

Report Date 02/17/2011 09:29 AM

Submitted By

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A/P # 40318 HIST PRESERVATION COMMISSION

HPC

Type of HPC Case: CERTIFICATE OF APPROPRIATENESS

Link Parcel (Y/N)? Y

Meeting Information		Meeting Type	Meeting Status	Added By
Meeting Date	Comments	Modified By	Modified By	
12/08/2010		HPC	APPROVED	NLARES
02/10/2011				
12/08/2010		HPC	SCHEDULED	DCORNOYER
11/30/2010				

Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	Mi	Comments
983087	MOONEY	COURTNEY	M	x5260

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/08/10

DEPARTMENT: PLANNING & DEVELOPMENT

ITEM DESCRIPTION: Application for Certificate of Appropriateness for solar covered parking units at Lorenzi Park, located at 3333 W. Washington Avenue (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Barlow).

BACKGROUND

- 08/23/06 HPC approved staff to move forward with the local and National Register designation for historic Lorenzi Park buildings.
- 09/27/06 HPC approved funding to retain a consultant to prepare the National Register nomination report for the historic Lorenzi buildings.
- 03/22/07 Planning and Development Department approved a request for a Minor Site Development Plan Review (SDR-19625) for a proposed renovation of an existing city park on 59.37 acres at 3333 West Washington Avenue (APN-139-29-301-003), C-V (Civic) Zone, Ward 5.
- 12/06/07 Planning and Development Department approved a request to allow a proposed 80-foot tall wireless communications facilities, stealth at 720 Twin Lakes Drive (APN 139-29-301-003), C-V (Civic) Zone, Ward 5.
- 05/28/08 HPC approved Lorenzi Park National Register nomination report for submittal to the State Historic Preservation Office.
- 12/05/09 National Register nomination report was approved by the Nevada Board of Museums and History for submittal to the National Register for review.
- 12/10/08 HPC requested Lorenzi Park be reviewed for nomination to the city of Las Vegas Historic Property Register at the January 28, 2009 HPC meeting.
- 01/28/09 HPC approved nomination report for designation of Lorenzi Park (HPC-33117) on the city of Las Vegas Historic Property Register as an historic district, and scheduled public hearing for February 25, 2009 HPC meeting. HPC also requested updates as necessary regarding Lorenzi Park improvements.
- 02/25/09 Public Hearing: HPC approved designation of Lorenzi Park (HPC-33247) on the city of Las Vegas Historic Property Register as an historic district.
- 05/20/09 Las Vegas City Council approved a request to designate Lorenzi Park as an Historic District (DIR-33777) on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-33247), on 59.37 acres at 720 Twin Lakes Drive (APN 139-29-301-003), C-V (Civic) Zone, Ward 5. The Planning Commission recommended approval of this request.

- 05/27/09 HPC approved the media release for oral history booth at the Lorenzi Park (HPC-34547) opening event, located at 720 Twin Lakes Drive (APN 139-29-301-003), C-V (Civic) Zone, Ward 5.
- 07/22/09 HPC approved the consideration of options and HPC Centennial Legacy fund allocation for Lorenzi Park nomination to the National Register of Historic Places (HPC-35215), located at 720 Twin Lakes Drive (APN 139-29-301-003), C-V (Civic) Zone, Ward 5.
- 06/24/10 Planning and Development Department approved a request for a Minor Site Development Plan Review (SDR-38236) for the proposed renovation of an existing public park on 59.37 acres at 3333 West Washington Avenue (APN 139-29-301-003), C-V (Civic) Zone, Ward 5.

ANALYSIS

Application summary

As a part of the City's Sustainable Energy Strategy, the City is installing more than 5 megawatts of solar covered parking structures using thin film or crystalline solar panel technology at parks, community centers, and fire stations by the end of 2011.

Two phases of solar covered parking are currently planned, with one lot nearing completion in December 2010 and three lots under construction using Recovery Act (ARRA) funds for a combined installation of 827 kW. The second phase will be installed leveraging Recovery Act bonds and other funding sources from the first phase. When both phases are completed, nearly 1.71 MW of solar covered parking will have been installed over 1,720 parking spaces.

Lorenzi Park

- Solar installations will be located in the ball field parking lots at the two marked areas. (see attached map).
- The project consists of parking structures with solar panels mounted on the covers.
- Panels consist of thin-film solar technology and will cover approximately 135 spaces that were scoped and deemed available for construction.
- The total size of the system would be approximately 103.6 kW and would generate 207,200 kWh per year, representing an approximately 55% reduction at that meter.
- The total cost of this project (as of 11.19.10) is estimated at \$1,096,788.
- The construction timeline varies depending upon project size. For similarly sized projects, the actual construction time period for Lorenzi is roughly 40 - 60 working days (8-12 weeks).
- Funding for the project will be from CDBG-R (ARRA) funds and NV Energy rebates.

Lorenzi Park is listed on the city of Las Vegas Historic Property Register as an Historic District.

Findings

Per City of Las Vegas Title 19.06.090.K.1:

K. Guidelines, Standards and Process for Review of Alteration or New Construction:

- (1) Whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Subchapter. In the case of proposed work which, in the HPO's judgment, is minor in nature

and impact, the HPO shall be the approval authority. Approval pursuant to this Section indicates conformance with the provisions and intent of this Subchapter only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

The HPO has reviewed the proposed solar parking structures and has determined that the project is appropriate based on the requirements as outlined in City of Las Vegas Title 19.06.090.K.4.b-d.

- The proposed work is located in the portion of the park that has been significantly disturbed with new construction and is therefore not incompatible with the recognized distinctive character of the entire District.
- The proposed work complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties as it does not have a significant visual impact on the existing historic resources within the district. The project will not compromise the integrity of location, design, setting, materials, workmanship, feeling, or association.

STAFF RECOMMENDATION

APPROVAL of solar panel installations at Lorenzi Park.

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness.
- Aerial of Lorenzi Park showing project location.
- Image of solar parking structure.



Print Form

Reset Form

PLANNING & DEVELOPMENT DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: Certificate of Appropriateness for Solar Covered Parking: Lorenzi Park

Project Address (Location) 3333 W Washington Ave

Project Name CLV Solar Covered Parking Bid Lot D: Lorenzi Park/Lorenzi Park HUD

Assessor's Parcel(s)# 13929301003 Ward# 5

General Plan Designation: PR-OS Existing Zoning Designation: CV

Gross Acres 59.75

Additional Information _____

PROPERTY OWNER City of Las Vegas

Address 400 Stewart Ave

City Las Vegas State NV Zip 89101

E-mail Address tperrigo@lasvegasnevada.gov Phone 7022292127 Fax _____

APPLICANT/REPRESENTATIVE City of Las Vegas / Thomas Perrigo

Address 400 Stewart Ave

City Las Vegas State NV Zip 89101

E-mail Address tperrigo@lasvegasnevada.gov Phone 7022292127 Fax _____

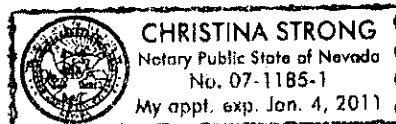
Property Owner Signature* Robin Yoakum

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name

Robin YoakumSubscribed and sworn before me Robin YoakumThis 23rd day of November, 2010Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #

Approved for administrative
review? Yes ☐ No ☐Project meets P&D
requirements? Yes ☐ No ☐

Meeting Date:

Date Accepted:*

Accepted By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

HPC-40318
12/08/10 HPC

Type of Application

- ☒ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☒ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Title 19 Zoning Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Title 19 Zoning Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning and Development for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Title 19 Zoning Code for guidance.
- ☐ **Lot Split**
- ☒ **Other:** Construction of solar covered parking structures and ancillary equipment.
- _____
- _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

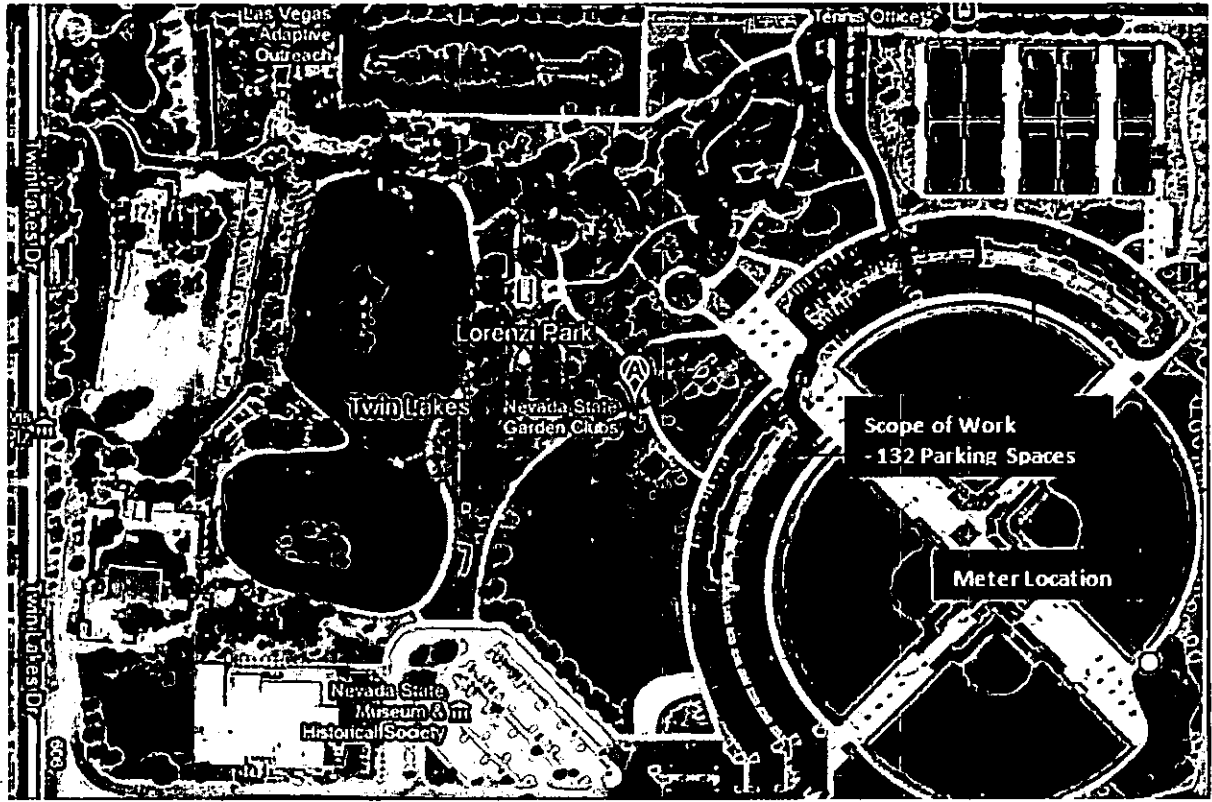
Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

See attached

Materials to submit with the application (as needed):

- ☒ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☒ **Drawings for conceptual review, new construction or graphics/signage:** Fifteen (15) complete sets, one color if applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☒ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures and/or landscaping in question, and their relationship to adjacent structures. Fifteen (15) copies, one color, must be submitted, no larger than 11" x 17".

Ward 5 – Lorenzi Park



<u>METER</u>	<u>ADDRESS</u>	<u>2008 kWh Usage</u>	<u>2009 kWh Usage</u>	<u>Notes</u>
PTD62D002545	3333 W WASHINGTON AVE	N/A	165710.34 (Aug-Dec)	Cell phone Mono-palm tower may cast a shadow during the am hours at northern parking lot; light poles from ball fields may

Thin Film

132 spaces * .75 kW = 99 kW, * 2,000 kWh = **198,000 kWh reduction**

Assuming 375,000 kWh bill over 1 year, 198,000 kWh represents a 53% reduction

HPC-40318
12/08/10 HPC

Image of similar solar parking structure to be installed at Lorenzi Park.



City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

HPC Application

Report Date 02/17/2011 08:53 AM

Submitted By

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A/P # 40318 HIST PRESERVATION COMMISSION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/30/2010 08:19	984708	Temp CDO		
Approved			CDO Issued		
Final			Expires		

Associated Information

Type of Work	Z-COFA CERTIFICATE OF APPROPRIATENESS	# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

HPC-40318 - Application for Certificate of Appropriateness for solar covered parking units at Lorenzi Park, located at 3333 West Washington Avenue (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Barlow).

Parent A/P

Project #	40318	Project/Phase Name	LORENZI PARK CERTIFICATE OF AP	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13929301003
Location 3333 WEST WASHINGTON AVENUE

Owner/Tenant

Contact ID	AC1301464	Name	CITY OF LAS VEGAS	Profession	
Organization		Position			
Mailing Address	400 E STEWART				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89101-2913
Country		☐ Foreign		Reference #	
Day Phone	(702)229-2096 x	Evening Phone		Fax	(702)385-7268
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	11/02/2006	☒ Primary	100.00 %		

Contact ID	AC1169647	Name	CITY OF LAS VEGAS	Profession	
Organization		Position			
Mailing Address	400 E STEWART				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89101-2927
Country		☐ Foreign		Reference #	
Day Phone	(702)229-2091 x	Evening Phone		Fax	(702)464-2522
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	04/13/2006	☐ Primary	0.00 %		

Contact ID	AC62551	Name	CITY OF LAS VEGAS	Profession	
Organization		Position			
Mailing Address	400 STEWART				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89101-2927
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	08/10/2002	☐ Primary	0.00 %		

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

HPC Application**Report Date** 02/17/2011 08:53 AM**Submitted By**

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A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

720 TWIN LAKES DR
LAS VEGAS, 89107-

700 TWIN LAKES DR
LAS VEGAS, 89107-

800 TWIN LAKES DR
LAS VEGAS, 89107-

3341 W WASHINGTON AVE
LAS VEGAS, 89107-

3333 W WASHINGTON AVE 1
LAS VEGAS, 89107-

3075 W WASHINGTON AVE
LAS VEGAS, 89107-

3333 W WASHINGTON AVE 2
LAS VEGAS, 89107-

3333 W WASHINGTON AVE 3
LAS VEGAS, 89107-

3333 W WASHINGTON AVE 4
LAS VEGAS, 89107-

3343 W WASHINGTON AVE
LAS VEGAS, 89107-

3339 W WASHINGTON AVE
LAS VEGAS, 89107-

3337 W WASHINGTON AVE
LAS VEGAS, 89107-

3333 W WASHINGTON AVE
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

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No Comments

Report Date 02/17/2011 08:53 AM

Submitted By

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Staff Recommendation

Staff Recommendation APPROVAL

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

HPC

Type of HPC Case: CERTIFICATE OF APPROPRIATENESS

Link Parcel (Y/N)? Y

Meeting Information Meeting Date Comments Added Date	Meeting Type Modified BY	Meeting Status Modified By	Added By
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12/08/2010	HPC	APPROVED	NLARES
02/10/2011			
12/08/2010	HPC	SCHEDULED	DCORNOYER
11/30/2010			

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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983087	MOONEY	COURTNEY	M	x5260
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries