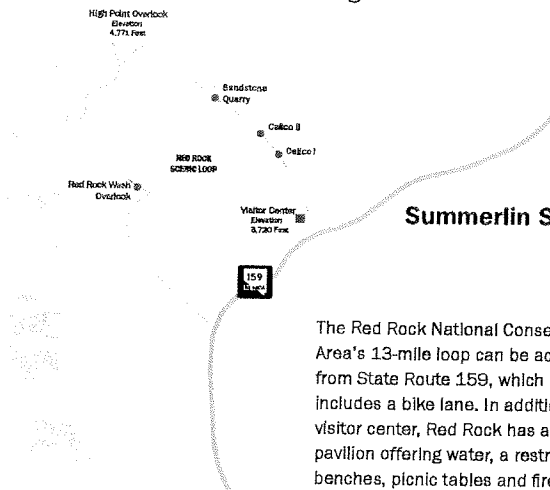


BICYCLE SHOP

Bicycle map



Downtown Las Vegas



Summerlin S



Boulder City

See other side for detailed Boulder City map.





Fare Information

Full Fare:

- Adults (18+) \$1.25
- The Deuce , \$2.00 One Way - \$5.00 24 hr Pass

Reduced Fares*

You must present a Reduced Fare Photo ID card to purchase a reduced fare ride or reduced fare pass. You must show the driver your Reduced Fare Photo ID card when you board the vehicle or when you purchase a reduced fare pass or pay a reduced fare.

- Senior Citizens (62+) \$.60
- Youths (6-17) \$.60
- Persons with Disabilities/Medicare \$.60
- Routes 301 Strip & 302 Strip Express, \$1.00
- Children five years of age and younger ride FREE when accompanied by a responsible adult.

Reduced Fare Photo I. D. Cards*

You must present a Reduced Fare Photo ID card to purchase a reduced fare ride or reduced fare pass. Eligible riders may apply for this at the Downtown Transportation South Strip Transfer Terminal. If you are eligible, the card will be mailed to you within two weeks. The following forms of identification will be honored to prove eligibility:

Medicare Card Holders: Medicare card and a valid drivers license or non-driver photo ID issued by the Department of Motor Vehicles.

Seniors (62+): Medicare card and/or a valid drivers license or non-driver photo ID issued by the Department of Motor Vehicles.

Youths (6-17 years): Birth certificate, valid drivers license or non-driver photo I. D. card issued by the Department of Motor Vehicles. Students may present a current Clark County District Student I. D. card at the time of boarding.

Disabled: Medicare card or a signed letter (original document only) from a physician stating the individual is disabled and the length of disability accompanied by a valid drivers license or non-driver photo ID issued by the Department of Motor Vehicles.

driver photo I. D. card issued the by the Department of Motor Vehicles.

Or a valid reduced fare eligibility cards from another transit system.

Personal Care Attendants (PCAs) are permitted to ride free of charge providing the either a Fixed Route Reduced Fare Card OR a Paratransit ID Card from CAT or an agency, certifying that the customer requires a PCA to ride.

PASSES

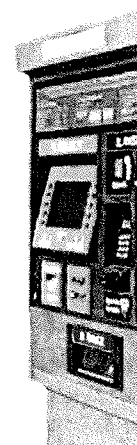
- Full Fare Pass \$40.00
- Reduced Fare Pass \$20.00*
- One-Day All Access Pass \$5.00 (there is no reduced fare on one-day passes)
- One-Day Residential Pass \$2.50
- One-Day Reduced Fare Residential Pass \$1.25*

Please be ready with exact change as you board the bus. Operators cannot make change or overpayments are non-refundable.

Buying Passes from a Ticket Vending Machine (TVM)

The off-board fare collection system is an added benefit to RTC customers that makes purchasing fares convenient and hassle-free via ticket vending machines (also known as TVMs, right). TVMs are located at every MAX passenger station, the Downtown Transfer Terminal (DTC) and the South Strip Transfer Terminal (SSTT).

Ticket vending machines sell and validate full fare passes, reduced fare passes, one-day passes and one-ride passes. Please note that one day passes and one trip ridecards are validated and become active upon issue.



Ticket Vending

How to use TVMs:

1. Select the pass you want to purchase by pressing one of the buttons adjacent to the video screen.
2. The screen will display the correct amount to pay. Select the payment type: cash, credit card or debit card.
3. Insert bills, coins or a Visa/Mastercard credit/debit card. The TVM will accept \$1, \$5, \$10, and \$20 bills. The machine will dispense \$20 maximum in change (coins only).
4. Validate your 30-day pass by inserting it in the slot marked "Validate Card." One-day passes and one-trip ridecards are validated upon

issue.

Las Vegas Monorail

The Las Vegas Monorail is a privately operated system. Fares between the Las Vegas Monorail and The CAT, MAX, and Deuce routes are not transferable. For more information about the Las Vegas Monorail please visit their **Web site**.

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Seniors On the Go

Reduced Fares

Senior Citizens age 62 and older can receive reduced fares on CAT and MAX. One-way fares can be purchased when boarding the vehicle or at ticket vending machines and transfers are free. You can purchase monthly passes from vendors throughout the valley or right here on our website.



Schedules and Trip Planning

To receive assistance planning your trip, call the RTC's customer information line at **228-RIDE (7433)**.

Silver STAR

Silver STAR is neighborhood loop routes that run two days a week in a limited area. The service is open to the entire community, but was designed with senior citizens in mind with stops at assisted living and senior community centers and various shopping locations. Every Silver Star route connects with regular CAT fixed route service to provide a broad range of destinations for passengers. There are currently 10 routes in service.

FDR

Flexible Demand Response, or FDR, is a curb-to-curb transit service provided by the RTC within the Sun City Anthem and Sun City Summerlin Communities. Similar to Silver STAR, the service runs two days a week for approximately six hours a day. Those interested in the service can register by calling Diana Miller at 676-1510.

CAT Ambassador

CAT Ambassador is designed to help community members take full advantage of transportation options by providing a peer training program to learn and teach use of the CAT bus system. The program is completely voluntary and free-of-charge.

Transit Benefits

Transit allows you to let someone else do the driving and offers convenient transportation to shopping, appointments, restaurants, movies and to handle many of life's tasks. Transit assists in improving environmental quality, reduces traffic congestion and provides transportation options for the entire community.

↑ Top

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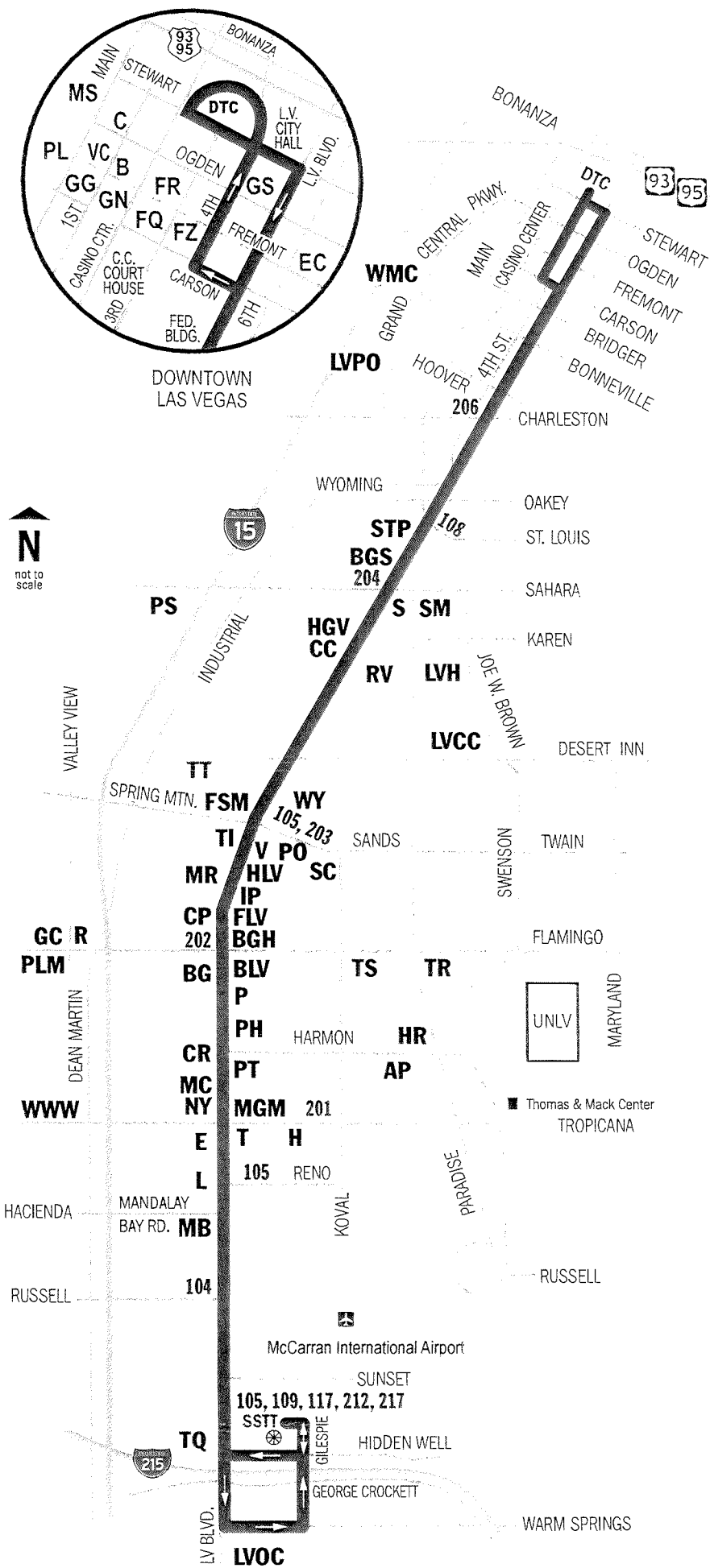
DEUCE Strip

Operates 24 hours,
7 days a week

FREQUENCY (Maximum wait time between buses) IN MINUTES				
Time Period	Mondays thru Thursdays	Fridays	Saturdays	Sundays
2 a.m. to 5 a.m.	17	17	17	17
5 a.m. to 6 a.m.	15	15	15	15
6 a.m. to 9 a.m.	12	12	12	12
9 a.m. to 10 a.m.	10	10	12	12
10 a.m. to 11 a.m.	8	8	10	10
11 a.m. to Noon	8	8	9	8
Noon to 3 p.m.	8	8	8	8
3 p.m. to 11 p.m.	7	7	7	7
11 p.m. to Midnight	8	8	8	8
Midnight to 1 a.m.	10	8	8	10
1 a.m. to 2 a.m.	12	12	12	15

⊗ Layover point
000 Transfer route

The Deuce stops at virtually every hotel and casino along the Las Vegas Strip. Stops, which are located about every quarter mile in each direction, are marked with signs or by bus shelters.



Key To Destinations Around The Strip

ALONG THE DEUCE ROUTE:

- BLV** Bally's Las Vegas
- BG** Bellagio
- BGH** Bill's Gamblin' Hall and Saloon
- BGS** Bonanza Gift Shop
- CP** Caesars Palace
- CC** Circus Circus
- CR** City Center
- E** Excalibur
- FSM** Fashion Show Mall
- FZ** Fitzgeralds
- FLV** Flamingo Las Vegas
- GS** Gold Spike
- HLV** Harrah's Las Vegas
- HGV** Hilton Grand Vacations Club
- IP** Imperial Palace
- LVOC** Las Vegas Outlet Center
- L** Luxor
- MB** Mandalay Bay
- MGM** MGM Grand
- MR** Mirage
- MC** Monte Carlo
- NY** New York-New York
- PO** Palazzo
- P** Paris
- PH** Planet Hollywood
- PT** Polo Towers
- RV** Riviera
- S** Sahara
- STP** Stratosphere Tower
- TI** TI (Treasure Island)
- T** Tropicana
- TQ** Town Square

- TT** Trump Tower
- V** Venetian
- WY** Wynn Las Vegas

TRANSIT TERMINALS:

- DTC** Downtown Transportation Center
- SSTT** South Strip Transfer Terminal

OTHER POINTS OF INTEREST:

- AP** Alexis Park
- B** Binion's
- C** California Hotel
- EC** El Cortez
- FQ** Four Queens
- FR** Fremont
- GC** Gold Coast
- GG** Golden Gate
- GN** Golden Nugget
- HR** Hard Rock
- H** Hooters
- LVCC** Las Vegas Convention Center
- LVH** Las Vegas Hilton
- LVPO** Las Vegas Premium Outlets
- MS** Main Street Station
- PS** Palace Station
- PLM** Palms
- PL** Plaza
- R** Rio
- SC** Sands Convention Center
- SM** Sahara Monorail Station
- TR** Terrible's
- TS** Tuscany
- VC** Las Vegas Club
- WWW** Wild Wild West

NOTE: For more off-Strip (local) hotels and casinos, see page 233.



City of Las Vegas Parks and Facilities Map

Existing Facilities

- 1 Andre Agassi Foundation
- 2 Baker Community School
- 3 Baker Pool
- 4 Becker Community School
- 5 Blind Center
- 6 Bonanza / Mojave Wastewater Plant
- 7 Brinkley Community School
- 8 East Yard - Building Services / IEFO
- 9 Carson Ramp Meter Shop
- 11 Charleston Heights Arts Center
- 12 Charleston Heights Community School
- 13 Chuck Minkler Sports Complex
- 14 Cimarron Rose Park
- 15 City Center Parking Garage
- 16 City Hall
- 18 Clark High Community School
- 19 Craiglin Pool
- 20 Derfelt Senior Citizens Center
- 22 Detention and Enforcement
- 23 Detention and Enforcement
- 25 Douglas Gym
- 26 Douglas Pool
- 27 Doolittle Senior Center
- 28 Doolittle Track Break
- 29 Downtown Community Center
- 30 Downtown Post Office Building
- 31 Downtown Transportation Center
- 32 Oda Gym & Recreation Center
- 33 Durango Hills Leisure Services Center - YMCA
- 34 Durango Hills Pool - YMCA
- 35 Durango Hills Water Resource Center
- 36 East Las Vegas Community Center
- 38 Fifty Street School
- 39 Fire Station #1
- 40 Fire Station #10
- 41 Fire Station #2
- 42 Fire Station #3
- 43 Fire Station #4
- 44 Fire Station #41
- 45 Fire Station #42
- 46 Fire Station #43
- 47 Fire Station #44
- 48 Fire Station #45
- 49 Fire Station #5
- 50 Fire Station #6
- 51 Fire Station #7
- 52 Fire Station #8
- 53 Fire Station #9
- 54 Fire Training Center
- 55 Freedom Park Pool and Bathroom
- 56 Garside Pool
- 57 Gibson Track Break
- 58 Hills Park Pavilion
- 59 Howard Lieburn Senior Center
- 60 Human Resources Classroom
- 61 Johnson Community School
- 62 Johnson Track Break Modular
- 63 KCEP Studio
- 64 Las Vegas Business Center
- 65 Las Vegas Senior Center
- 67 Las Vegas SportsPark
- 68 Leisure Services Administration
- 69 Lewis Street Corridor
- 70 Lied Animal Foundation
- 71 Lied Middle School
- 72 Lorenzi Park - Lorenzi Adaptive Center
- 75 Metro Northwest Area Command
- 76 Metro Downtown Area Command
- 77 Metro Training Center
- 78 Mirabelli Senior Center
- 79 Molaskey Middle School
- 81 Municipal Pool
- 83 Neal Elementary School
- 85 Neighborhood Services Code Enforcement
- 86 Neopolis Parking Garage
- 87 Northwest Senior Center
- 88 Northwest Track Break
- 89 Nucleus Plaza
- 90 West Yard - Parks and Open Spaces
- 91 Pavilion Center Pool
- 92 Rafael Rivera Community Center
- 93 Rapid Response Modular
- 94 Reed Whipple Cultural Center
- 95 Robison Middle School
- 96 Sammy Davis Jr. Festival Plaza
- 99 Senior Nutrition Center
- 101 Streets - Satellite Yard 1
- 102 Studio Building
- 104 Traffic Signal Repair
- 105 Twin Lakes Building
- 107 Varsity Day Care
- 108 Veterans Memorial Leisure Services Center
- 109 West Las Vegas Arts Center
- 110 West Middle School Community Center
- 112 WPCF-Admin Building

Parks

- 1 Archa Shores Park
- 2 Angel Park
- 3 An'San Sister City Park
- 4 Baker Park
- 5 Bettye Wilson Senior Complex
- 6 Bob Baskin Park
- 7 Bruce Trent Park
- 8 Buckhorn Basin Park
- 9 Charleston Heights Park
- 10 Charleston Neighborhood Recreation Park
- 11 Chester A. Spak Park
- 12 Children's Memorial Park
- 13 Cimarron Rose Park
- 14 Clarence Ray Memorial Park
- 15 Coleman Park
- 16 Cragin Park
- 17 Gary Dexter Park
- 18 Doolittle Park
- 19 Ed Fountain Park
- 20 Ethel Pearson Park
- 21 Fitzgerald Tol Let Park
- 22 Freedom Park
- 23 Haddad Park
- 24 Heers Park
- 25 Heritage Park
- 26 Hill Park
- 27 Hartbridge Circle Park
- 28 James Gay W Park
- 29 Jaycee Park
- 30 Lorenzi Park
- 31 Lubbock Johnson Park
- 32 Mary Olson Park
- 33 Mirabelli Park
- 34 Mountain Ridge Park
- 35 Rafael Rivera Park
- 36 Rainbow Family Park
- 37 Rotary Park
- 38 Stewart Place Park
- 39 West Charleston Lions
- 40 Wayne Barker Family Park
- 41 Willowood Park
- 42 Wooler Family Park
- 43 Police Memorial Park
- 44 Estelle Neal Park
- 45 All American Park
- 46 Doc Romeo Park
- 47 Sunny Springs Park
- 48 Carhune Heights Park
- 49 Durango Hills Park
- 50 Firefighters Memorial Park
- 51 Pioneer Park
- 52 Sky Ridge Park
- 53 Mike Morgan Family Park
- 54 City Park Frank Wright Plaza
- 55 Centennial Hills Park
- 56 Patriot Community Park
- 57 Veterans Memorial Ball Fields
- 58 Teton Trails
- 59 Cameron Community Park
- 60 Centennial Plaza
- 61 Bradley Blvd
- 62 Glendale Brothers Park
- 63 Kellogg-Zaher Sports Complex
- 64 Tenaya Neighborhood Park
- 65 Barkin Basin
- 67 Floyd Lamb Park & Tule Springs
- 68 Indian Hills Park
- 69 Winding Trails Park
- 70 Hualapai and Alexander Park
- 71 Lake Mead Park
- 72 Park 300-64
- 73 Pally Gonzalez Memorial Park

Green - Existing Park
Yellow - Planned Park

Facilities Leased From the City

- 10 Catholic Community Services Thrift Store
- 21 Desert Pines Golf Course
- 37 Equal Opportunity Board
- 65 Las Vegas Indian Center
- 74 MASH - Las Vegas Village
- 80 Municipal Golf Course
- 82 Natural History Museum
- 100 State Welfare Office
- 106 United Firefighters Association
- 111 Woodlawn Cemetery Breakroom

Facilities Leased By the City

- 24 Development Services Center
- 84 Neighborhood Preservation Office
- 98 300 E. Charleston

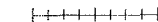
City Council Wards

Mayor Oscar B Goodman

- Ward 1 Lois Tarkanian
- Ward 2 Steve Wolfson
- Ward 3 Mayor Pro Tem Gary Reese
- Ward 4 Larry Brown
- Ward 5 Ricki Y. Barlow
- Ward 6 Steven D. Ross

City Manager Douglas A. Selby

0 0.350.7 1.4 Miles



July 9th, 2007

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

702-223-2460



Map No. 2

City of Las Vegas

Off-Street Multi-Use Transportation Trail Alignments

- ~ Downtown Trails
- ~ Equestrian
- ~ Multi-use Equestrian
- ~ Multi-use Non-Equestrian
- ~ Pedestrian Path

Adopted: January 16, 2002
Ordinance No. 5417

Modified: GPA-16105
CC 11/1/2006

This Map replaces Map No. 7 of the Centennial Hills Sector Plan.



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Geographic Information System
Planning & Development Dept.
702-229-6301



Data current as of: 12/7/2007

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