City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Gus W. Flangas, Chair
Todd L. Moody, Vice Chair
Byron Goynes
Richard Truesdell
Vicki Quinn
Trinity Haven Schlottman
Richard P. Bonar

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

July 9, 2013

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 11, 2013 AND THE FINAL MINUTES FOR THE PLANNING COMMISSION WORKSHOP OF JUNE 20, 2013

6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. ANX-49448 - ANNEXATION - APPLICANT/OWNER: DANNY AND VIKKI RIDDLE REVOCABLE LIVING TRUST - For possible action on a Petition to Annex 3.10 acres at the northwest corner of Jones Boulevard and Wittig Avenue (APNs 125-23-502-012 and 013), Ward 6 (Ross).

8. ANX-49618 - ANNEXATION - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: OMNI FAMILY, LIMITED PARTNERSHIP, ET AL - For possible action on a Petition to Annex 35.00 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004 and 014; and 125-18-401-001, 009 and 010), Ward 6 (Ross).

9. EOT-49284 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-41304) FOR A PROPOSED 13,122 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 1,500 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suites #150 and #230 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

10. TMP-49515 - TENTATIVE MAP - SAHARA CENTER (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-49435].

11. TMP-49542 - TENTATIVE MAP - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374].

12. TMP-49544 - TENTATIVE MAP - BELMONTE - APPLICANT: WOODSIDE HOMES NEVADA, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 129-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30.97 acres at the northeast corner of Alta Drive and Fox Hill Drive (APN 137-34-111-001), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-49386].

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

13. TMP-49525 - TENTATIVE MAP - FRANKLIN PARK AT PROVIDENCE AMENDED - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP - For possible action on a request for a Tentative Map FOR A 166-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, WITH A WAIVER TO ALLOW AN INTERSECTION OFFSET OF 84-FEET WHERE THE MINIMUM REQUIRED IS 125-FEET on approximately 33.2 acres at the northwest corner of Elkhorn Road and Shaumber Road (APN 126-13-401-018), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-49369].

PUBLIC HEARING ITEMS

14. GPA-49489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434].

15. ZON-49494 - REZONING RELATED TO GPA-49489 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434].

16. GPA-49530 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HARMONY HOMES, INC. - OWNER: ALLAN ROTHSTEIN 1994 TRUST - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 4.30 acres at the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony).

17. ZON-49531 - REZONING RELATED TO GPA-49530 - PUBLIC HEARING - APPLICANT: HARMONY HOMES, INC. - OWNER: ALLAN ROTHSTEIN 1994 TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 4.30 acres at the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony).

18. MOD-49621 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO ADD FIVE ACRES TO THE PLAN WITH A ML (MEDIUM-LOW DENSITY) LAND USE DESIGNATION on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482].

19. ZON-49622 - REZONING RELATED TO MOD-49621 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), Ward 4 (Anthony) [PRJ-49482].

20. VAR-49623 - VARIANCE RELATED TO MOD-49621 AND ZON-49622 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW SIX-FOOT TALL RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482].

21. WVR-49624 - WAIVER RELATED TO MOD-49621, ZON-49622 AND VAR-49623 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Waiver TO ALLOW 5,173 SQUARE FEET OF OPEN SPACE WHERE 13,200 SQUARE FEET IS REQUIRED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482].

22. SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482].

23. VAR-49172 - VARIANCE - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 26 SPACES ARE REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

24. SDR-49171 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49172 - PUBLIC HEARING -

APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Site Development Plan Review FOR A 2,085 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE AND A THREE-FOOT BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

25. VAR-49483 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.15 acres at 5940 Jasper Ridge Street (APN 125-26-712-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-49477].

26. VAR-49484 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.15 acres at 5964 Jasper Ridge Street (APN 125-26-712-004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-49477].

27. VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) on 1.05 acres adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387].

28. SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387].

29. VAR-49529 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Variance TO ALLOW AN EIGHTH FREESTANDING SIGN ALONG VALLEY VIEW BOULEVARD THAT IS 30 FEET IN HEIGHT AND 328 SQUARE FEET WHERE 12 FEET IN HEIGHT AND 48 SQUARE FEET ARE THE MAXIMUM ALLOWED AND WHERE SEVEN SIGNS WERE APPROVED on a portion of 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian).

30. MSP-49527 - MASTER SIGN PLAN RELATED TO VAR-49529 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-18047) TO ADD A PROPOSED FREESTANDING SIGN AT AN EXISTING GOVERNMENT FACILITY on 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian).

31. VAR-49536 - VARIANCE - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC - For possible action on a request for a Variance TO ALLOW A TEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND ON THE SIDE AND REAR YARDS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.31 acres at 820 Fremont Street (APN 139-34-612-055), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49470].

32. SDR-49532 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE (PRIVATE DOG PARK) WITH A WAIVER TO ALLOW 55 PERCENT TURF COVERAGE WHERE 12.5 PERCENT IS THE MAXIMUM TURF COVERAGE ALLOWED on 0.31 acres at 820 Fremont Street (APN 139-34-612-055), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49470].

33. TMP-49575 - TENTATIVE MAP - IRON MOUNTAIN/BRADLEY - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for

a Tentative Map FOR A PROPOSED 50-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

34. VAR-49577 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

35. VAR-49578 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 2 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

36. VAR-49579 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 3 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

37. VAR-49580 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 4 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

38. VAR-49581 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 5 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

39. VAR-49582 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 7 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

40. VAR-49583 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 8 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

41. VAR-49584 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 9 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

42. VAR-49585 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 10 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

43. VAR-49586 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT

WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 11 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

44. VAR-49587 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 12 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

45. VAR-49588 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 13 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

46. VAR-49589 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 14 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

47. VAR-49590 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 15 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

48. VAR-49591 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 16 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

49. VAR-49592 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 17 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

50. VAR-49593 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 18 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

51. VAR-49594 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 19 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

52. VAR-49595 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 20 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

53. VAR-49596 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT

WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 22 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

54. VAR-49597 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 23 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

55. VAR-49598 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 24 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

56. VAR-49599 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 25 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

57. VAR-49600 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 32 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

58. VAR-49601 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 33 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

59. VAR-49602 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 34 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

60. VAR-49603 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 35 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

61. VAR-49604 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 36 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

62. VAR-49605 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 37 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

63. VAR-49606 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT

WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 40 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

64. VAR-49607 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 41 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

65. VAR-49608 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 42 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

66. VAR-49609 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 44 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

67. VAR-49610 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 46 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

68. VAR-49611 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 47 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

69. VAR-49612 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 48 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

70. VAR-49613 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 50 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528].

71. SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-008), C-V (Civic) Zone, Ward 5 (Barlow).

72. SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER on property located at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

73. WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04.070 TO ALLOW 42-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON ONE SIDE OF THE STREET IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS

WITH SIDEWALKS ON BOTH SIDES OF THE STREET on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

74. SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

75. SUP-49176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PRIVATE STREET FOR A 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.3 acres at the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation], Ward 6 (Ross).

76. SDR-49175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49176 - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF SIX 35-FOOT TALL, THREE-STORY BUILDINGS WITH A WAIVER TO ALLOW NO STRUCTURES ACTING AS BUFFERING TO THE RESIDENTIAL USES TO THE NORTH on 4.3 acres at the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation], Ward 6 (Ross).

77. SUP-49334 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHERRELL HALL - OWNER: 5450 WEST SAHARA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 640 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND A 60-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 5450 West Sahara Avenue, Suite #138 (APN 163-01-810-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

78. SUP-49382 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPICKLER - OLENAK, LLC - OWNER: CANYON PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,060 SQUARE-FOOT CONVENIENCE STORE at 6390 West Lake Mead Boulevard (APN 138-23-601-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

79. SUP-49432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEOFF HALL - OWNER: YELLOW BRICK PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,450 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,236 SQUARE FEET OF OUTDOOR SEATING AREA at 831 South Main Street (APN 139-34-410-004), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin).

80. SUP-49490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SETTEBELLO, LLC - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB USE WITHIN A PROPOSED 4,000 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #170 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

81. SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE A MINIMUM 400-FOOT SEPARATION IS REQUIRED AND TO ALLOW SUCH USE ON A 23.25 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE REQUIRED IS 50 ACRES at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288].

82. SUP-49520 - SPECIAL USE PERMIT RELATED TO SUP-49519 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288].

83. SDR-49521 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49519 AND SUP-49520 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A GAMING, RESTRICTED USE on a 0.26-acre portion of a 23.25-acre subdivision at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288].

84. SUP-49523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOUIS CORDI - OWNER: ABRAHAM SCHIFF - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 25 Fremont Street (APN 139-34-111-067), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49364].

85. SUP-49534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 3100 Stewart Avenue (APN 139-36-604-001), C-V (Civic) Zone, Ward 3 (Coffin).

86. SUP-49539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARELNI, LLC - OWNER: T-LVCR, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 18 Fremont Street (APN 139-34-111-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

87. SUP-49540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM FREMONT ASSOCIATES PROPERTY, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 18,100 SQUARE-FOOT GENERAL RETAIL STORE at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow).

88. SUP-49543 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: HS FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,400 SQUARE-FOOT GENERAL RETAIL STORE at 316 Fremont Street (APN 139-34-510-024 and 025), C-2 (General Commercial) Zone, Ward 5 (Barlow).

89. SUP-49549 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,750 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #100 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472].

90. SUP-49552 - SPECIAL USE PERMIT RELATED TO SUP-49549 - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,360 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,250 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #140 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472].

91. SUP-49553 - SPECIAL USE PERMIT RELATED TO SUP-49549 AND SUP-49552 - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,625 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,250 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #145 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472].

92. SDR-49548 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49549, SUP-49552, AND SUP-49553 -

PUBLIC HEARING - APPLICANT TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A MOTEL INTO A 50,768 SQUARE-FOOT RETAIL AND TAVERN-LIMITED COMPLEX on 1.15 acres at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472].

93. SUP-49574 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARELNI, LLC - OWNER: SCHIFF ENTERPRISES - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,255 SQUARE-FOOT RETAIL ESTABLISHMENT at 21 Fremont Street (APN 139-34-111-036), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49314].

94. SUP-49626 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIMA LIMON PERUVIAN RESTAURANT - OWNER: DECATUR CROSSING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 3,432 SQUARE-FOOT RESTAURANT at 222 South Decatur Boulevard (APN 138-36-516-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

95. SDR-49431 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR AN EXISTING 9,000 SQUARE-FOOT, FOUR-BUILDING COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A THREE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED on 2.03 acres at 3925 Coran Lane and 1881 and 1889 Cypress Trail (APNs 139-19-703-002, 004 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow).

96. SDR-49466 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR ONSITE IMPROVEMENTS AND LANDSCAPING FOR THE DEVELOPMENT OF A FUTURE CHURCH AND COMMERCIAL PADS on 10 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49354].

DIRECTOR'S BUSINESS:

97. DIR-49378 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation of the annual report on the Las Vegas 2020 Master Plan.

98. TXT-49526 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend Section 4.B of the Town Center Development Standards to add Firearms to the items permitted for resale as part of the Secondhand Dealer use.

CITIZENS PARTICIPATION:

99. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 11, 2013 AND THE FINAL MINUTES FOR THE PLANNING COMMISSION WORKSHOP OF JUNE 20, 2013

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

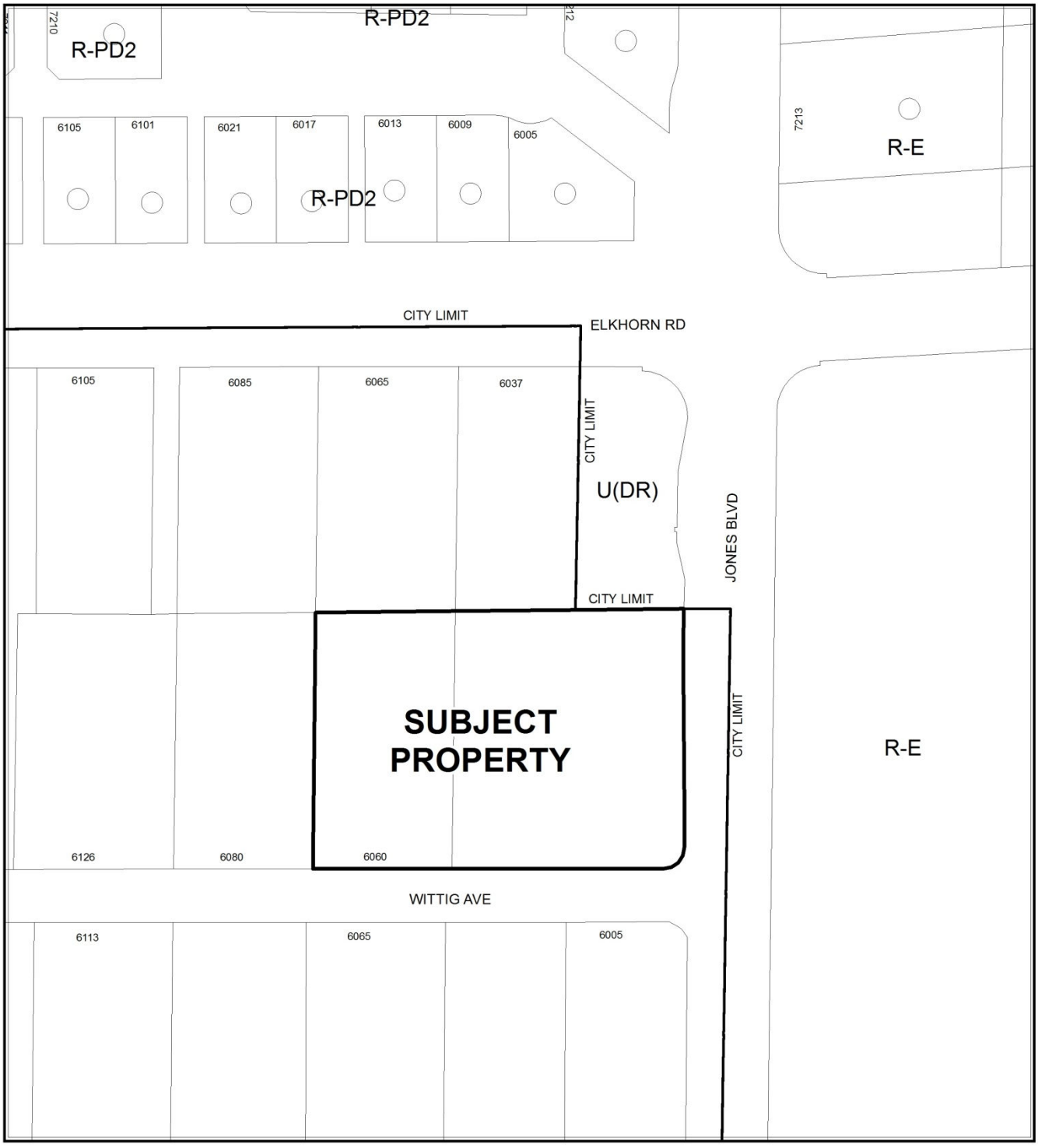
SUBJECT:
ANX-49448 - ANNEXATION - APPLICANT/OWNER: DANNY AND VIKKI RIDDLE REVOCABLE LIVING TRUST - For possible action on a Petition to Annex 3.10 acres at the northwest corner of Jones Boulevard and Wittig Avenue (APNs 125-23-502-012 and 013), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters



CASE: ANX-49448

0 150 300 Feet

N



CASE: ANX-49448

0 150 300 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-49448** APN: 125-23-502-012 & 013

Name of Property Owner: DANNY & VICKI RIDDLE REVOCABLE LIVING TRUST

Name of Applicant: DANNY RIDDLE

Name of Representative: VICTOR HECKEL

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Danny M. Riddle Vicki Riddle

Subscribed and sworn before me

This 16th day of May, 2013

_____

Notary Public in and for said County and State

LS REYNOSA
Notary Public State of Nevada
No. 12-8449-1
My appt. exp. June 13, 2013

Revised 11-14-06

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

RECEIVED

MAY 20 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION TO CITY OF LAS VEGAS

Project Address (Location) 6060 WITTIG LAS VEGAS 89131 + VACANT LAND

Project Name JONES, ELKHORN ASSISTED LIVING **Proposed Use** ASSISTED LIVING

Assessor's Parcel #(s) 125-23-502-012 & 013 **Ward #** _____

General Plan: existing R-1 **proposed** UER **Zoning: existing** R-1 **proposed** USE PERMIT

Commercial Square Footage 135,036 **Floor Area Ratio** 60,000

Gross Acres 3.1 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DANNY & VIKKI RIDDLE LIVING T **Contact** VICTOR HECKER

Address 6985 W. SAHARA #107 **Phone:** 247-7788 **Fax:** 247-7720

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address HECKER REALESTATE @ HOTMAIL.COM

APPLICANT SAME AS ABOVE **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE VICTOR HECKER **Contact** VICTOR HECKEL

Address 6985 W. SAHARA #107 **Phone:** 247-7788 **Fax:** 247-7720

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address HECKERREALESTATE @ HOTMAIL.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name DANNY M. RIDDLE VIKKI F. RIDDLE

Subscribed and sworn before me

This 16th day of May, 20 13.

_____

Notary Public in and for said County and State

LS REYNOSA
Notary Public State of Nevada
No. 12-8449-1
My appt. exp. June 13, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-49448
Meeting Date:	09/07/13
Total Fee:	$330.00
Date Received:*	5/20/13
Received By:	

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

RECEIVED

MAY 20 2013

Justification Letter

Annexation to the City of Las Vegas

Parcel Number's: 125-23-502-012/125-23-502-013

During the past few years the state of Nevada and the Las Vegas Valley has had tremendous growth in senior citizens. At the present time there is a dire need for assisted living facilities to be built in Las Vegas. The property in question is an outstanding location for an assisted living facility to be built, due to its proximity to residential and to having Centennial hospital within a short commute.

We propose to build the project which would consist of 150 rooms serving 190 beds. The facility would include trained caregivers, two dining rooms (which would serve the general population in the facility and the second dining room accommodating the Alzheimer's and memory population), barber shop, hair salon, library, exercise room, aquatic exercise, wellness center, administration office, laundry room, employee training center, and other amenities. We plan on building to all city standards with a maximum of two stories and complying with all city building codes

Senator Harry Reids office and staff are very well aware of this project and hopes that this will be one of several assisted living projects to be developed by us in the Las Vegas Valley.

RECEIVED

MAY 20 2013

ANX-49448

From Danny and Vikki Riddle

To City of Las Vegas, Department of Planning

May 16, 2013

RE Annexation of property

This letter acknowledges my permission for Victor Hecker and Bob Fable to act in my behalf in annexing parcel number 125-23-502-012 & 013 to the City of Las Vegas. Please see attached purchase contract which is now in escrow with Nevada Title. I also agree and stipulate that I as owner of record consent to the filing and processing of the applications and agree to be bound by the requested annexation.

The exception to the binds of annexation is that in the event the property is not transferred then all rural land use would be grandfathered such as keeping llamas, mules, chickens and bees, qusi-municipal water rights and the septic system.

Danny Riddle — Date: 5/16/13

Vikki Riddle — Date: 5-16-13

NOTARY — 5/16/2013

LS REYNOSA
Notary Public State of Nevada
No. 12-8449-1
My appt. exp. June 13, 2013

RECEIVED

MAY 20 2013

ANX-49448

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

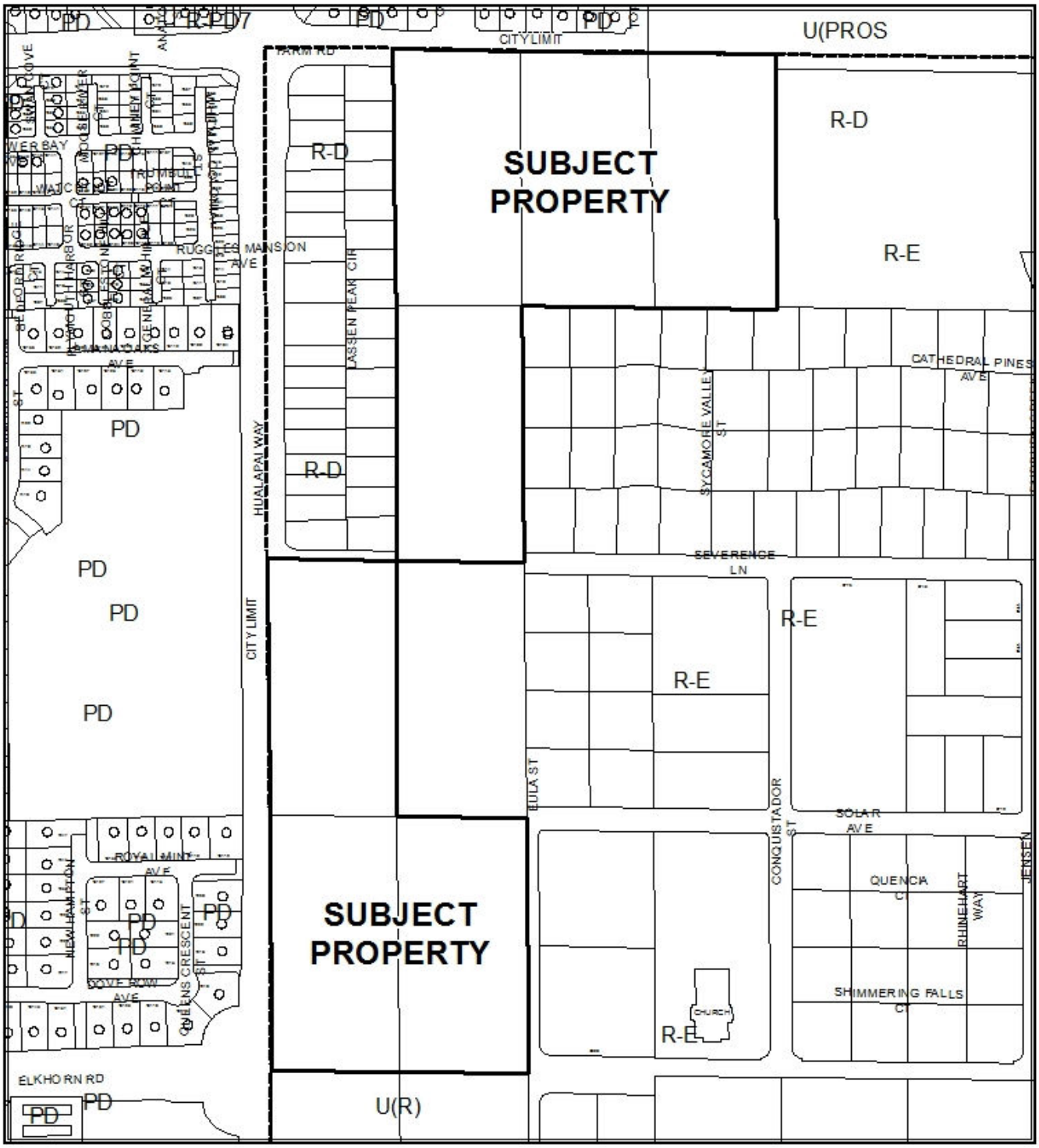
SUBJECT:
ANX-49618 - ANNEXATION - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: OMNI FAMILY, LIMITED PARTNERSHIP, ET AL - For possible action on a Petition to Annex 35.00 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004 and 014; and 125-18-401-001, 009 and 010), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

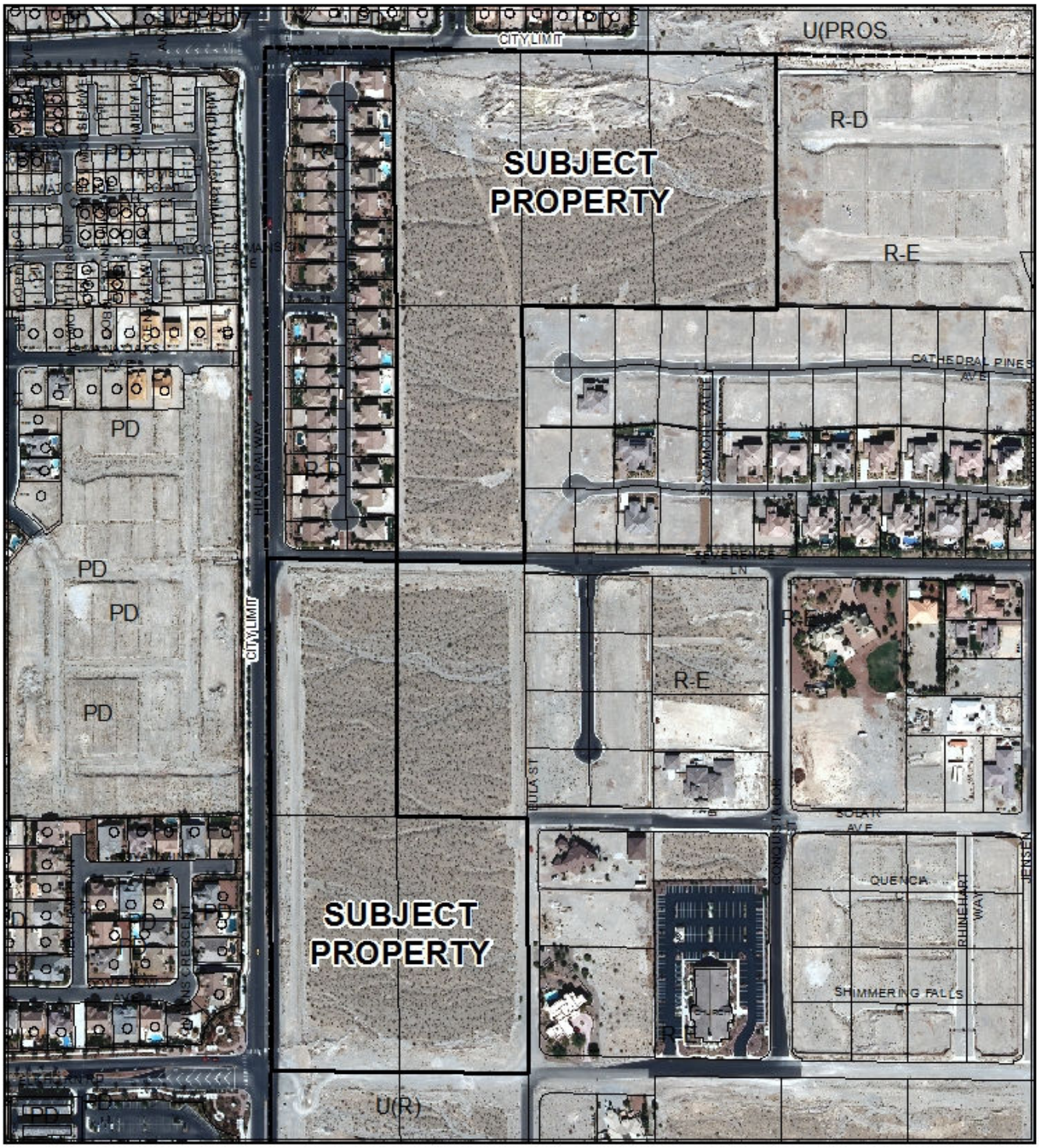
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **ANX-49618**



CASE: **ANX-49618**

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-49618** APN: 125-18-401;001, ,009 & 010
125-18-301-002, 003, 004 & 014

Name of Property Owner: _____

Name of Applicant: Woodside Homes

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kent A. Lay

Subscribed and sworn before me

This 23rd day of May, 2013

_____
Notary Public in and for said County and State

JENNIFER EVANS
Notary Public, State of Nevada
Appointment No. 09-8952-1
My Appt. Expires Jan 16, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION

Project Address (Location) NE Corner Hualapai Way and Elkhorn Road

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-001, ~~009&010 125 18 301~~ 002,003,004 **Ward #** 6

General Plan: existing RL proposed _____ **Zoning:** existing RE proposed R1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 40 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER WOODSIDE Homes **Contact** EDWARD DUENAS

Address 4730 S. FORT APACHE RD. STE#370 **Phone:** (702) 889-7800 **Fax:** (702) 889-0801

City LAS VEGAS **State** NEVADA **Zip** 89147

E-mail Address edwardD@woodside-homes.com

APPLICANT WOODSIDE HOMES **Contact** EDWARD DUENAS

Address 4730 S. FORT APACHE RD. STE#370 **Phone:** (702) 889-7800 **Fax:** (702) 889-0801

City LAS VEGAS **State** NEVADA **Zip** 89147

E-mail Address edwardD@woodside-homes.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

RECEIVED
MAY 28 2013
City of Las Vegas
Department of Planning

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Kent A. Lay

Subscribed and sworn before me

This 23rd day of May, 2013.

_____

Notary Public in and for said County and State

JENNIFER EVANS
Notary Public, State of Nevada
Appointment No. 09-8952-1
My Appt. Expires Jan 16, 2017

FOR DEPARTMENT USE ONLY

Case #	ANX-49618
Meeting Date:	7/9/13
Total Fee:	$330.00
Date Received:*	5/28/13
Received By:	

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

Revised 10/27/08

F:\depot\Application Packet\Application Form.pdf

Triton Engineering

May 23, 2013

Doug Rankin
Planning Manager
City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for ANNEXATION of Parcels #125-18-301-002,003,004 & 014, 125-18-401-001, ,009&010.

Dear Mr. Rankin:

As representatives of Woodside Homes we respectfully request annexation in the above mentioned parcels. The subject property is located within Clark County, Nevada.

The area proposed to be annexed contains 7 individual parcels. Clark County does not provide any of the needed services for development of the subject property; therefore, we are seeking annexation into the City in order to have these services provided for future residential development on the subject parcels.

If you should have any questions concerning this, please contact either myself or Kelly Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee Ignatowicz
Project Coordinator

RECEIVED
MAY 28 2013
City of Las Vegas
Department of Planning

ANX-49618

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

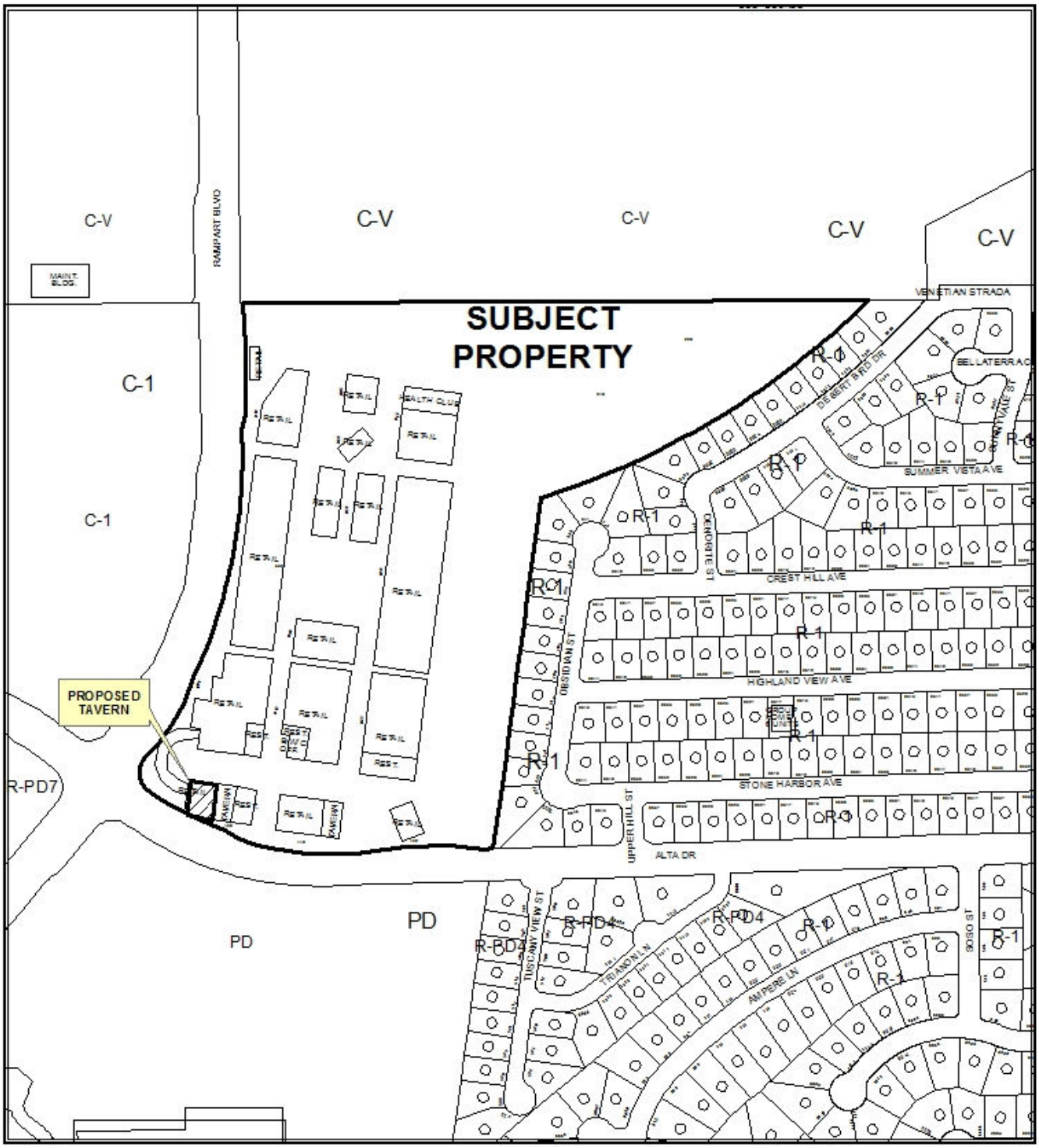
SUBJECT:
EOT-49284 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-41304) FOR A PROPOSED 13,122 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 1,500 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suites #150 and #230 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter - SUP-41304
6. Justification Letter



CASE: EOT-49284

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **EOT-49284**

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-49284** APN: 138-32-615-001

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Great Wash Park LLC

Name of Representative: Brown, Brown and Premsrirut contact: Lora Dreja

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Noam Ziv Patrick Done
manager manager

Subscribed and sworn before me

This 15 day of April, 2013

LeeAnn Stewart-Schencke
Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

HK

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time SUP-41304

Project Address (Location) 430 S. Rampart Blvd. #150, 230 and portion of breezeway

Project Name Tivoli Village Martini Bar **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-615-001 **Ward #** 2 - Beers

General Plan: existing GC proposed GC **Zoning:** existing C-2 (mix proposed C-2

Commercial Square Footage 3046 **Floor Area Ratio** SEE SUP-5863

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information EOT of on-premise consumption of alcohol permit (tavern)

mixed use permit. See also ordinance 6013

PROPERTY OWNER Great Wash Park LLC **Contact**

Address 9525 Hillwood Drive #100 **Phone:** (702) 940-8862 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

APPLICANT Great Wash Park LLC **Contact** Hasham Karoum

Address 9525 Hillwood Drive #100 **Phone:** (702) 940-8862 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

REPRESENTATIVE Brown Brown & Premsrirut **Contact** Lora Dreja

Address 520 South 4th St **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

Property Owner Signature* Noam Ent / Patrick Done

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

Print Name

Subscribed and sworn before me

This 15 day of April, 20 13.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

FOR DEPARTMENT USE ONLY

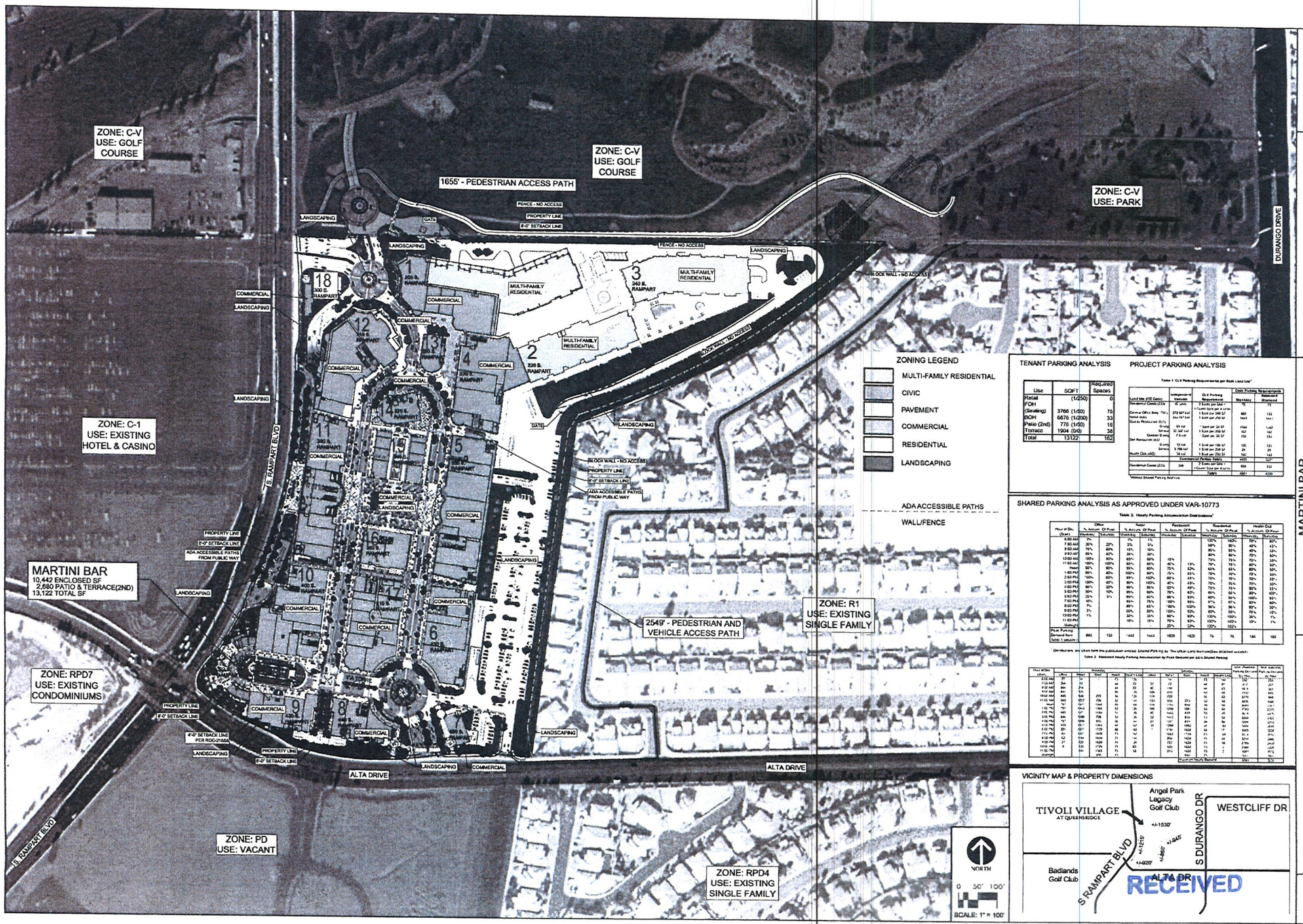
Case #	EOT - 49284
Meeting Date:	07/09/13
Total Fee:	$ 300.00
Date Received:*	05/07/13
Received By:	Jonathan

HK

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

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning

Revised 04/26/05



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	(1/250)	0
FOH		
(Seating)	3766 (1/50)	75
BOH	6676 (1/200)	33
Patio (2nd)	776 (1/50)	16
Terrace	1904 (0/0)	38
Total	13122	162

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements per Both Land Use*

Land Use (ITE Code)	Independent Variable (IV)	CLV Parking Requirement	Code Parking Requirement Weekday	Code Parking Requirement Weekend
Residential Condo (233)	4K units	2 Spots per Unit + 1 Guest Spot per 4 Units	75	75
General Office Bldg. (710)	272 1ksf GLA	1 Spot per 300 SF	680	136
Hotel (310)	264 Rm Unit	1 Spot per Unit	1443	1443
Quality Restaurant (931)	6K sqft Dining	1 Spot per 50 SF	1560	1560
	3K sqft Service	1 Spot per 100 SF	180	180
	Outdoor Dining 2K sqft	1 Spot per 50 SF	150	150
Day Restaurant (932)	12 ksf Dining	1 Spot per 100 SF	120	120
	3K sqft Service	1 Spot per 200 SF	30	30
Health Club (492)	24 ksf	1 Spot per 200 SF	180	180
	Commercial Parking Totals		4455	3847
Residential Condo (233)	208	2 Spots per Unit + 1 Guest Spot per 4 Units	936	832
		Total	5391	4679

*Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions*

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
6:00 AM	3%	0%	1%	1%	5%	5%	95%	95%	50%	50%
7:00 AM	25%	3%	5%	5%	10%	10%	95%	95%	65%	65%
8:00 AM	85%	10%	15%	15%	20%	20%	95%	95%	80%	80%
9:00 AM	95%	20%	60%	60%	30%	30%	95%	95%	90%	90%
10:00 AM	100%	60%	85%	85%	50%	50%	95%	95%	95%	95%
11:00 AM	100%	85%	95%	95%	75%	75%	95%	95%	95%	95%
Noon	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
1:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
2:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
3:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
4:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
5:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
6:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
7:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
8:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
9:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
10:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
11:00 PM	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Midnight	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Peak Parking Demand	865	133	1443	1443	1820	1820	75	75	180	180
Total Units/GFA										

*Developed and shown from the publication entitled Shared Parking by The Urban Land Institute/See attached excerpt

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per ULI's Shared Parking

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Restaurant	Weekday Residential	Weekday Health Club	Saturday Office	Saturday Retail	Saturday Restaurant	Saturday Residential	Saturday Health Club	Total Weekday Parking Demand	Total Saturday Parking Demand
6:00 AM	26	14	91	71	90	0	14	91	71	90	292	266
7:00 AM	217	72	182	71	117	26	72	182	71	117	659	468
8:00 AM	736	216	364	71	144	87	216	364	71	144	1531	882
9:00 AM	822	865	546	71	162	173	865	546	71	162	2466	1817
10:00 AM	865	1227	910	71	171	520	1227	910	71	171	3244	2899
11:00 AM	865	1371	1365	71	171	736	1371	1365	71	171	3873	3643
Noon	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
1:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
2:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
3:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
4:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
5:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
6:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
7:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
8:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
9:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
10:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
11:00 PM	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
Midnight	822	1371	1729	71	171	822	1371	1729	71	171	4164	4164
Shared Parking Demand											4164	4164

VICINITY MAP & PROPERTY DIMENSIONS

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning

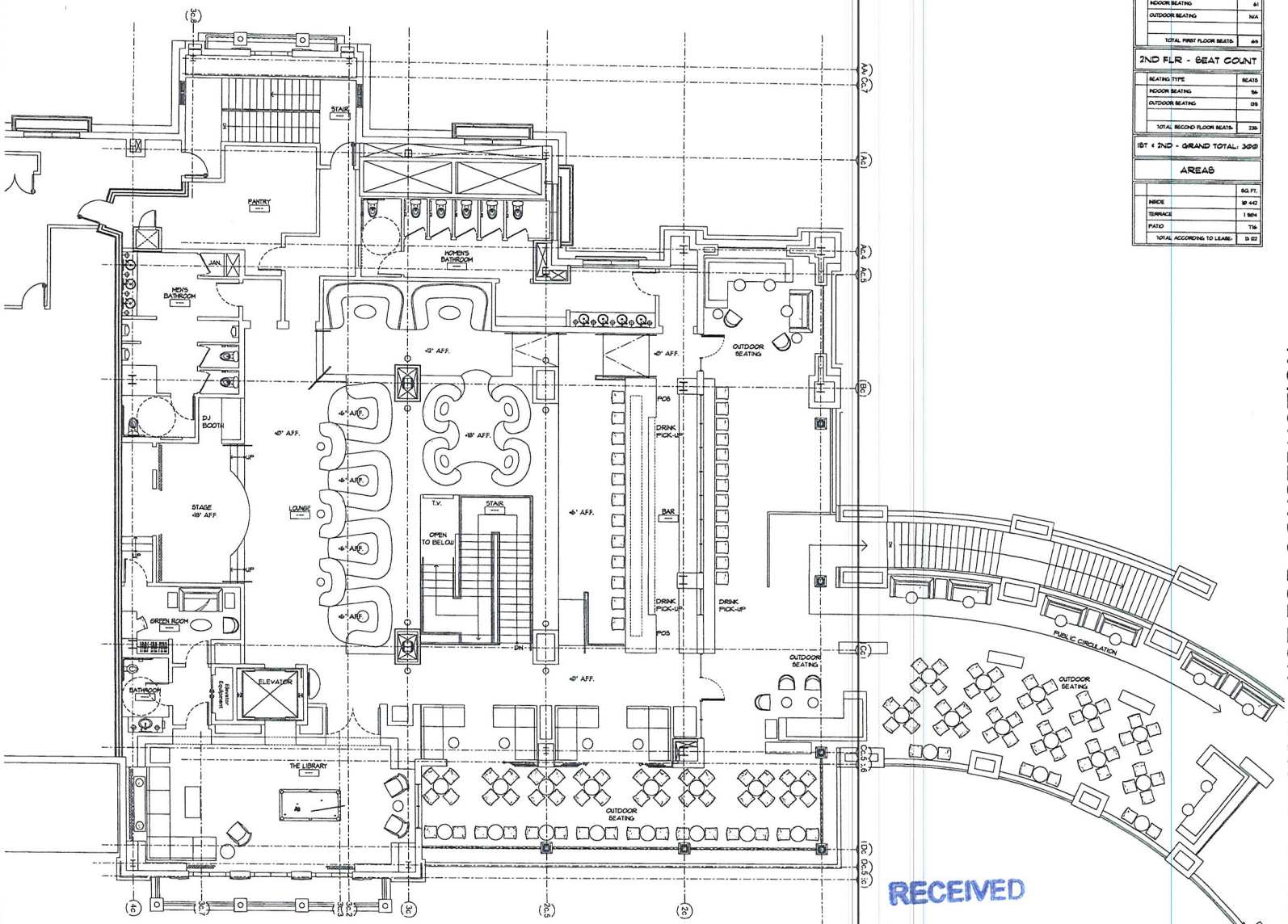
TIVOLI VILLAGE

MARTINI BAR
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. 150, 230
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

EOT-49284



SECOND FLOOR - FURNITURE PLAN

SCALE: 1/4" = 1'-0"

1 TI-102

1ST FLR - SEAT COUNT	
SEATING TYPE	SEATS
INDOOR SEATING	61
OUTDOOR SEATING	N/A
TOTAL FIRST FLOOR SEATS:	69

2ND FLR - SEAT COUNT	
SEATING TYPE	SEATS
INDOOR SEATING	96
OUTDOOR SEATING	139
TOTAL SECOND FLOOR SEATS:	235

1ST & 2ND - GRAND TOTAL: 300

AREAS	
	SQ. FT.
INSIDE	10 442
TERRACE	1 904
PATIO	716
TOTAL ACCORDING TO LEASE:	13 122

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

TIVOLI MARTINI

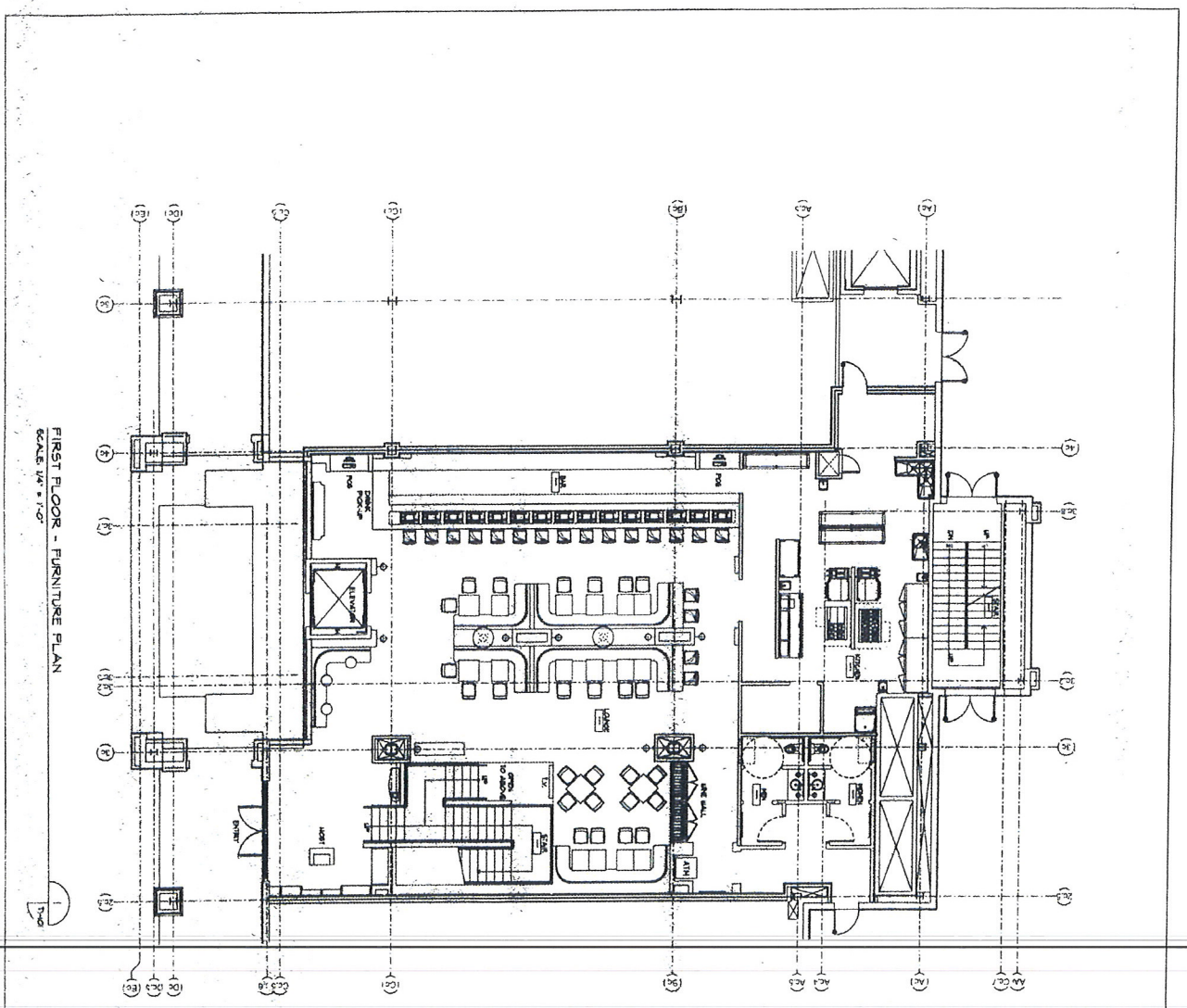
FURNITURE PLAN
TENANT IMPROVEMENT

BUILDING 9
SECOND LEVEL

TI-102

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning

EOT-49284



FIRST FLOOR - FURNITURE PLAN

SCALE: 1/4" = 1'-0"

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

TI-101	BUILDING 9, PODIUM LEVEL	FURNITURE PLAN TENANT IMPROVEMENT	TIVOLI MARTINI				

EOT-49284

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

Ms. Vickie DeHart
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: SUP-41304 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MAY 10, 2011

Dear Ms. DeHart:

Your request for a Special Use Permit FOR A PROPOSED 13,122 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 1,500 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #150 and #230 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to ***APPROVE*** your request, subject to conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning

EOT-49284

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

This action by the Planning Commission on **May 10, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***May 23, 2011***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cynthia Callegaro
Tivoli Village at Queensridge
1215 South Fort Apache Road, Suite #240
Las Vegas, Nevada 89117

Ms. Lora Dreja
Brown Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101

EOT-49284

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 6, 2013

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

Re: Extension of time SUP-41304 Building 9 units 150 and 230.

Dear Sir/Madam;

The above noted use permit was approved by Planning Commission May 10, 2011. The lessee at that time made progress as evidenced by the attached City Building Department logs. Several improvements were constructed within the subject space. The original lessee will not be going forward with his Societe business plan. Management of the parent development, Tivoli Villages, is actively showing the subject space. As three new restaurants have opened on the parent property within the last six months, Tivoli Village is confident that an occupant can be found for this space within the next two years.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

RECEIVED
MAY 07 2013
City of Las Vegas
Dept. of Planning
EOT-49284

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

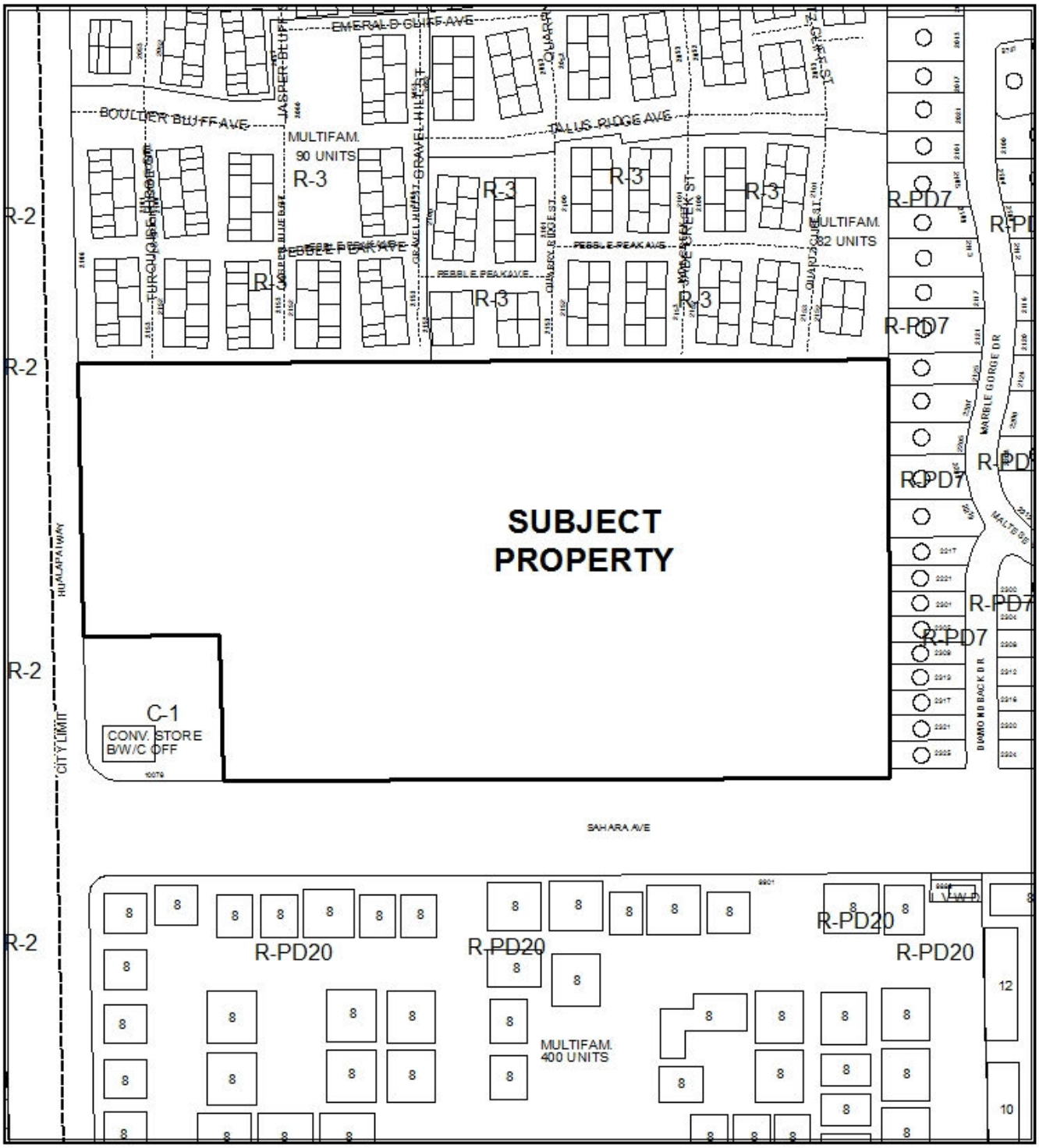
SUBJECT:
TMP-49515 - TENTATIVE MAP - SAHARA CENTER (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-49435]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

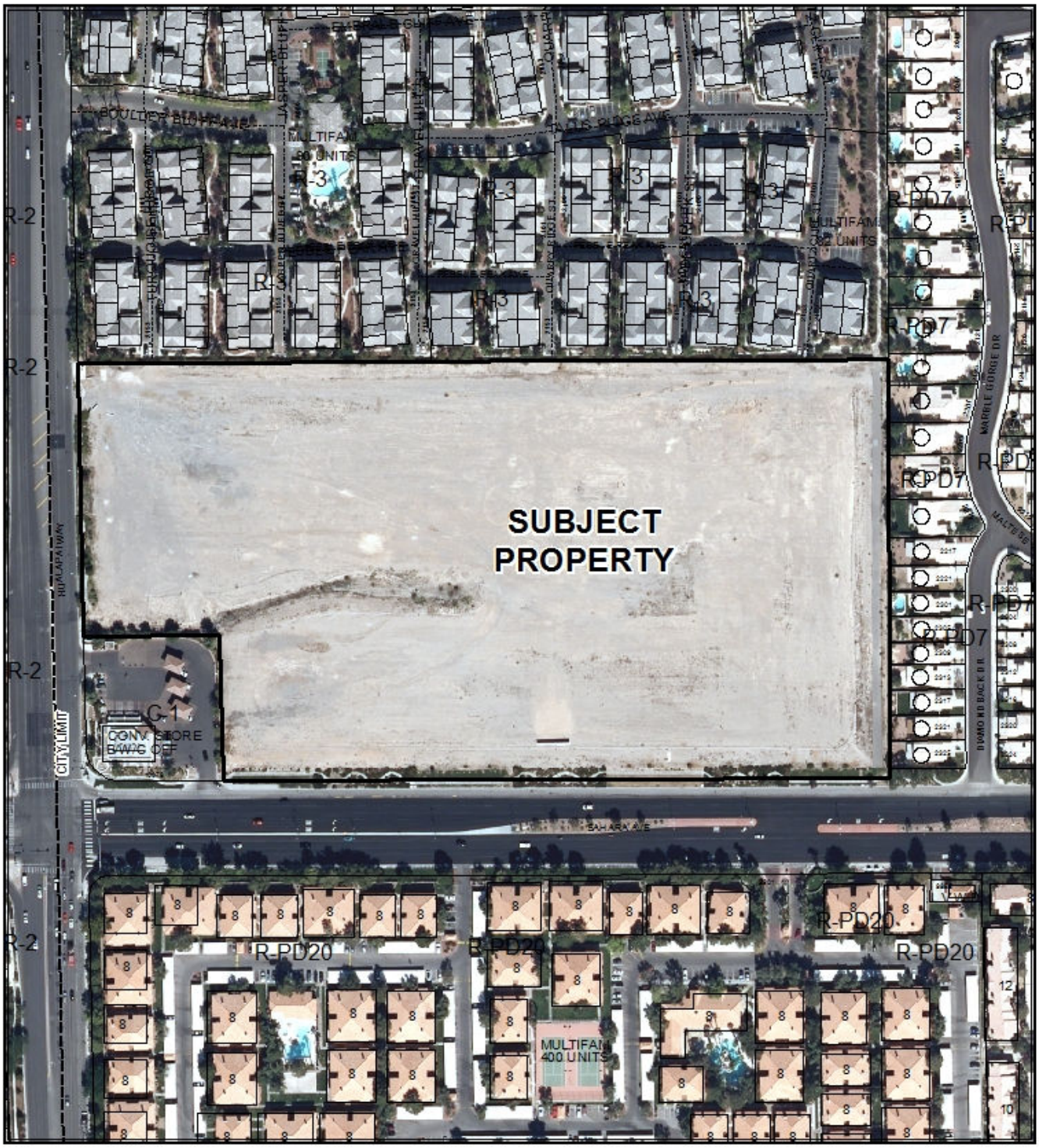
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos



CASE: TMP-49515 (PRJ-49435)

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



CASE: **TMP-49515 (PRJ-49435)**

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49515 APN: 163-06-416-006

Name of Property Owner: SH Northeast Land Company, LLC

Name of Applicant: SH Northeast Land Company, LLC

Name of Representative: G. C. Wallace, Inc.

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

☐ Yes ☐ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ

Subscribed and sworn before me

This 16th day of May, 2013

Tawnia M. Alvis

Notary Public in and for said County and State

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

PRJ-49495
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP - HUALAPAI AND SAHARA

Project Address (Location) NORTHEAST CORNER OF HUALAPAI AND SAHARA AVENUE

Project Name HUALAPAI AND SAHARA COMMERCIAL CTR **Proposed Use** C-1

Assessor's Parcel #(s) 163-06-416-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 233,000 SF **Floor Area Ratio** 3.38

Gross Acres 18.11 **Lots/Units** 6 **Density** _____

Additional Information _____

PROPERTY OWNER SH NORTHEAST LAND COMPANY **Contact** FRANK PANKRATZ

Address 9755 WEST CHARLESTON BOULEVARD **Phone:** 940-6930 **Fax:** 940-6931

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address FRANK@EHBCOMPANIES.COM

APPLICANT SH NORTHEAST LAND COMPANY **Contact** FRANK PANKRATZ

Address 9755 WEST CHARLESTON BOULEVARD **Phone:** 940-6930 **Fax:** 940-6931

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address FRANK@EHBCOMPANIES.COM

REPRESENTATIVE G. C. WALLACE, INC. **Contact** LUPE GRACIA

Address 1555 SOUTH RAINBOW **Phone:** 804-2113 **Fax:** 804-2299

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address LGRACIA@GCWALLACE.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name FRANK PANKRATZ

Subscribed and sworn before me

This 16th day of May, 20 13.

Tawnia M. Alvis

Notary Public in and for said County and State

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

FOR DEPARTMENT USE ONLY

Case #	TMP-49515
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

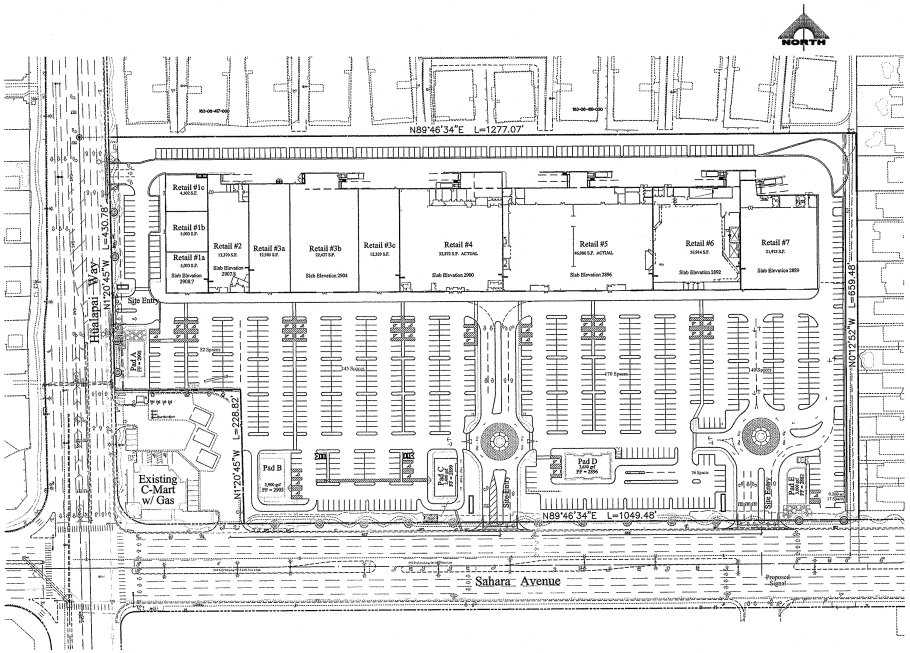
PRJ-49435
05/28/13

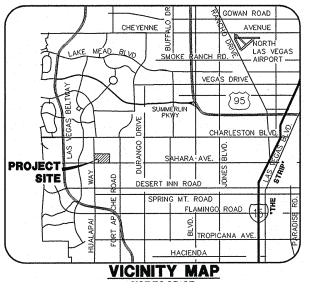
Revised 10/27/08

F:\depot\Application Packet\Application Form.pdf

TENTATIVE MAP
FOR
SAHARA CENTER
APN # 163-06-416-006

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS: LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 105 OF PARCEL MAPS, PAGE 53 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.





VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

SH NORTHEAST LAND COMPANY, LLC
9755 WEST CHARLESTON BOULEVARD
LAS VEGAS, NV 89117
(702) 940-6930
(702) 940-6931 (FAX)

ENGINEER

G.C. WALLACE INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2299 (FAX)

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CLARK COUNTY WATER RECLAMATION DISTRICT – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

SITE DATA

APN: 163-06-416-006
EXISTING ZONING: C-1 LIMITED COMMERCIAL DISTRICT
PROPOSED ZONING: C-1 LIMITED COMMERCIAL DISTRICT
GROSS ACRES: 18.11
COMMERCIAL SQUARE FOOTAGE: 233,000
FLOOR AREA RATIO: 3.38
LOTS/UNITS: 1

NOTES

1. PEDESTRIAN WALKWAY EASEMENTS WILL BE GRANTED FOR ALL SIDEWALKS NOT LOCATED WITHIN THE EXISTING PUBLIC RIGHT OF WAY PRIOR TO OCCUPANCY OF THE SITE.

2. SIGHT VISIBILITY RESTRICTION ZONES AT INTERSECTIONS SHALL COMPLY PER USDCCA STD DWG NO. 201.2

3. EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 105, PAGE 53 OF PARCEL MAPS.

THE FOLLOWING EASEMENTS WERE ALSO DEDICATED ON SAID MAP BY NOTE:

A) NON-EXCLUSIVE EASEMENT EASEMENTS IN FAVOR OF EACH PARCEL FOR THE USE OF UNDERGROUND WATER AND SEWER LINES AS WELL AS SURFACE DRAINAGE.

B) NON-EXCLUSIVE EASEMENTS IN FAVOR OF EACH PARCEL FOR THE INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS EACH OTHER PARCEL EXCEPT THOSE PORTIONS LYING WITH A BUILDING OUTLINE.

C) ALL PARCELS SHALL HAVE PERPETUAL COMMON ACCESS TO ALL DRIVEWAYS.

ABBREVIATION

BC	BACK OF CURB
DOM	DOMESTIC
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FUT	FUTURE
INV	INVERT
L/S	LANDSCAPE
MIN.	MINIMUM
NO.	NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TYP.	TYPICAL
WTR	WATER

FAST Call before you UnderGround. 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES IT'S DEADLY CALL BEFORE YOU DO OVERHEAD 1-702-227-2929

Call before you Dig 1-800-227-2600

PRJC0435 08/26/13

STATE OF NEVADA PROFESSIONAL ENGINEER JACK L. PAGE Exp. 06/30/2015 CIVIL No. 9911 DATE 5/21/13

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GOW APP	DATE

PROJECT NO. 840-044
DESIGN LG
DRAWN MF
PLOT DATE 05-22-13
PLOT TIME 10:21:22

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD • LAS VEGAS, NV 89146
T • 702.804.2000 • F • 702.804.2299 • GCWALLACE.COM
LAS VEGAS • MESQUITE

F:\Projects\800\840-044\Division\Land\TentMap\840-044-TM.dwg
Luis Grosso

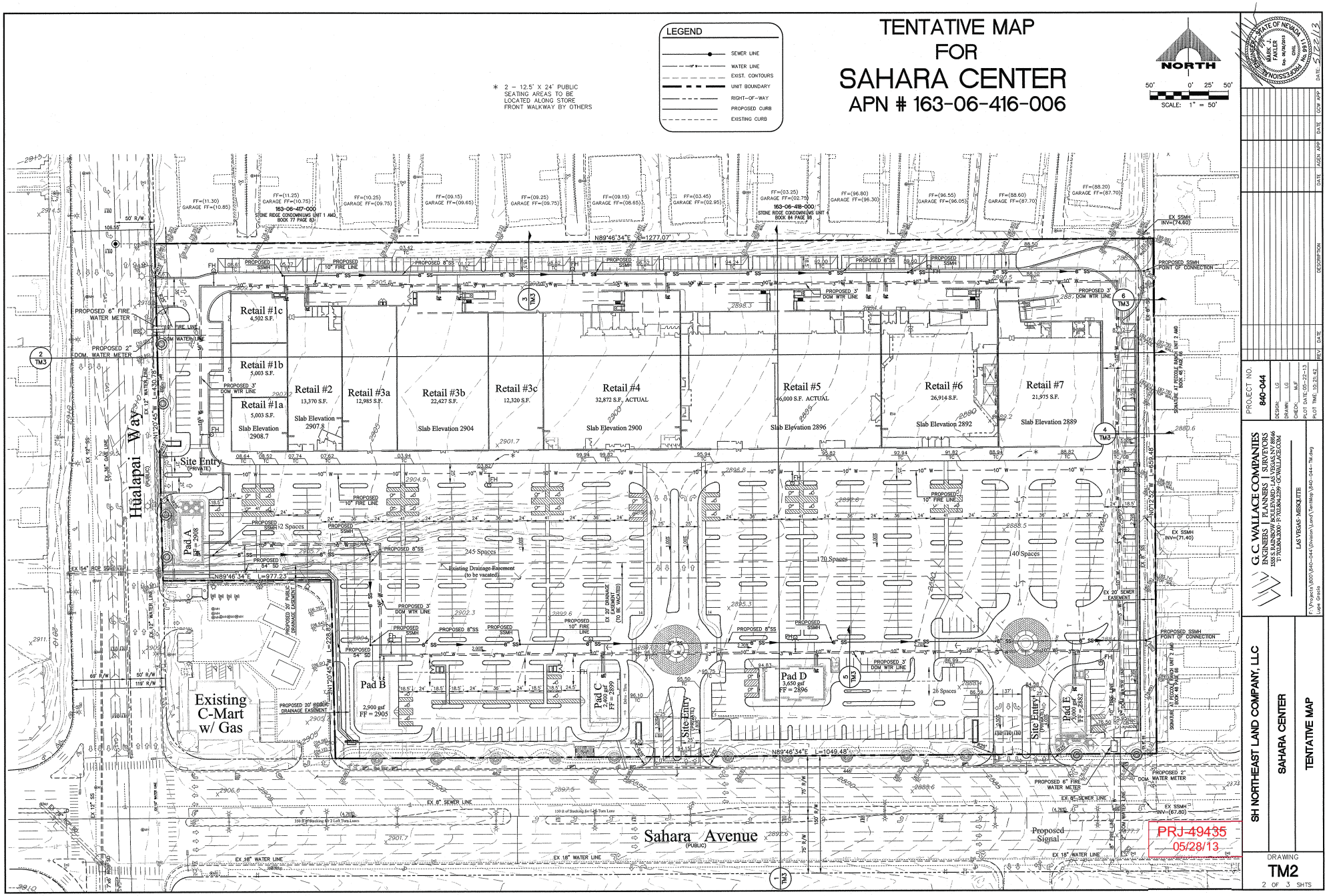
SH NORTHEAST LAND COMPANY, LLC
SAHARA CENTER
TENTATIVE MAP

DRAWING TM1
1 OF 3 SHTS

TMP-49515

TENTATIVE MAP FOR SAHARA CENTER

APN # 163-06-416-006



PROJECT NO.	840-044
DESIGN:	LG
DRAWN:	LG
CHECK:	MJF
PLOT DATE:	05-22-13
PLOT TIME:	10:21:42

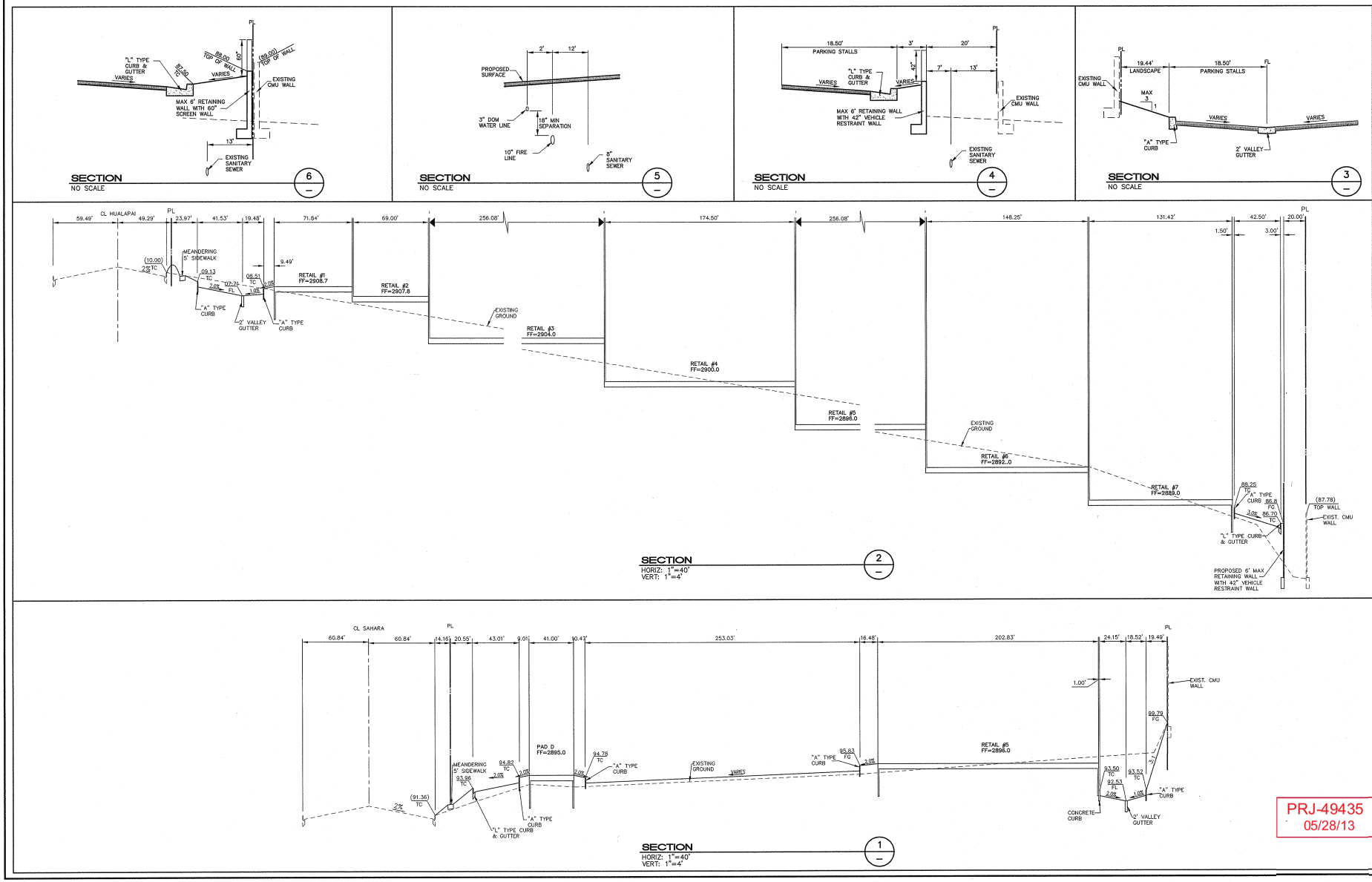
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD • LAS VEGAS NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM
LAS VEGAS • MESQUITE
F:\Projects\800\840-044\Division\Land\TentMap\840-044-TM.dwg
Lupe Gracia

SH NORTHEAST LAND COMPANY, LLC

SAHARA CENTER

TENTATIVE MAP

DRAWING
TM2
2 OF 3 SHTS



PROJECT NO. 840-044

DESIGN: LG
DRAWN: LG
CHECK: MJF
PLOT DATE: 05-22-13
PLOT TIME: 11:50:10

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

LAS VEGAS · MESQUITE

F:\Projects\800\840-044\Division\Land\TentMap\840-044-TM.dwg
Lupe Gracia

SH NORTHEAST LAND COMPANY, LLC

SAHARA CENTER

SECTIONS

DRAWING
TM3
3 OF 3 SHTS

PRJ-49435
05/28/13

TMP-49515

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

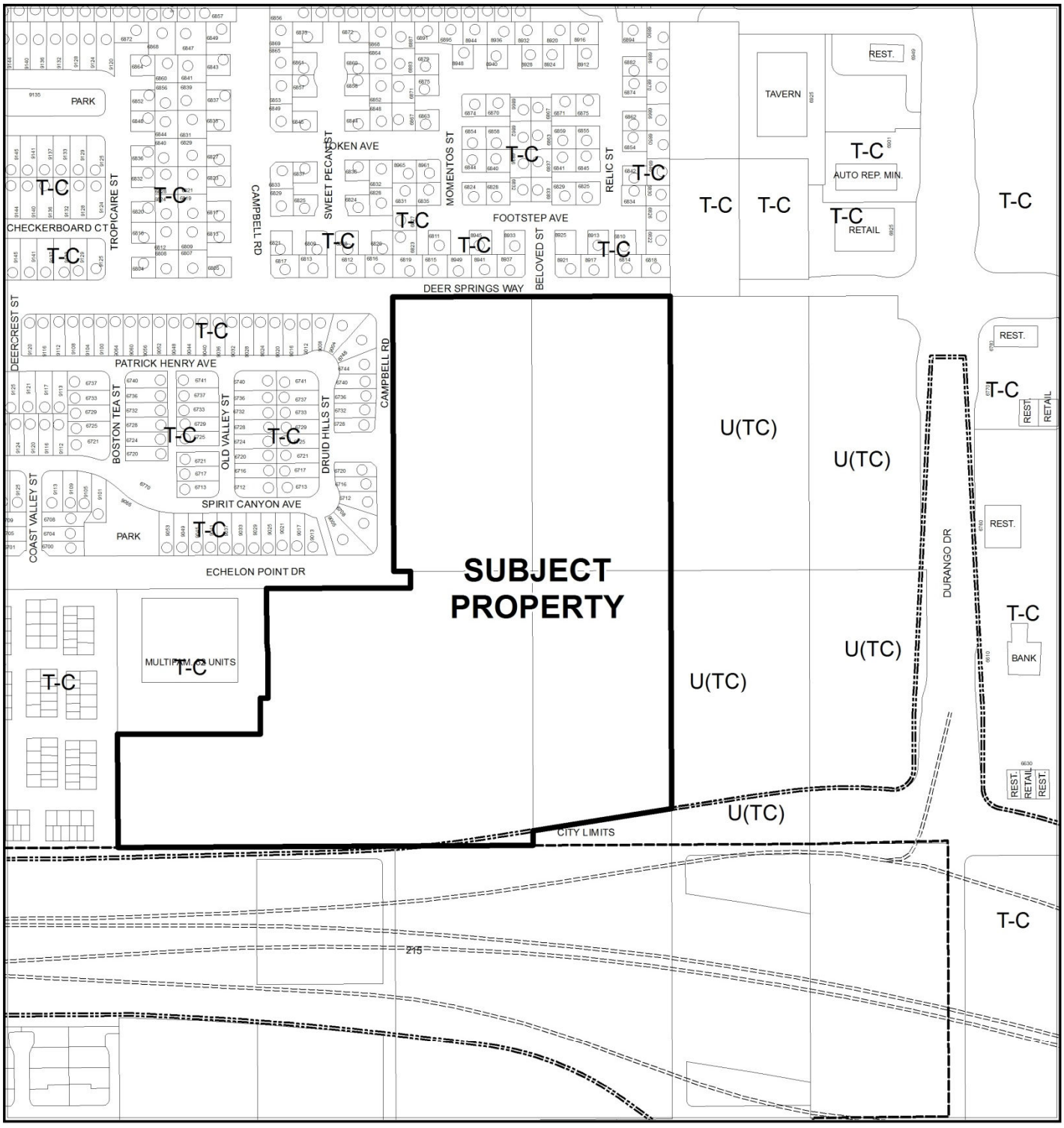
SUBJECT:
TMP-49542 - TENTATIVE MAP - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

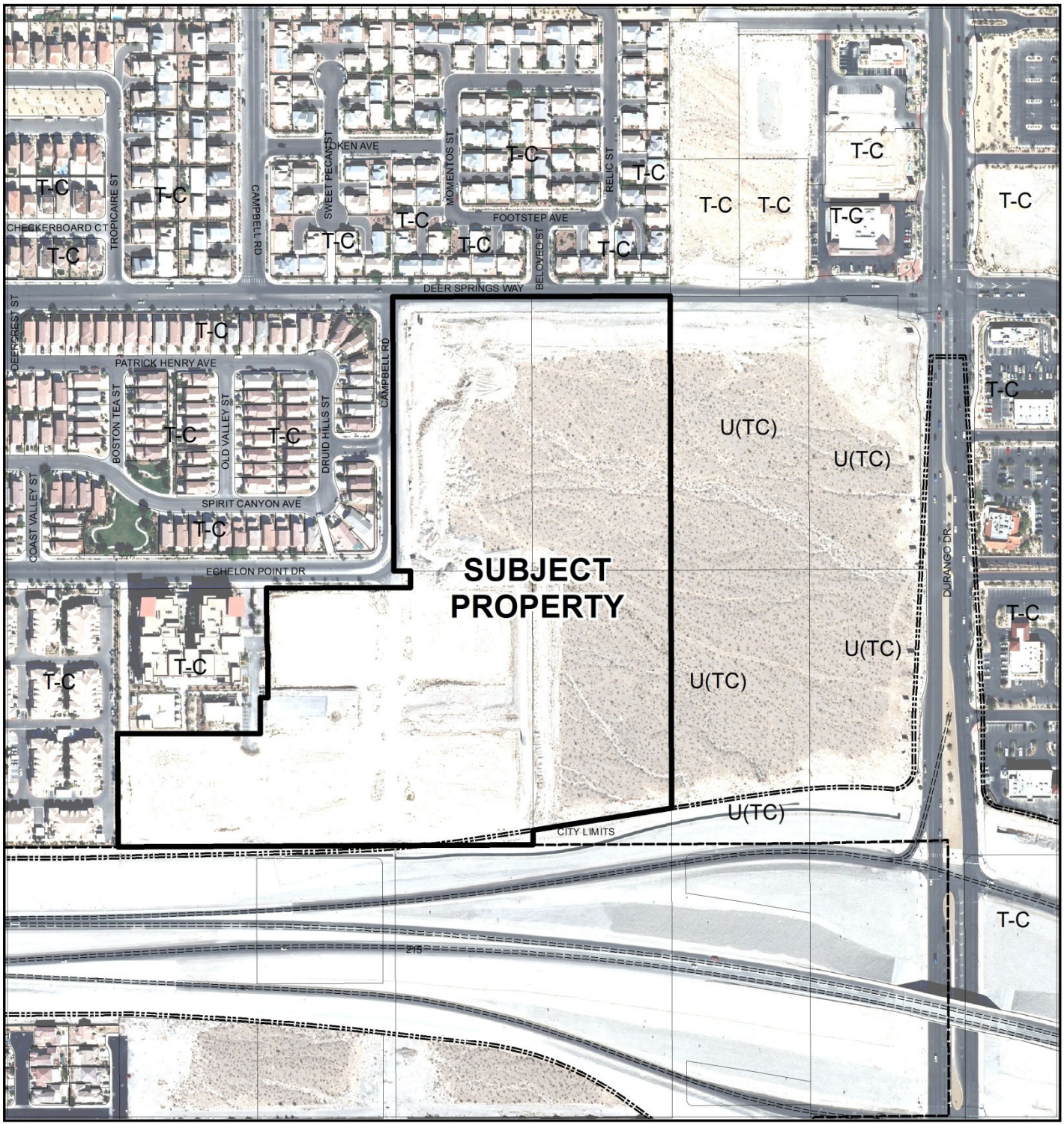


CASE: **TMP-49542 (PRJ-49374)**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[ML-TC (MEDIUM LOW DENSITY RESIDENTIAL -TOWN CENTER)
Special Land Use Designation]

N



CASE: **TMP-49542 (PRJ-49374)**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[ML-TC (MEDIUM LOW DENSITY RESIDENTIAL -TOWN CENTER)
Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49542 APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Anthony Sejas

Subscribed and sworn before me

This 8th day of March, 2013

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49542 APN: 125-20-301-006, 007, 015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan Group

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 3rd day of March, 2013

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-313-000 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER RES NV TVL, LLC **Contact** PAUL KENNER

Address 2490 PASEO VERDE PKWY #120 **Phone:** 821-4881 **Fax:** 736-9200

City HENDERSON **State** NV **Zip** 89074

E-mail Address paul.kenner@rialtocapital.com

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** (702) 635-3650

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Anthony Sejas

Subscribed and sworn before me

This 5th day of March, 2013.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt Exp. Jan. 13, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-49542
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-301-006, 007, 015 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** (702) 635-3650

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Bradley E Buens

Subscribed and sworn before me

This 3rd day of March, 20 13.

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

D·R·HORTON

TENTATIVE MAP

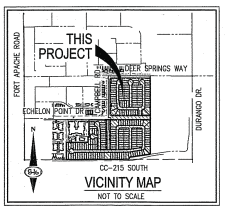
DEER SPRINGS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA.

APN 125-20-301-006, 007, 015 & A PORTION OF 125-20-314-000







GENERAL NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.

2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.

3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.

4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.

5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" WATER LINE IN CAMPBELL.

6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" SEWER LINE RUNNING ALONG CC-215 SOUTH DRAINING TO BURNHOO DRIVE.

7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.

8. THE SITE SLOPES ARE LESS THAN 12%, STREET GRADES WILL TYPICALLY BE LESS THAN 6%.

9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100–YEAR FLOOD PLAIN.

LEGAL DESCRIPTION

PARCEL I – APN: 125–20–301–006

THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II – APN: 125–20–301–007

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III – APN: 125–20–301–015

THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO. 01904, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ECHELON – A PORTION OF APN: 125–20–314–000

A PORTION OF COMMON AREA "A" OF AMENDED FINAL MAP OF THE ECHELON, UNIT "C", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137, PAGE 19 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, THENCE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 03°05'21" EAST, 681.07 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°45'38" WEST, 333.14 FEET;
2) THENCE SOUTH 89°47'34" WEST, 666.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'30" WEST, 272.13 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°54'50" EAST, 343.54 FEET;
THENCE NORTH 00°06'35" WEST, 86.46 FEET;
THENCE SOUTH 89°54'50" EAST, 18.73 FEET;
THENCE NORTH 00°05'10" EAST, 109.07 FEET;
THENCE NORTH 05°45'17" WEST, 26.61 FEET;
THENCE NORTH 00°06'35" WEST, 129.84 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF ECHELON POINT DRIVE;
THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY, NORTH 89°53'25" EAST, 346.49 FEET;
THENCE NORTH 00°06'22" WEST, 40.00 FEET;
THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE POINT OF BEGINNING.

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT–OF–WAY
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 2800 EXISTING CONTOUR (5–FT)
- EXISTING CONTOUR (1–FT)

OWNER

AURORA CORPORATE PLAZA LLC
BROOMFIELD DRUGSTORE LLC
371 CENTENNIAL PKWY #200
LOUISVILLE, CO 80027

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 435–3800
FX (702) 435–8008

DEVELOPER

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 635–3600
FX (702) 435–8008

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284–5300
FX (702) 284–5399

PROJECT SUMMARY

GROSS RESIDENTIAL ACREAGE:	= 35.4
DENSITY (LOTS/GROSS ACRE):	= 7.99
EXISTING ZONING:	= MEDIUM RESIDENTIAL (M–TC)
PROPOSED ZONING:	= MEDIUM–LOW RESIDENTIAL (ML–TC)
PROPOSED USE:	= SINGLE FAMILY RESIDENTIAL
TOTAL NO. OF RESIDENTIAL LOTS	= 211
TOTAL NO. OF COMMON LOTS	= 25
MINIMUM LOT SIZE	= 2940 SF
MAXIMUM LOT SIZE	= 7,941 SF
% OF LOT COVERAGE	= 50%
REQUIRED OPEN SPACE	= 1.85 AC
PROVIDED OPEN SPACE	= 2.44 AC
MAXIMUM BUILDING HEIGHT	= 35–FT
CONNECTIVITY RATIO	= 1.3

PARKING ANALYSIS

NO OF UNITS	= 211
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 422 SPACES*

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

211 UNITS X 250 GPD/UNITS = 52,750 GPD
TOTAL AVERAGE CONTRIBUTION = 52,750 GPD = 0.053 MGD
TOTAL PEAK FLOW = 0.053 MGD X 3.52 (PEAK FACTOR) = 0.187 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

DEVELOPMENT STANDARDS

SETBACKS

FRONT (GARAGE)	22–FT
FRONT (LIVING)	14–FT
REAR (LIVING)	10–FT
REAR (2nd STORY LIVING)	7–FT
REAR (PATIO)	5–FT**
SIDE (INTERIOR)	5–FT
SIDE (CORNER)	10–FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT LINE OF SAID PLAT THE ENCROACHMENTS:

A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND

B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST, COVER OVERHANG MAY COME TO WITHIN 3–FT OF REAR AND SIDE PROPERTY LINES

BUILDING HEIGHT	35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND RIDGE LINE
STORIES	2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING	6–FT
SIDE (CORNER)	5–FT
SIDE (INTERIOR)	3–FT
REAR	3–FT
SIZE and COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

PARKING

REQUIRED: 2 UNIMPEDED SPACES PER DWELLING UNIT
PROVIDED: 2 UNIMPEDED SPACES PER DWELLING UNIT

FENCES AND WALLS

PER TOWN CENTER DEVELOPMENT STANDARDS

I. PERIMETER WALLS MAX. RETAINING PLUS SCREEN – 12–FT
II. INTERNAL WALLS MAX. RETAINING PLUS SCREEN – 14–FT

CONNECTIVITY

(N)	NODES = 18
(L)	LINKS = 20
(U2)	LINKS PEDESTRIAN ACCESS (.5 LINK) 7 X 0.5 = 3.5

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY RATIO = LINKS/NODES
CONNECTIVITY RATIO = 23.5/18
CONNECTIVITY RATIO = 1.3

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S 20
T 19
R 60

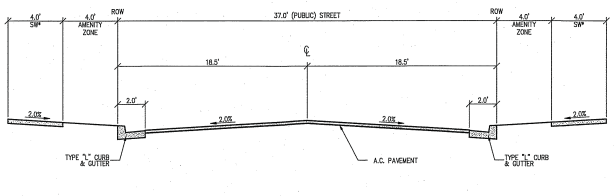
DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

DARRIN PARPAL
No. 15674
PROFESSIONAL ENGINEER – STATE OF NEVADA
5/23/13

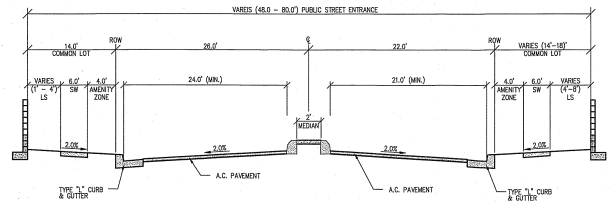
TM-1
SHEET 1 OF 3

J:\drh1213-003 deer springs\Land Entitlement\drh1213-003 tmap.dwg 5/23/2013 3:25 PM Joshua Cowart

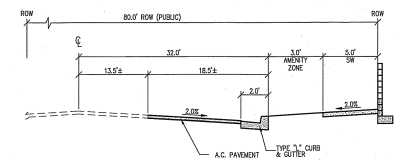
TMP-49542



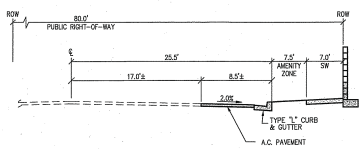
A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



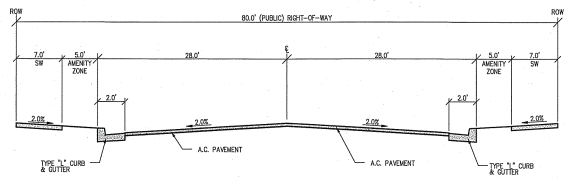
B. 80' (PUBLIC) ENTRY STREET SECTION
NOT TO SCALE
ENTRANCES
PER TOWN CENTER SUBDIVISION ENTRY



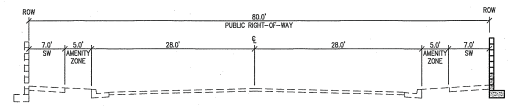
C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY



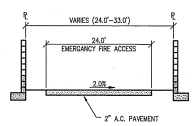
D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD



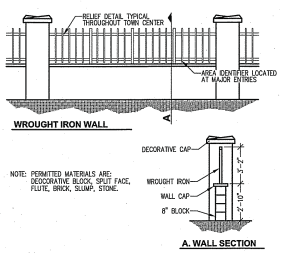
E. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
PROPOSED ECHELON POINT DRIVE



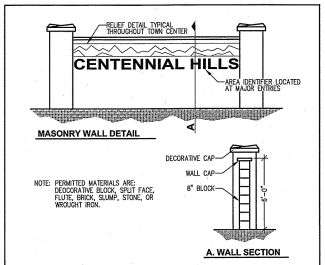
F. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
EXISTING ECHELON POINT DRIVE



G. 24' MIN. EMERGANCY FIRE ACCESS
NOT TO SCALE



RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

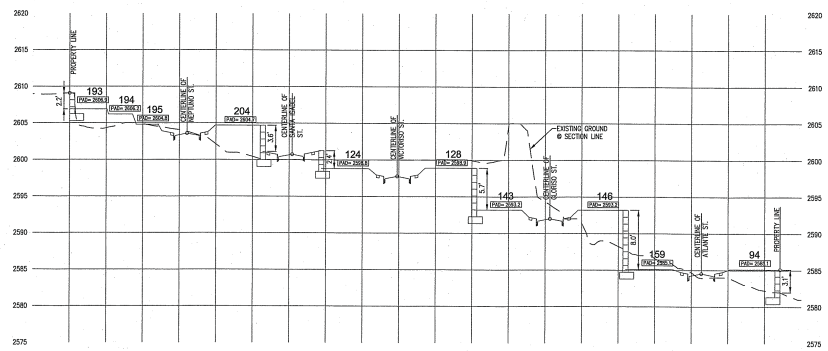
S 20
T 19
R 60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

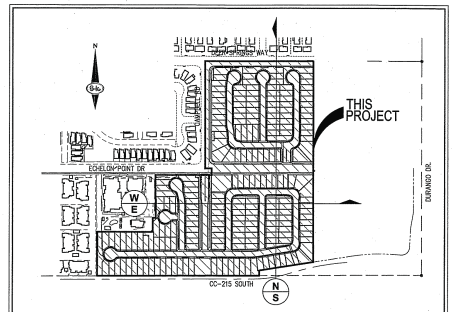
PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN L. PARPA
Exp: 12/31/13
CIVIL
No. 15815
5/23/13

TM-2
SHEET 2 OF 3

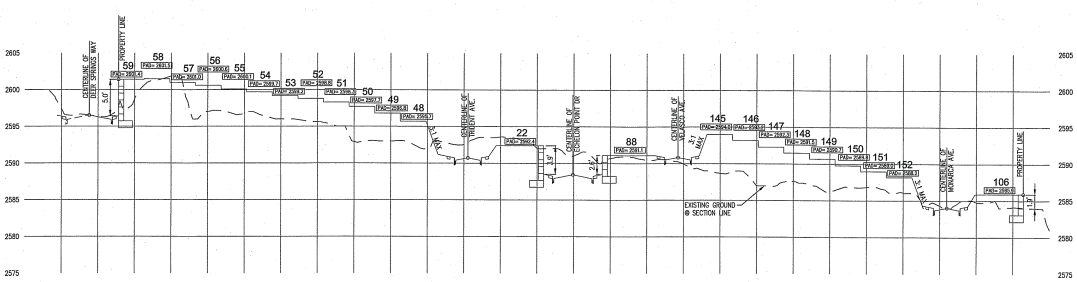
TMP-49542



EAST/WEST - SECTION
SCALE: HORZ. 1" = 80'
VERT. 1" = 8'



VICINITY MAP
NOT TO SCALE



NORTH/SOUTH - SECTION
SCALE: HORZ. 1" = 80'
VERT. 1" = 8'

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

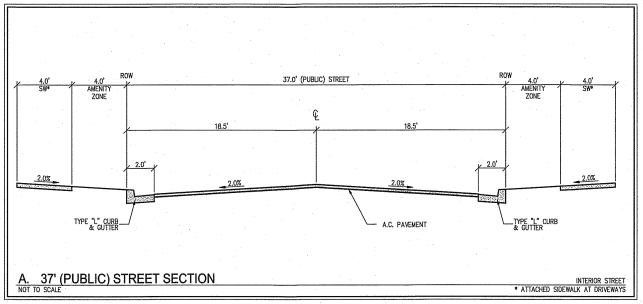
S 20
T 19
R 60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

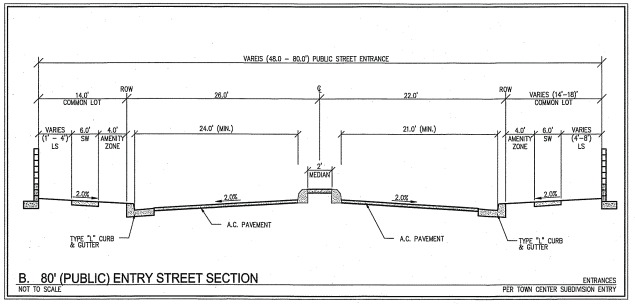
PROFESSIONAL ENGINEER - STATE OF NEVADA
DARWIN J. PAPPA
Exp. 12/31/13
CIVIL
No. 15675
5/23/13

TM-3
SHEET 3 OF 3

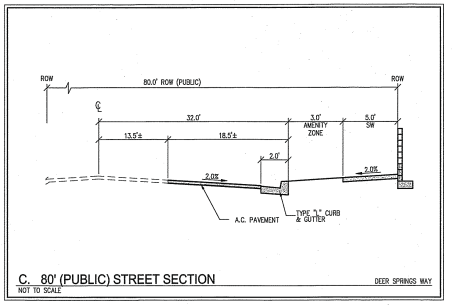
TMP-49542



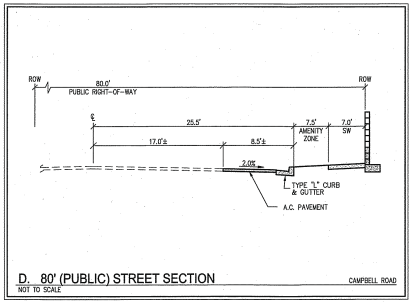
A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET



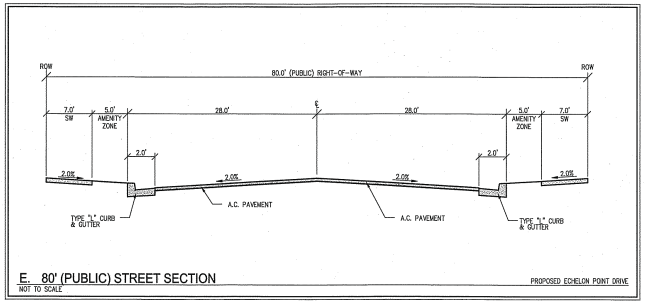
B. 80' (PUBLIC) ENTRY STREET SECTION
NOT TO SCALE
ENTRANCES PER TOWN CENTER SUBDIVISION ENTRY



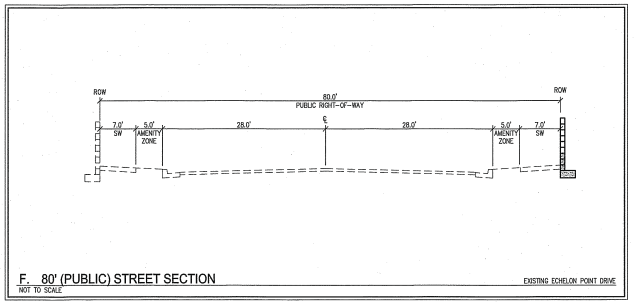
C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY



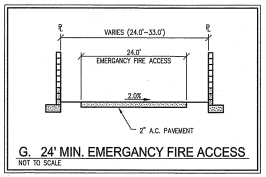
D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD



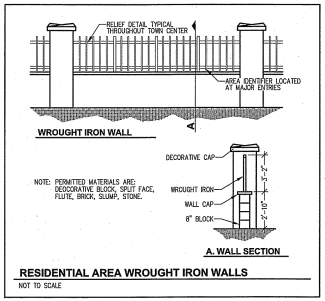
E. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
PROPOSED ECHELON POINT DRIVE



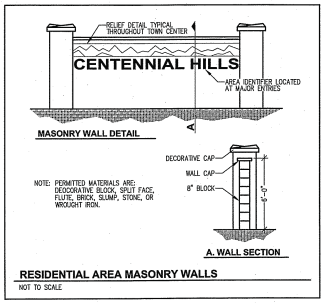
F. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
EXISTING ECHELON POINT DRIVE



G. 24' MIN. EMERGANCY FIRE ACCESS
NOT TO SCALE



RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S20 S21–R60

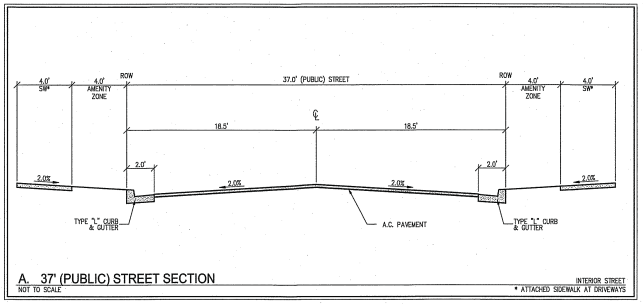
DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

PROFESSIONAL ENGINEER STATE OF NEVADA DARRIN M. PAPA Exp: 12/31/13 CIVIL 15815 5/2/13

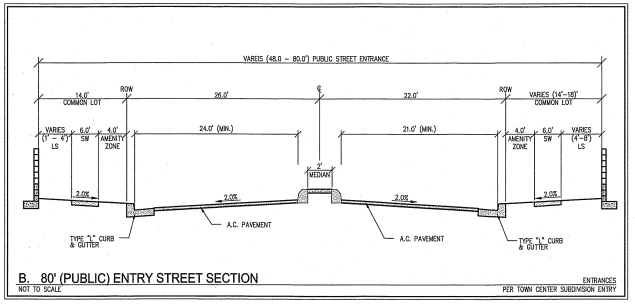
TM-2
SHEET 2 OF 3

TMP-49542

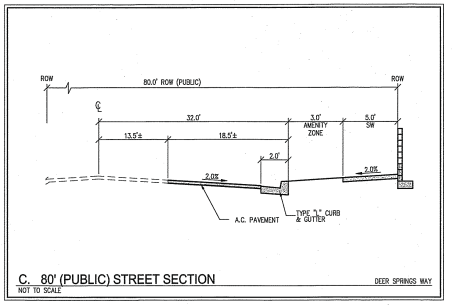
J:\drh1213-003 deer springs\dwg\entitlement\drh1231-003 tmap.dwg 5/23/2013 3:25 PM Joshua Cowart



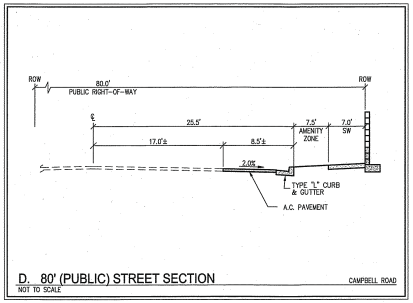
A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET



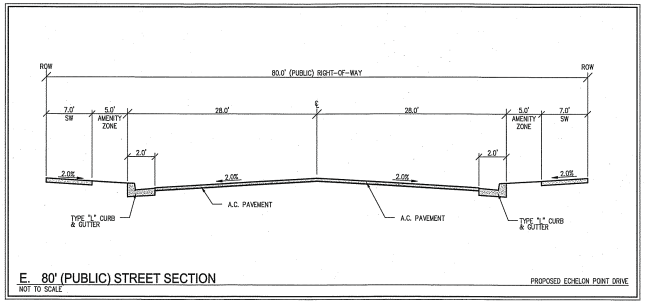
B. 80' (PUBLIC) ENTRY STREET SECTION
NOT TO SCALE
ENTRANCES PER TOWN CENTER SUBDIVISION ENTRY



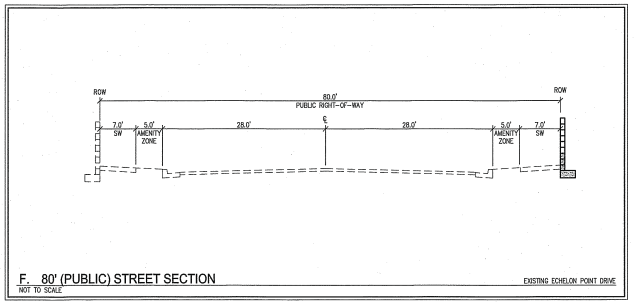
C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY



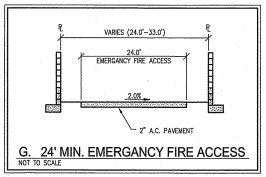
D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD



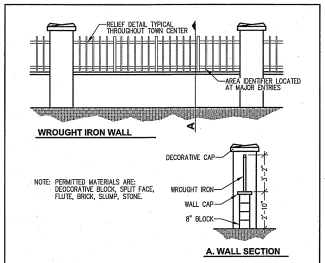
E. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
PROPOSED ECHELON POINT DRIVE



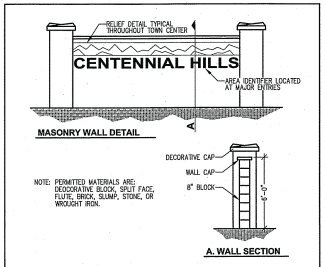
F. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
EXISTING ECHELON POINT DRIVE



G. 24' MIN. EMERGANCY FIRE ACCESS
NOT TO SCALE



RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S20 T19 R60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM

PROJECT NO.
DRH1213-000

PROFESSIONAL ENGINEER STATE OF NEVADA DARRIN M. PAPA Exp: 12/31/13 CIVIL 15815 5/2/13

TM-2
SHEET 2 OF 3

TMP-49542

J:\drh1213-003 deer springs\dwg\entitlement\drh1231-003 tmsp.dwg 5/23/2013 3:25 PM Joshua Cowart

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

'()""

*+""

,+&#
%----.'&/-
"""(-0&'

1234,56 !"!!# $
%$
$
)-#-7&8&-9#&#0-' ()&&-0#8+89/:8#0&- -8&&#5-
*89/&-89:0 5 &0 .-0&-&#40&-%&-'-. ,/9(&.;
9&..&--&9+'-<+ 9+8-.&.0&89+;!2 =+-.=9+-
$-0&-.&/-8/ /-&:0-. $-,/9(&.5 &>%08/9 !!"!
-.&&-&#!!""!-. 0&--&$/+&0

55-*-08. .-&&- &0=08-.-+&# .8?05/-/8/&
@=9">$>55-*0 &-9-89/.#&&=8&&-&- 0&-#&*A'!
'(!-.,!50&-.. 0&-.&-&# 0&-=$ 0&-&#--
0&-=0=9&.9#&#85 -*89/

=&#-..&B8.=5 *0&-&&=!#&&&###&/. &#.-.=+
#&/0898---0&-=>/ -/8/B8.,,1'5= &=&&.
&.80-&#-0&//8-+=&8 0&-90C-.=9/.&- D&#&=-
0&//8-+5&&.&8=9&-. 80 0&-&.=+=9&&- .&-&&.&#
.:0--0&-50&-#8&-= .+8.&8&8,+&#

5-C +&8 #& 0&-.- 0&- % 0&-0 / !" # +&8 -+ B8&- .-
0&-

&'(!)*



'-%%4
%&:0*-

,06
*C3&-'()&&-
5&.../)7
,%)7

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

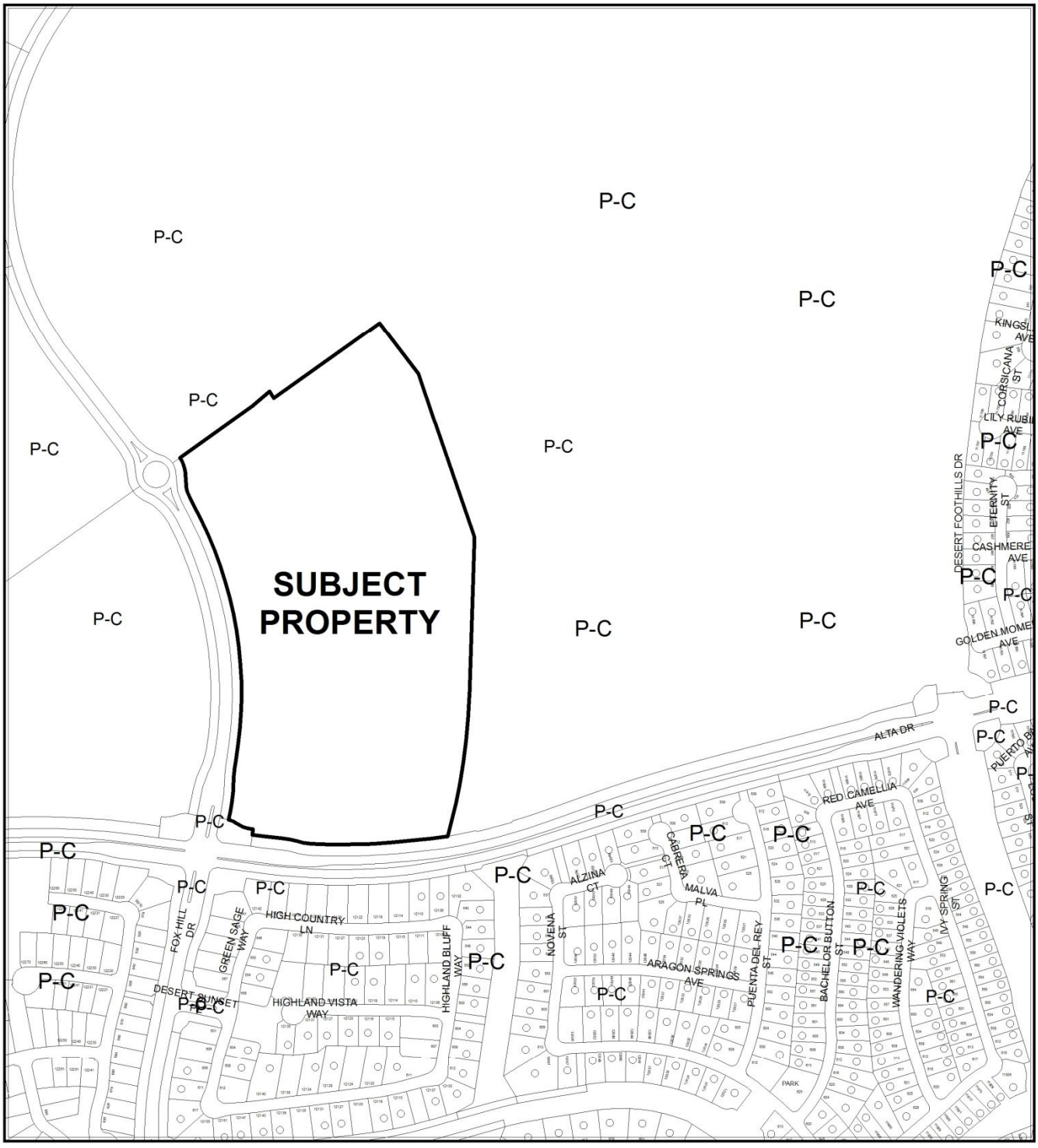
SUBJECT:
TMP-49544 - TENTATIVE MAP - BELMONTE - APPLICANT: WOODSIDE HOMES NEVADA, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 129-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30.97 acres at the northeast corner of Alta Drive and Fox Hill Drive (APN 137-34-111-001), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-49386]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Approval Letter
6. Justification Letter

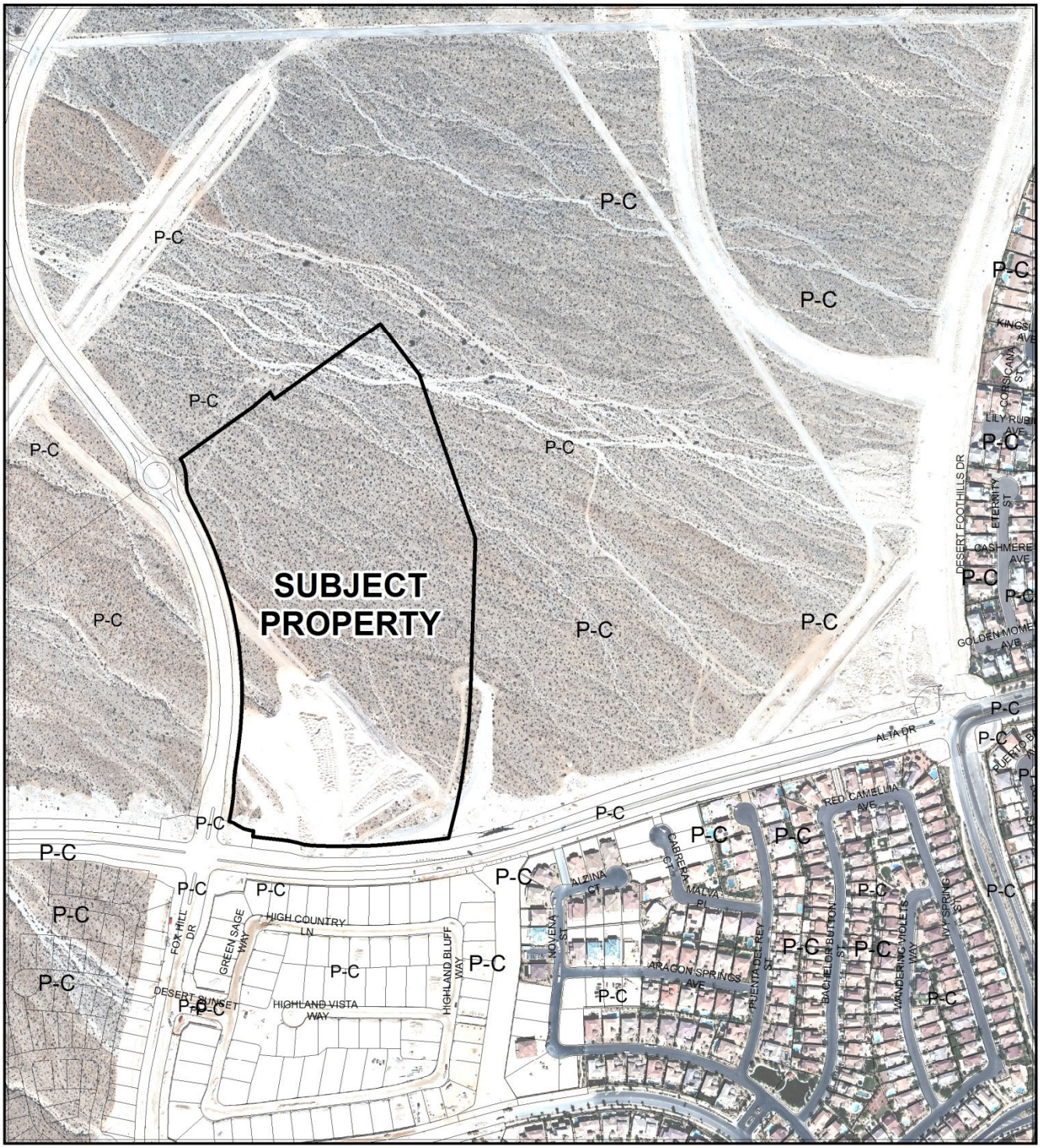


CASE: **TMP-49544 (PRJ-49386)**

0 400 800 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land use Designation]

N



CASE: **TMP-49544 (PRJ-49386)**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49544 APN: 137-34-111-001

Name of Property Owner: Howard Hughes Company, LLC

Name of Applicant: Woodside Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: KEVIN T. ORROCK

Subscribed and sworn before me

This 22nd day of May, 2013

Stella Clark

Notary Public in and for said County and State

Clark County, Nevada

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

Revised 11-14-06

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

PRJ-49386
05/30/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Alta Drive and Fox Hill Drive

Project Name Summerlin Village 23B - Parcel T **Proposed Use** _____

Assessor's Parcel #(s) 137-34-111-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 31+/- **Lots/Units** 129 **Density** _____

Additional Information _____

PROPERTY OWNER Howard Hughes Company, LLC **Contact** _____

Address P.O. Box 833 **Phone:** (702) 791-4000 **Fax:** _____

City Columbia **State** MD **Zip** 21044

E-mail Address _____

APPLICANT Woodside Homes **Contact** _____

Address 4730 S. fort Apache #370 **Phone:** (702) 889-7800 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89147

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name KEVIN T. ORROCK

Subscribed and sworn before me

This 22nd day of May, 20 13.

Stella Clark

Clark County, Nevada

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

FOR DEPARTMENT USE ONLY

Case #	TMP-49544
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

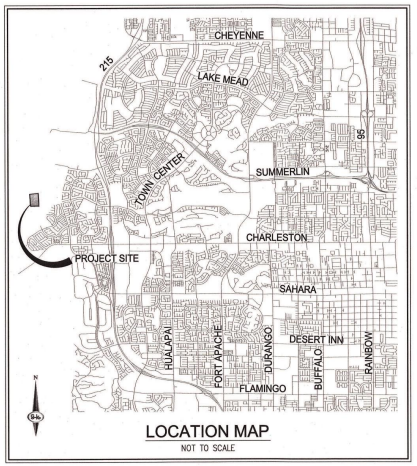
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-49586
05/30/13

f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

TENTATIVE MAP
FOR
BELMONTE
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN 137-34-111-001



LOCATION MAP
NOT TO SCALE

CITY OF LAS VEGAS NEVADA

Woodside Homes
BETTER BY DESIGN

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE WITH PUBLIC UTILITY EASEMENTS TO BE PRIVATELY MAINTAINED.
6. TRAFFIC ACCESS SHALL BE VIA FOX HILL DRIVE.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 24" WATER LINE IN ALTA DRIVE AND AN EXISTING 8" WATER LINE IN FOX HILL AVENUE.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN FOX HILL AVENUE.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN OR EQUAL TO 6%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED COMMUNITY.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

LEGAL DESCRIPTION
PARCEL 7 AS SHOWN ON FILE IN BOOK 145, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

OWNER
HOWARD HUGHES COMPANY, LLC
ROUSE CO
P.O. BOX 833
COLUMBIA, MD 21044
PH (702) 791-4000

DEVELOPER
WOODSIDE HOMES
4730 S. FORT APACHE #370
LAS VEGAS, NV 89147
PH (702) 889-7800
FX (702) 889-0801

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT SUMMARY

ZONING	= P-C
LOT DIMENSIONS (TYP)	= 114'x60'
MINIMUM LOT AREA	= 6,660 SQ FT
MAXIMUM LOT AREA	= 10,478 SQ FT
NET ACREAGE	= 30.97 AC
TOTAL LOTS	= 129 LOTS
DENSITY	= 4.17 DU/AC

PARKING ANALYSIS

NO OF UNITS	= 129
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 258 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
129 UNITS X 250 GPD/UNITS = 32,250 GPD
TOTAL AVERAGE CONTRIBUTION = 32,250 GPD = 0.03225 MGD
TOTAL PEAK FLOW = 0.03225 MGD X 3.23 (PEAK FACTOR) = 0.1042 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

CONNECTIVITY RATIO
LINKS=15.5
NODES=11
RATIO (LINKS/NODES) = 1.4

SETBACKS
PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS, 60'x100' LOTS (AS REVISED DECEMBER, 2012)

FRONT *	
FRONT ENTRY GARAGE	= 23'
SIDE ENTRY GARAGE	= 18'
BUILDING FACE	= 18'
PORCH	= 18'
REAR	= 25'
SIDE	
INTERIOR	= 5'
CORNER **	= 15'
PERIMETER	
SINGLE STORY ELEMENT WITHOUT GABLE END	= 6'
TWO STORY ELEMENT OR GABLE END	= 10'
BALCONY	= 15'
COURTYARD WALLS * (FRONT AND SIDE CORNER)	= 8'
REAR PATIO COVERS	= 15'

* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK EXISTS

** SETBACKS ARE MEASURED FROM BACK OF CURB REGARDLESS OF SIDEWALK LOCATION

DISCLAIMER NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

SUMMERLIN
SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE:

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP'D	APP DATE

Woodside Homes BETTER BY DESIGN

BELMONTE
TENTATIVE MAP

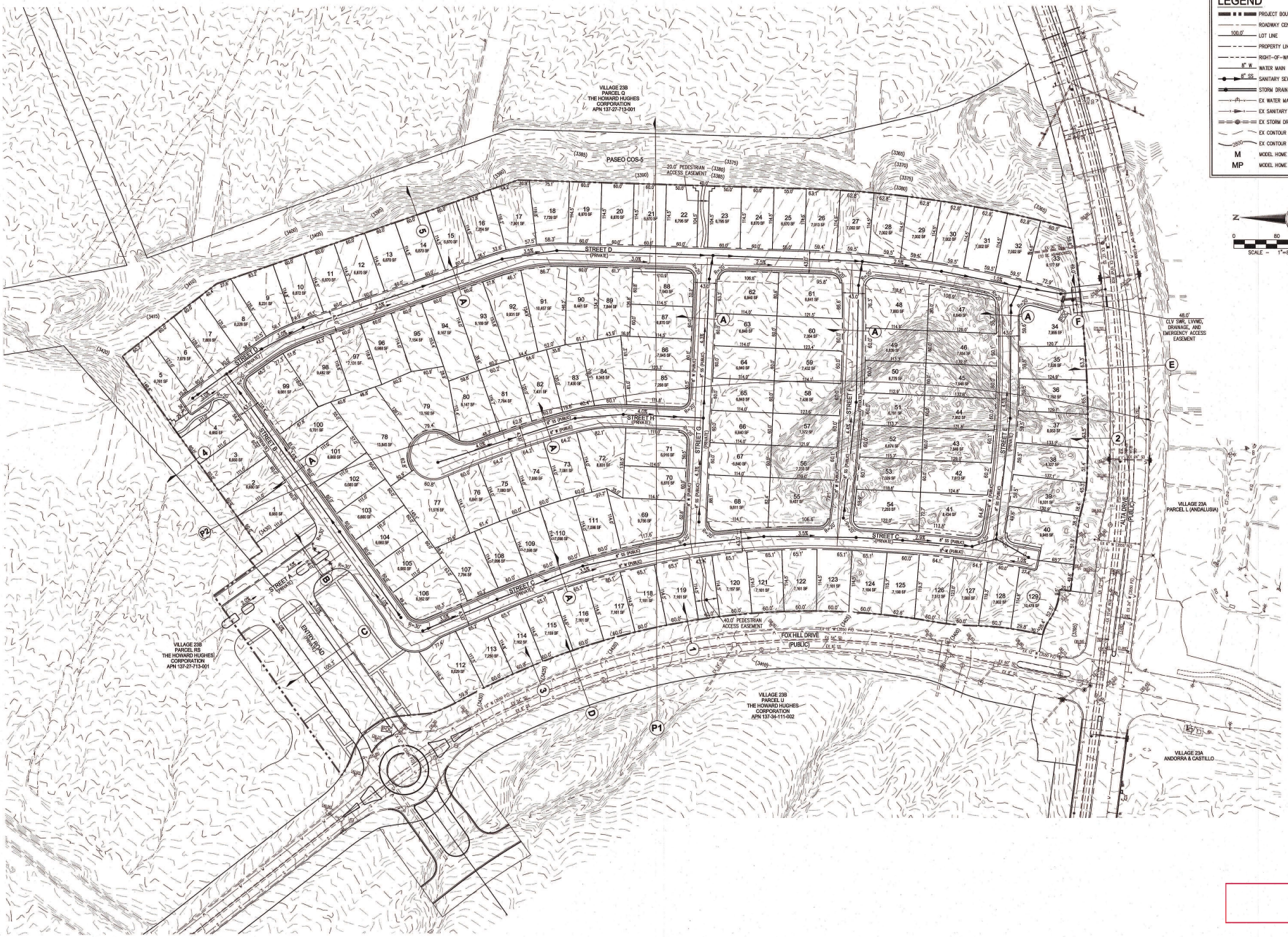
DATE: 5/23/13
DRAFTER: GWB
DESIGNER: GWB
CHECKED: CAL
PROJECT NO.
WSH1302-000

COREY A. LIEBER
No. 15875
STATE OF NEVADA
PROFESSIONAL ENGINEER
EXP. 12/31/2013
CIVIL
5-23-13

TM-1
SHEET 1 OF 4

TMP-49544

k:\wsh1302-000 summerlin v23\dwg\entitlements\1302t3 wsh1302-000 tentative map-2nd submittal.dwg 5/23/2013 3:03 PM Glenn Blake



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Woodside Homes
BETTER BY DESIGN

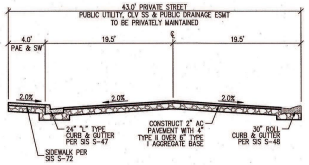
BELMONTE
TENTATIVE MAP

DATE: 5/23/13
DRAFTER: GWB
DESIGNER: GWB
CHECKED: CAL
PROJECT NO.
WSH1302-000

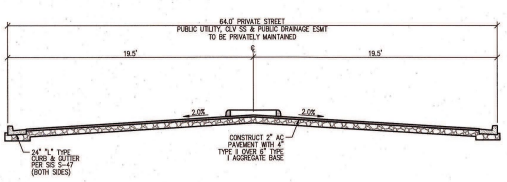
CODY A. LIEBER
Exp. 12/31/2013
CIVIL
No. 15875
STATE OF NEVADA
PROFESSIONAL ENGINEER
5-23-13

TM-2
SHEET 2 OF 4

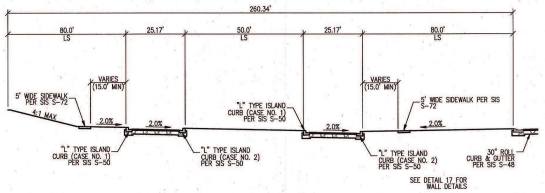
TMP-49544



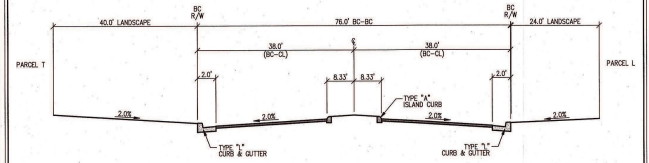
A. PRIVATE STREET SECTION
NOT TO SCALE



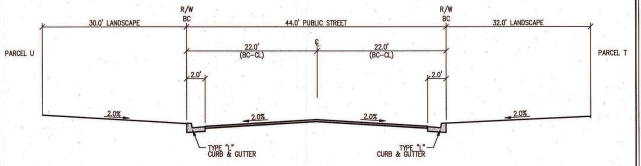
B. PRIVATE STREET SECTION
NOT TO SCALE



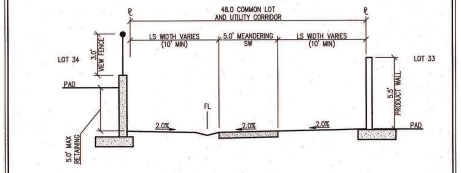
C. PRIVATE ENTRY STREET SECTION
NOT TO SCALE



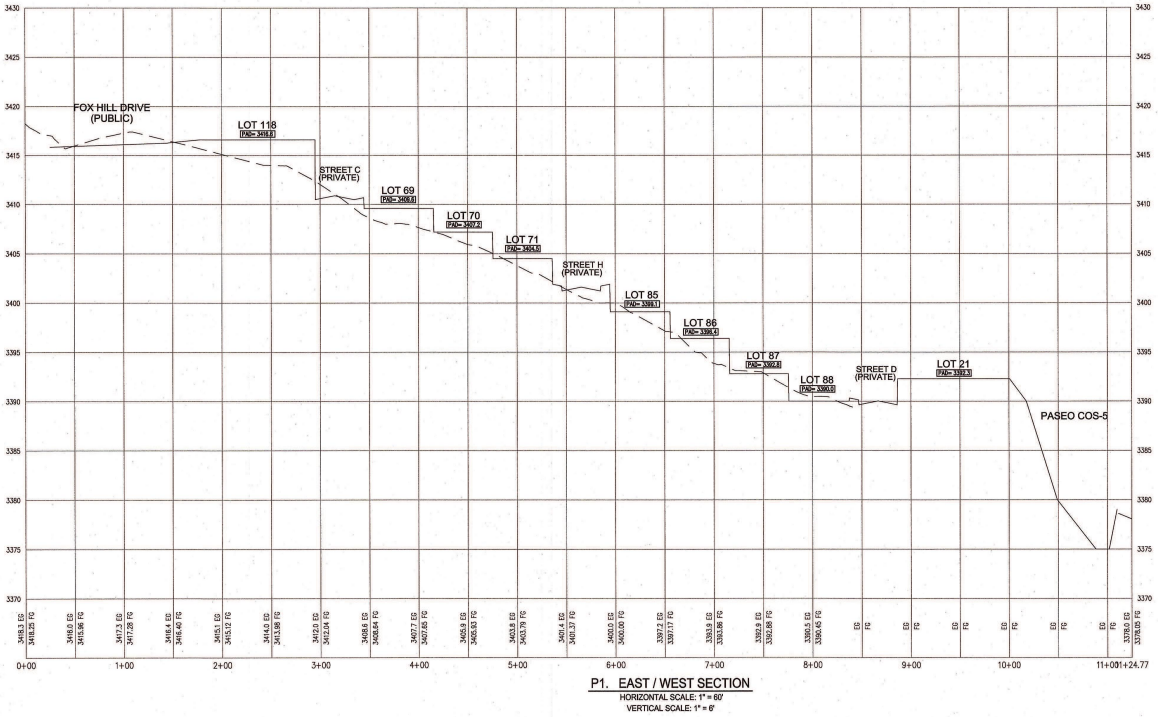
E. ALTA DRIVE (PUBLIC)
NOT TO SCALE



D. FOX HILL DRIVE (PUBLIC)
NOT TO SCALE



F. UTILITY CORRIDOR AND EMERGANCY ACCESS EASEMENT
NOT TO SCALE



P1. EAST / WEST SECTION
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Woodside Homes
BETTER BY DESIGN

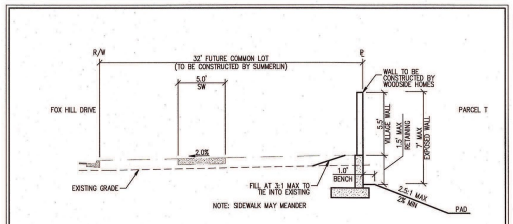
BELMONTE
TENTATIVE MAP

DATE: 5/23/13
DRAFTER: GWB
DESIGNER: GWB
CHECKED: CAL
PROJECT NO.
WSH1302-000

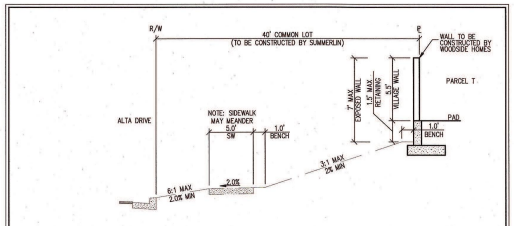
PROFESSIONAL ENGINEER STATE OF NEVADA
COREY A. LIEBER
Exp. 12/31/2013
CIVIL
No. 15875
5-23-13

TM-3
SHEET 3 OF 4

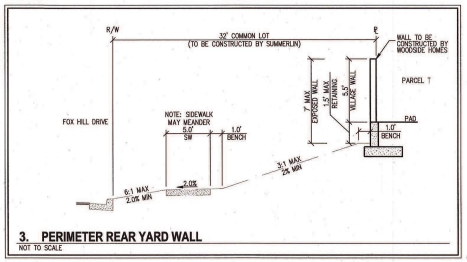
TMP-49544



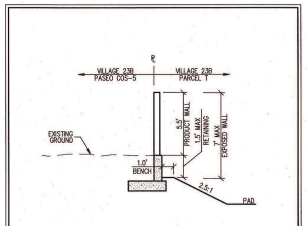
1. PERIMETER REAR YARD WALL
NOT TO SCALE



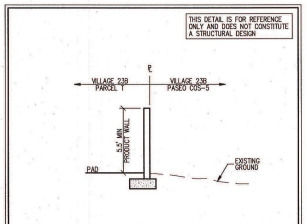
2. PERIMETER REAR YARD WALL
NOT TO SCALE



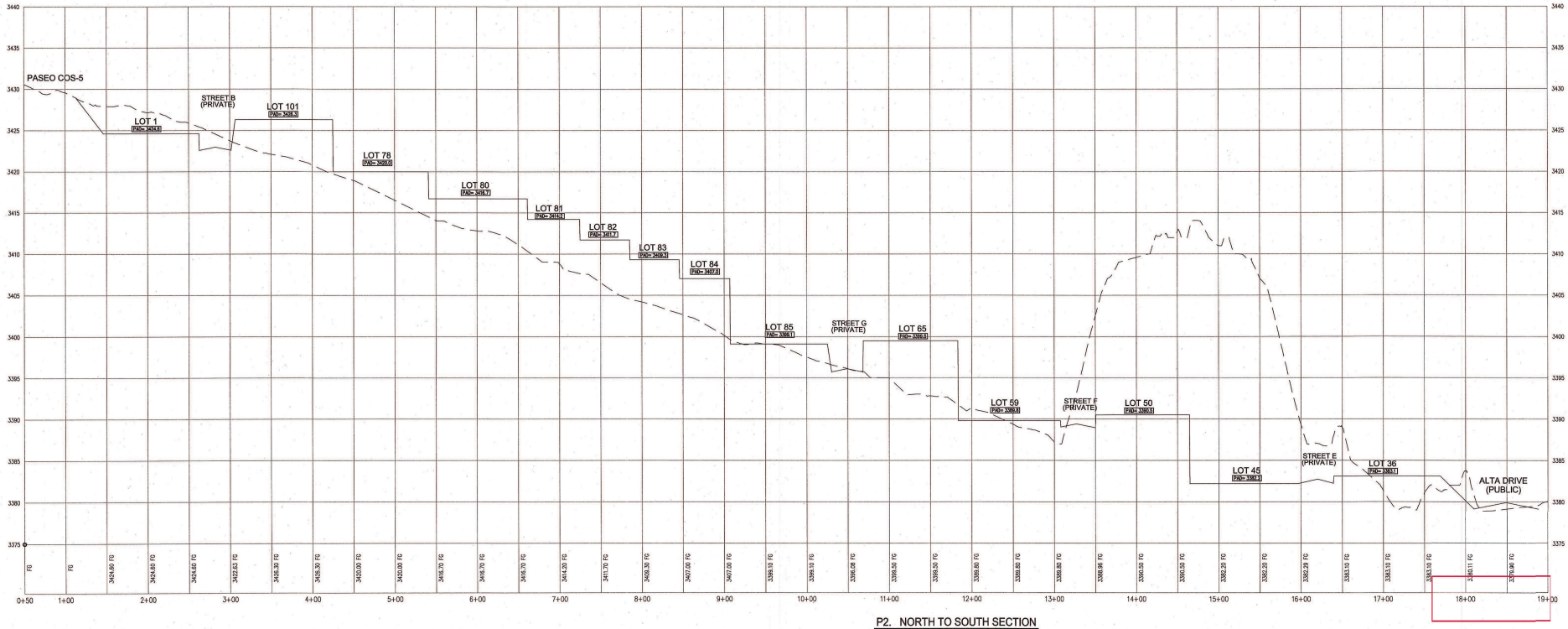
3. PERIMETER REAR YARD WALL
NOT TO SCALE



4. REAR YARD RETAINING WALL
NOT TO SCALE



5. CORNER SIDE YARD WALLS
NOT TO SCALE



P2. NORTH TO SOUTH SECTION
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Woodside Homes
BETTER BY DESIGN

BELMONTE
TENTATIVE MAP

DATE: 5/23/13
DRAFTER: GWB
DESIGNER: GWB
CHECKED: CAL
PROJECT NO.
WSH1302-000

PROFESSIONAL ENGINEER STATE OF NEVADA
COREY A. LIEBER
Exp. 12/31/2013
CIVIL
No. 15875
5-23-13

TM-4
SHEET 4 OF 4

TMP-49544

Howard Hughes®
THE HOWARD HUGHES CORPORATION

May 23, 2013

Edward Duenas
Woodside Homes
Las Vegas, Nevada

Re: **SDRC Tentative Map Conditional Approval** – Parcel T ('Belmonte' by Woodside Homes), Summerlin Village 23AB (The Paseos)

Dear Mr. Duenas,

The Summerlin Design Review Committee (SDRC) has granted tentative map approval with the following conditions for Parcel T in Summerlin Village 23B. Please address the following comments in your next plan submittal.

1) Potential adjustments to the retaining walls and grading may be required pending coordination and review of the improvement plans.
2) Provide a fire access detail.
3) Continued grading and coordination is required along the paseo.
4) Before any variances, setbacks or otherwise, can be granted a lot fit analysis and typical plot plan architecture.

Please contact us if you have any questions or need clarification.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Slater Hanifan Group
Julie Cleaver, THHC

PRJ-49386
05/30/13

TMP-49544

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

WSH1302-000

May 2, 2013

Planning & Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Summerlin Village 23B – Parcel "T" (129 lot Subdivision)
Tentative Map & Variance

To whom it may concern:

Slater Hanifan Group, on behalf of our client, Woodside Homes, respectfully submits this justification letter for a Tentative Map for the subject development. The project site is approximately 31.0+ net acres and is a portion of APN 137-27-401-001. It is located at the northeast intersection of Alta Drive and Fox Hill Drive in a portion of the southwest ¼ of Section 27, Township 20 South, Range 59 East, M.D.M., Clark County, Nevada.

The proposed community will be a single family subdivision consisting of approximately 129 lots, yielding a net density of 4.16 units per acre. The community will be designed with private residential streets with an entrance at Fox Hills Drive. The entry street is to be used in conjunction with the adjacent parcel for an enhanced feature of the development.

Woodside Homes is working closely with The Howard Hughes Corporation to ensure the design is in compliance with the approved Summerlin Development Standards for the Paseo's and applying their requests when possible to additional design flare.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.



Corey Lieber, PE
Project Manager

Cc: Eddie Duenas, Woodside Homes
Chelsea Peltier, SHG

PRJ-49386
05/30/13

TMP-49544

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

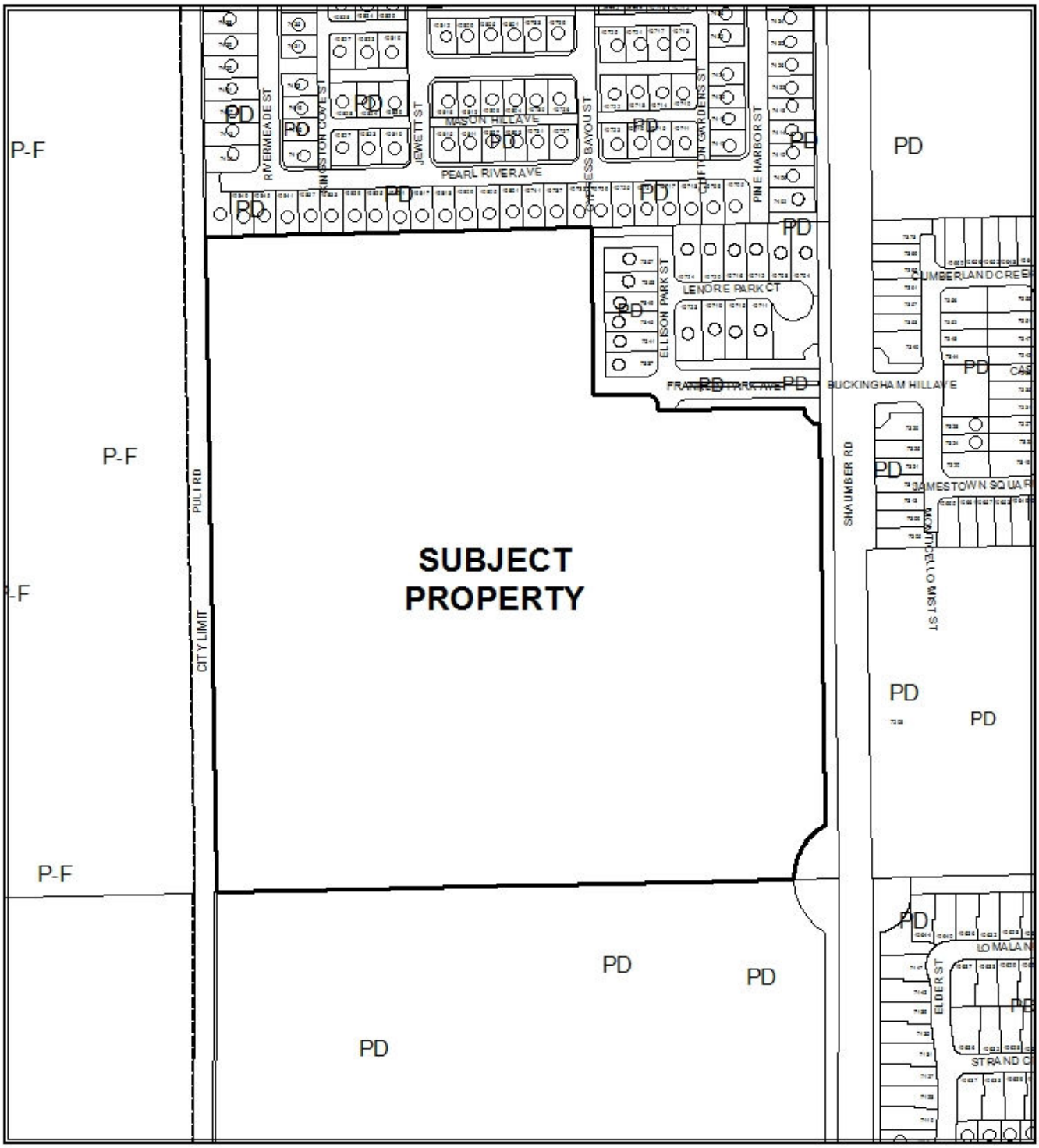
SUBJECT:
TMP-49525 - TENTATIVE MAP - FRANKLIN PARK AT PROVIDENCE AMENDED - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP - For possible action on a request for a Tentative Map FOR A 166-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, WITH A WAIVER TO ALLOW AN INTERSECTION OFFSET OF 84-FEET WHERE THE MINIMUM REQUIRED IS 125-FEET on approximately 33.2 acres at the northwest corner of Elkhorn Road and Shaumber Road (APN 126-13-401-018), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-49369]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

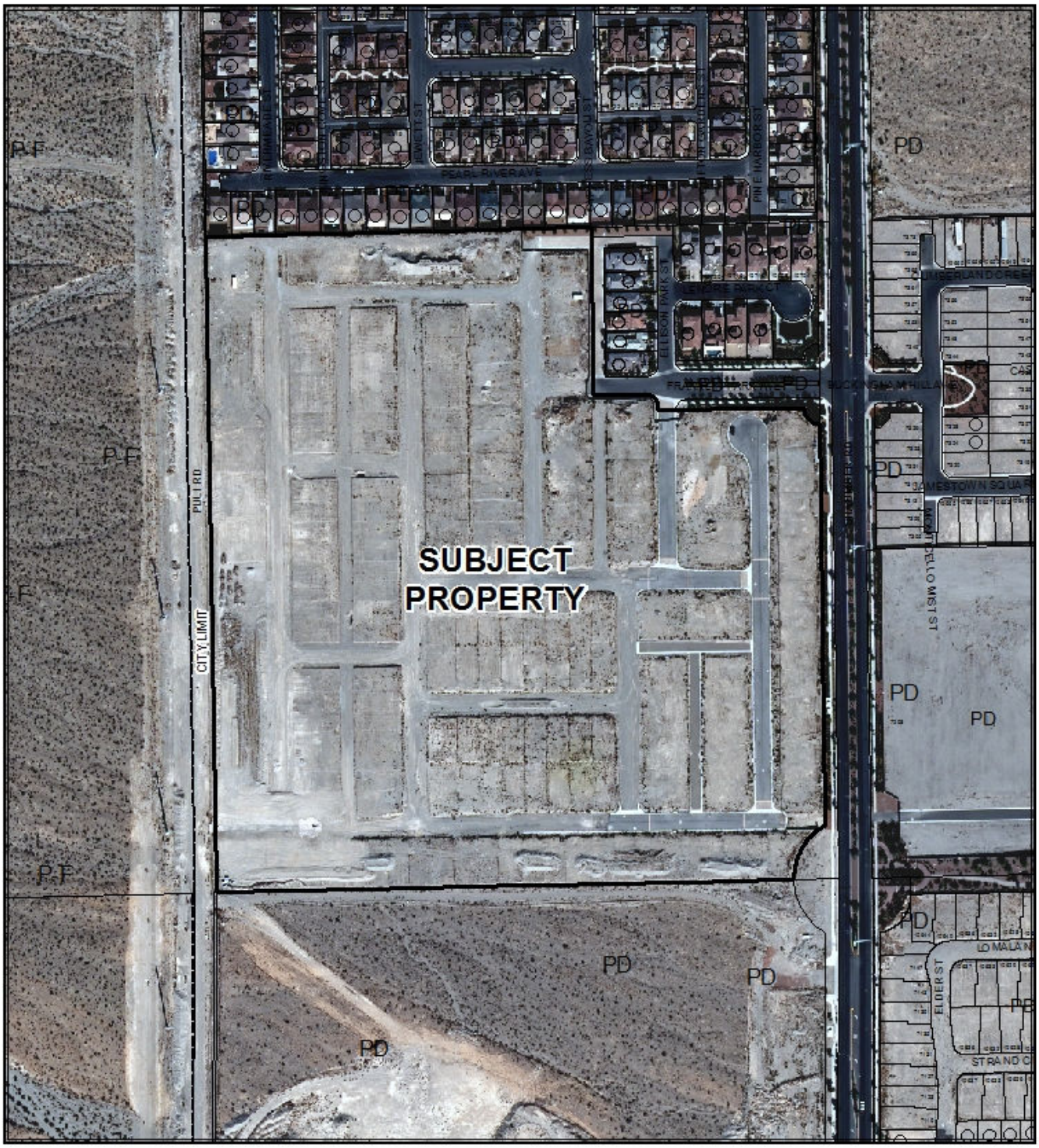
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: TMP-49525 (PRJ-49369)

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) Cliff's Edge Special Land Use Designation]



CASE: **TMP-49525 (PRJ-49369)**

0 200 400
Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) Cliff's Edge Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-49525

Case Number: PRJ-49369 APN: 126-13-401-018

Name of Property Owner: Toll North LV, LLC

Name of Applicant: Toll North LV, LLC

Name of Representative: RCI Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Stanley

Subscribed and sworn before me

This 20th day of May, 2013

Lisa Job

Notary Public in and for said County and State

LISA JOB
Notary Public, State of Nevada
Appointment No. 94-3461-1
My Appt. Expires Jan. 28, 2014

PRJ-49369
06/10/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map and Waiver of Development Standards

Project Address (Location) NWC Elkhorn Road and Shaumber Road

Project Name Franklin Park at Providence **Proposed Use** Single Family

Assessor's Parcel #(s) 126-13-401-018 **Ward #** 6

General Plan: existing ML **proposed** ML **Zoning: existing** PD **proposed** PD

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 33.20 **Lots/Units** 166 **Density** 5.0 du/ac

Additional Information

PROPERTY OWNER Toll North LV, LLC **Contact** Jeremy Stone

Address 1140 Rown Center Dive, Suite 250 **Phone:** (702) 243-9800 **Fax:** (702) 243-9610

City Las Vegas **State** NV **Zip** 89144

E-mail Address jstone@tollbrothersinc.com

APPLICANT Toll North LV, LLC **Contact** Jeremy Stone

Address 1140 Rown Center Dive, Suite 250 **Phone:** (702) 243-9800 **Fax:** (702) 243-9610

City Las Vegas **State** NV **Zip** 89144

E-mail Address jstone@tollbrothersinc.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, Suite 810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address thompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name David Stanton

Subscribed and sworn before me

This 20th day of May, 20 13.

_____

Notary Public in and for said County and State

LISA JOB
Notary Public, State of Nevada
Appointment No. 94-3461-1
My Appt. Expires Jan. 26, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-49525
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

PRJ-49369
06/10/13

TENTATIVE MAP FOR
FRANKLIN PARK AT PROVIDENCE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
BY Toll Brothers

APN 126-13-401-018

CITY OF LAS VEGAS, NEVADA

33.2+/- ACRES

OWNER/DEVELOPER

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH@702.243.9800 FAX@702.243.9610

DESIGN ENGINEER:

RCI Engineering
3355 S. Highland Avenue, Suite 203 - Las Vegas, NV 89109
PH@702.430.6000 FAX@702.430.6001

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: CLV BLV99

NAVD88 ELEVATION: 871.971 METERS (2860.79 FEET)

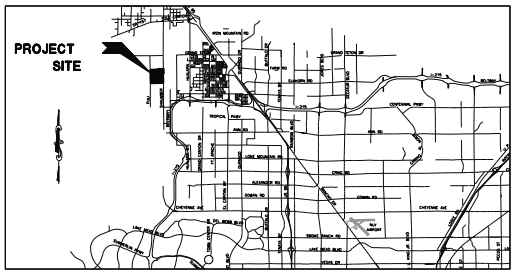
RIVET AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF HUALAPAI WAY AND FARM ROAD

BASIS OF BEARINGS

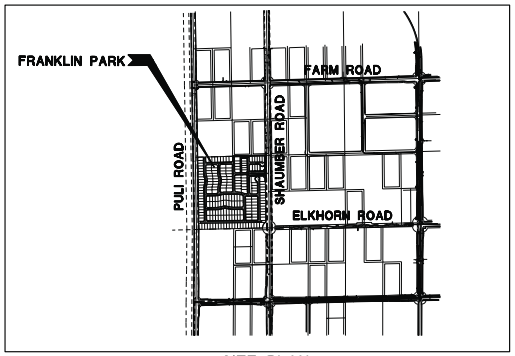
SOUTH 00°19'04" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

LOT 309 AND COMMON LOT "F" OF BLOCK 4, AS SHOWN BY MAP OF "CLIFFS EDGE PARCEL" ON FILE IN BOOK 115, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP
3	TM-3	TENATIVE MAP SECTIONS
4	TM-4	DETAIL SHEET

LAND USE INFORMATION:

CURRENT ZONING = PU MEDIUM LOW DENSITY UP TO 8 DU/AC.

TOTAL NET ACREAGE = 33.2 AC
TOTAL NUMBERED LOTS = 166
D.U.A. = 5.00

NUMBER OF COMMON LOTS = 23

MINIMUM LOT WIDTH = 60'
TYPICAL LOT DIMENSIONS = 60' X 105'
TYPICAL LOT SIZE = 6,300 SQUARE FEET

PARKING REQUIREMENTS
2 OFF-STREET RESIDENTIAL SPACES PER UNIT
1 VISITOR SPACE PER 5 UNITS

PHASE 2A = 87
PHASE 3 = 79
TOTAL 166 LOTS

CONNECTIVITY INDEX SCORE= 1.2

SETBACKS

FRONT-LIVING AREA OR PORCH	
• SINGLE STORY ELEMENT	10'
• TWO STORY ELEMENT	10' FOR UP TO 60% OF THE WALL PLANE; OTHERWISE 15'
FRONT ENTRY GARAGE	LESS THAN 5' OR 18'+
TURN IN GARAGE	10'
SIDE	
• INTERIOR LOTS	3'
• PERIMETER LOTS & PARCEL ENTRY (SIDING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE)	5' FOR SINGLE STORY ELEMENT WITH NO GABLE END, OR 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END
CORNER SIDE	
• SINGLE STORY ELEMENT	10' TO LIVING; 5' TO PORCH
• TWO STORY ELEMENT	10'
REAR	
• INTERIOR LOTS	15' EXCEPT THAT 10' ALLOWED FOR UP TO 50% OF THE PRODUCT WIDTH
• PERIMETER LOTS (BACKING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE)	SAME AS INTERIOR LOTS, EXCEPT THAT NO MORE THAN THREE ADJACENT DWELLINGS MAY HAVE THE SAME REAR SETBACK; OTHERWISE AN ADDITIONAL OFFSET OF AT LEAST 5' IS REQUIRED
REAR PATIO COVER/ 2nd STORY DECKS	10'
ACCESSORY STRUCTURES • LESS THAN 14' BLDG. HT.	FRONT: 10' SIDE: 3' REAR: 3'

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929
Nevada Power Environment and Safety Services Department

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.145 M.G.D. AVG. (PEAK)
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DEVELOPMENT GUIDELINES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) DATED SEPTEMBER 27, 2002, COMMUNITY PANEL NUMBER 32003C1750 E, THE SITE IS LOCATED IN A ZONE "X".
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.

NO.	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2013
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: DP
DESIGNED BY: DP
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 3110.2013

TOLL BROTHERS, INC.
1140 TOWN CENTER DRIVE SUITE 350
LAS VEGAS, NV 89144
PHONE 702-243-9800 FAX 702-243-9610

RCI Engineering
3355 South Highland Drive, Suite 203, Las Vegas, NV 89109
PH@702.430.6000 FAX@702.430.6001

TENTATIVE MAP FOR
FRANKLIN PARK AT PROVIDENCE
A FAMILY RESIDENTIAL SUBDIVISION
COVER SHEET
CITY OF LAS VEGAS NEVADA

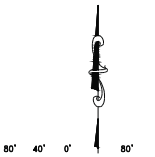
PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER L. THOMPSON — No. 14134 — Exp. 6/30/2014 — CIVIL

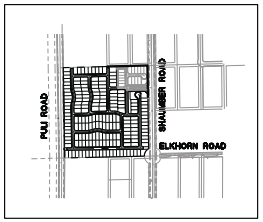
DRAWING
TM-1
SHT 1 OF 4

G:\3110_TM\DWGS_PLANNING\01_TM_FP.dwg ctrivera 5/02/13 1:23pm

TMP-49525 REVISED







SITE PLAN
NOT TO SCALE

LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC

NOTE

1. ALL ON SITE STREETS ARE PRIVATE.
2. ALL EXISTING EASEMENTS TO BE COMPLETELY VACATED WITH EACH PHASE.
3. NEW ASSESSMENTS WILL NEED TO BE CALCULATED PRIOR TO FINAL MAP RECORDATION

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: CLV SLV99

NAVD88 ELEVATION: 871.971 METERS (2860.79 FEET)

RIVET AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF HUALAPAI WAY AND FARM ROAD

BASIS OF BEARINGS

SOUTH 00°19'04" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

LOT 209 AND COMMON LOT "F" OF BLOCK 4, AS SHOWN BY MAP OF "CLIFFS EDGE PARENT" ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

TMP-49525 REVISED

DATE: May 25, 2015
HORZ. SCALE:
VERT. SCALE:
DRAWN BY: DSP
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3115.0002

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH/702.453.0800 FAX/702.453.0801

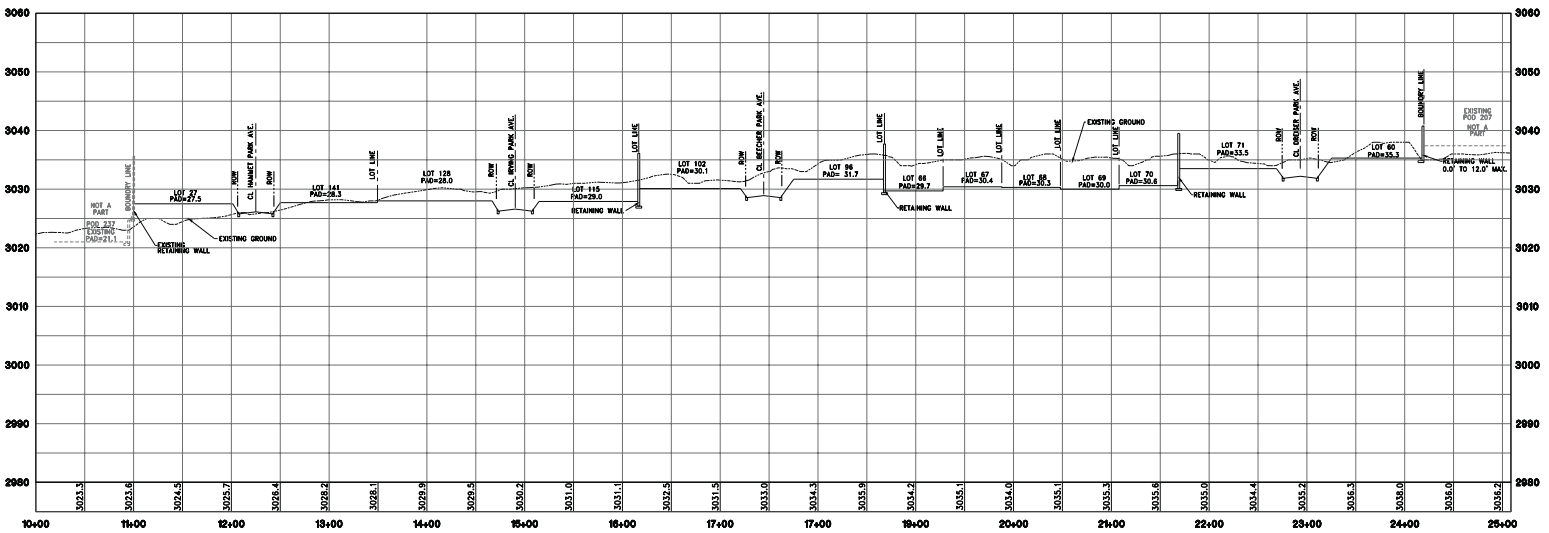
Toll Brothers
America's Luxury Home Builder
TOWN CENTER DRIVE, SUITE 320
LAS VEGAS, NEVADA 89144
PH/702.243.8800 FAX/702.243.8810

TENTATIVE MAP
FRANKLIN PARK
APN 126-13-401-018
TENTATIVE MAP
CLARK COUNTY NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

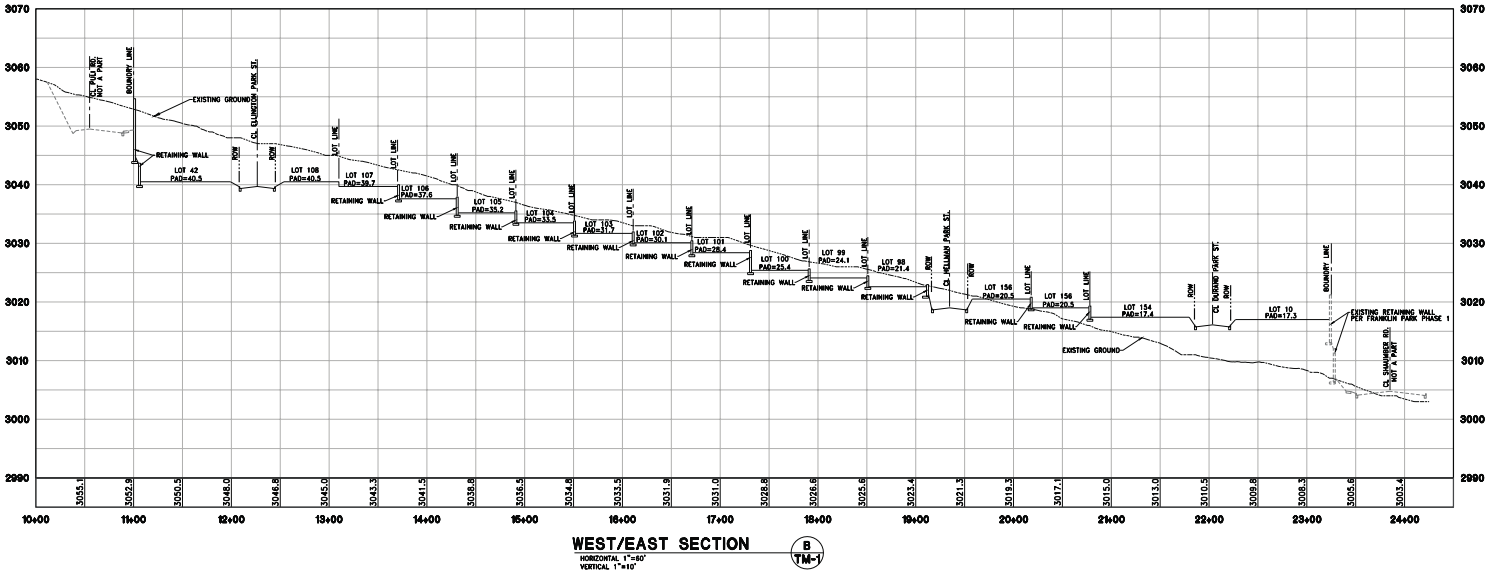
DRAWING
TM-2
SHT 2 OF 4

S:\Users\cthompson\Desktop\0003_FranklinPark_PLANNING\SD2-142-17.dwg cthompson 5/22/15 1:27pm



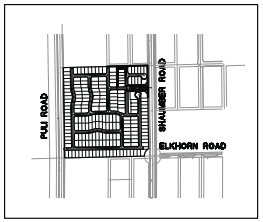
SOUTH/NORTH SECTION (A / TM-1)

HORIZONTAL 1"=60'
VERTICAL 1"=10'



WEST/EAST SECTION (B / TM-1)

HORIZONTAL 1"=60'
VERTICAL 1"=10'



SITE PLAN

NOT TO SCALE

LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	8" SWR
PROPOSED PUBLIC WATERLINE	8" WTR
EXISTING PUBLIC SEWER LINE	EX. 8" SWR
EXISTING PUBLIC WATERLINE	EX. 8" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC

60' 30' 0' 60' 120'

SCALE: 1" = 60'

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: CLV BLV99

NAVD88 ELEVATION: 871.971 METERS (2860.79 FEET)

RIVET AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF HUALAPAI WAY AND FARM ROAD

BASIS OF BEARINGS

SOUTH 00°19'04" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

LOT 209 AND COMMON LOT "F" OF BLOCK K, AS SHOWN BY MAP OF "CLIFF'S EDGE PARENT" ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

DATE: May 23, 2013
HORIZ. SCALE: ____
VERT. SCALE: ____
DESIGNED BY: DSP
DRAWN BY: ____
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3115.0002

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH/702.453.0800 FAX/702.453.0801

Toll Brothers
America's Luxury Home Builder
TOLL TOWN CENTER DRIVE, SUITE 200
LAS VEGAS, NEVADA 89144
PH/702.243.8800 FAX/702.243.8810

TENTATIVE MAP
FRANKLIN PARK
APN 126-13-401-018

TENTATIVE MAP SECTIONS

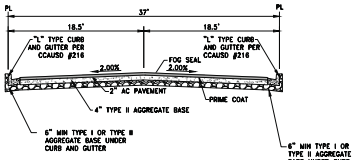
CLARK COUNTY NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER T. THOMPSON — Exp. 6/30/2014 — CIVIL — No. 14134

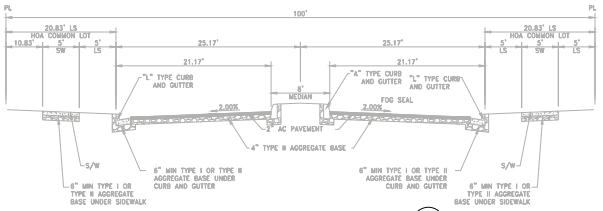
DRAWING
TM-3
SHT 3 OF 4

C:\Users\cthompson\Desktop\0003_FranklinPark_PLANNING\03-TM3-TP.dwg cthompson 5/23/13 1:30pm

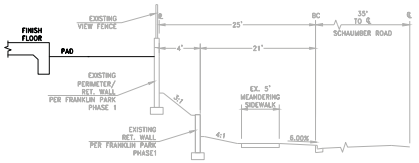
TMP-49525 REVISED



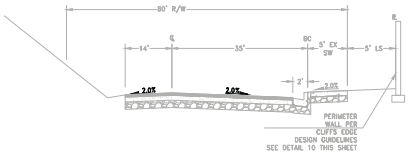
37' ON-SITE STREET (PRIVATE) 1 D-1
DETACHED SIDEWALK SCALE: NTS



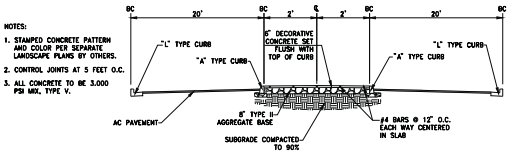
EXISTING GATED ENTRY ROAD (PRIVATE) 2 D-1
DETACHED SIDEWALK SCALE: NTS



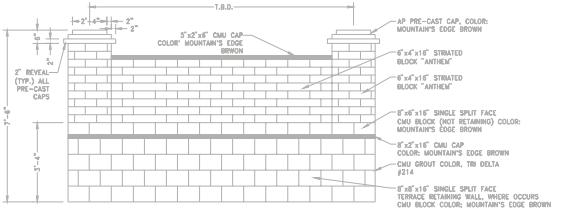
SCHAUMBER ROAD SECTION (PRIVATE) 3 D-1
DETACHED SIDEWALK SCALE: NTS



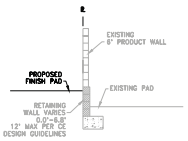
PULI ROAD STREET SECTION (PUBLIC) 4 D-1
IMPROVEMENTS PER MASTER DEVELOPER SCALE: NTS



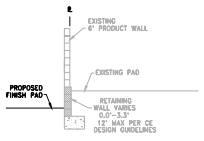
LOWERED ISLAND SECTION (PRIVATE) 5 D-1
W/STAMPED CONCRETE PAVING SCALE: NTS



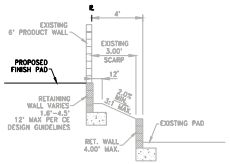
EX COMMUNITY WALL W/ 24" PILASTERS 6 D-1
SCALE: NTS



EXTERIOR WALL 7 D-1
SCALE: NTS



EXTERIOR WALL 8 D-1
SCALE: NTS



EXTERIOR WALL 9 D-1
SCALE: NTS

DATE: May 22, 2013
HORZ. SCALE: ____
VERT. SCALE: ____
DRAWN BY: DSP
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0003

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH/702.453.0800 FAX/702.453.0801

Toll Brothers
America's Luxury Home Builder
Las Vegas Division
10940 Trenton Center Drive, Suite 120
Las Vegas, Nevada 89144
PH/702.243.8800 FAX/702.243.8810

TENTATIVE MAP
FRANKLIN PARK
APN 126-13-401-018

DETAIL SHEET

CLARK COUNTY NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
TM-4
SHT 4 OF 4

P:\3110_Toll\0003_Franklin\Plan_PLANNING\SR4_TM4-TP.dwg dthompson 5/22/13 1:43pm

TMP-49525 REVISED

RCI Engineering

May 23, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Franklin Park at Providence
APN 126-13-401-018

On behalf of our client Toll Brothers we have prepared the following justification letter in support of a Tentative Map and Waiver for the above referenced development. The subject landholding consists of a 33.20 acre parcel located within the Providence Master Plan, Cliffs Edge, immediately north of Elkhorn Road and west of Shaumber Road.

Franklin Park was initially entitled in 2005, ref TMP-5798, for a 234 lot single family residential subdivision containing both traditional and alley loaded homes. Phase 1 of Franklin Park, consisting of 17 lots, was developed in late 2005. Due to changes in demand for the alley loaded product the tentative map was amended in 2007, ref TMP-23567, for a 199 lot single family residential subdivision with all traditionally loaded homes. This tentative map expired in 2011. The current application will serve to provide entitlements to facilitate the development of the site as currently proposed for 166 traditionally loaded single family lots.

The subject site is currently defined by the Providence Master Plan with a land use of Medium Low Density, up to 8 dwelling units per acre (du/ac). The proposed development will conform to this land use.

The proposed development will consist of a single family detached residential subdivision containing 166 residential lots and 24 common element open spaces, for a gross density of 5.00 dwelling units per acre. The development will be accessed directly from Shaumber Road via an existing private median divided and gated entry road. The internal roadway system will consist of a system of 37' wide private streets which will not have sidewalk. The internal roadway system will have a connectivity index score of 1.2. This connectivity index score includes the existing 17 lot Frank Park Phase 1. Since the proposed development is governed by the development standards of the Cliffs Edge Master Plan the 4 planned stub

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

PRJ-49369
06/10/13

TMP-49525 REVISED

streets, which although not allowed by title 19, are acceptable under the Cliffs Edge Master Plan.

All perimeter roadway treatment and project entry monumentation will be in accordance with the Cliffs Edge Master Plan Design Guidelines.

The development will contain a mix of single and two story homes on a dimensionally standard 60 foot wide and 105 feet deep lots. An 18 foot long driveway along with 20 foot rear and 5 foot side setbacks will be used for home plotting.

We are also requesting a waiver of Title 19 to allow for an internal intersection offsets of approximately 84 feet where a minimum of 125 is required. The area of reduced offset is located between the intersections of Hellman Park Street/Beecher Park Avenue and Ellison Park Street/Beecher Park Avenue. In an effort to maintain the existing street patterns and reduce existing utility relocations we were not able to redesign this intersection to eliminate the previously requested and approved waiver. This intersection will include a 4.5' wide raised median and 21.17' wide (BC to BC) street section on both sides. However, the revised site plan eliminates two of the three previously approved waivers for this project.

We are confident that the proposed development will meet both he needs of the residents of the City of Las Vegas as well as the goals of the Cliffs Edge Master Plan. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

Chris Thompson, P.E.
Principal

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

PRJ-49369
06/10/13

TMP-49525 REVISED

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

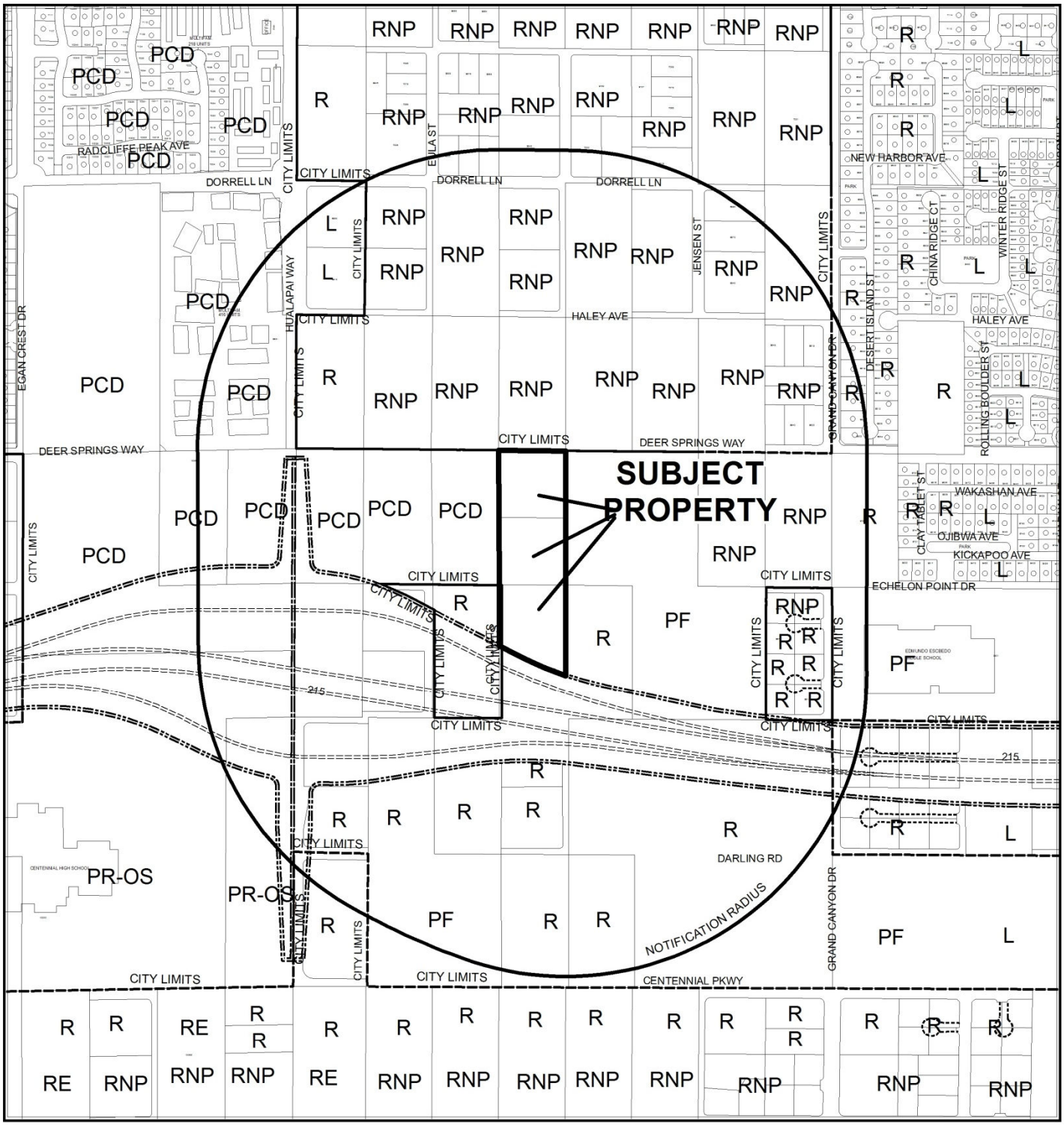
SUBJECT:
GPA-49489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434]. Staff recommends DENIAL.

C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-49489 and ZON-49494
3. Supporting Documentation
4. Photos - GPA-49489 and ZON-49494
5. Justification Letter - GPA-49489 and ZON-49494



0 500 1,000 Feet

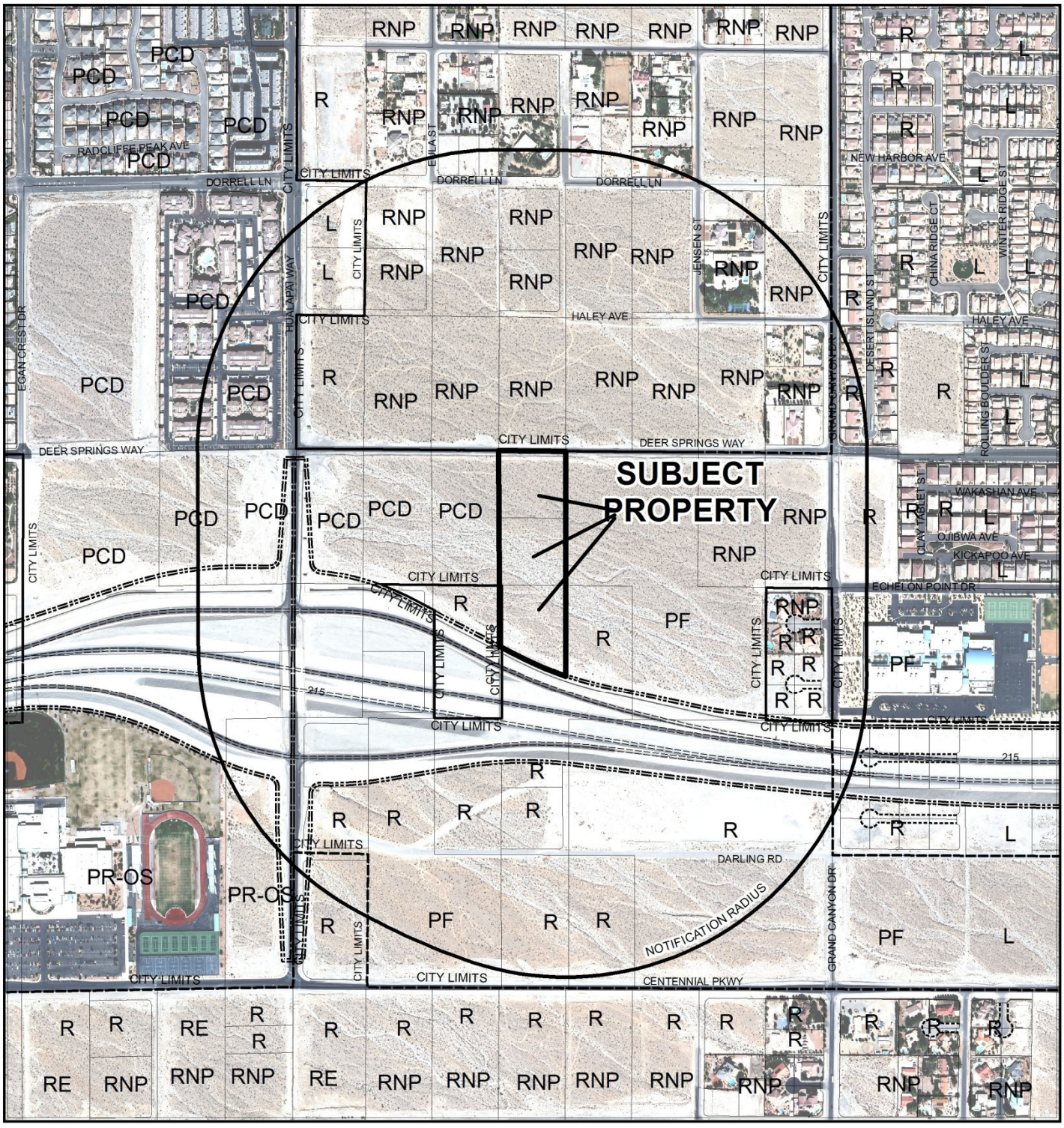
CASE: **GPA-49489 (PRJ-49434)**

RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



0 500 1,000 Feet

CASE: **GPA-49489 (PRJ-49434)**

RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49489 APN: 125-19-301-003

Name of Property Owner: Mosaic Land1, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 21 day of May, 2013

_____

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49489 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Haddad, Tycel

Subscribed and sworn before me

This 25 day of Jan. 20 13

Notary Public in and for said County and State

KRYSTA SITKO
CLARK, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49489 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 2013

_____

Notary Public in and for said County and State

STATE OF NEVADA, COUNTY OF CLARK

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) SW corner of Deer Springs Way & Conquistador Street

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-013 **Ward #** 6

General Plan: existing PCD proposed ML **Zoning:** existing PD proposed R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

Additional Information ZON-25758 & SDR-25760

PROPERTY OWNER Hualapai & 215, LLC **Contact** Charles Geinsendorf

Address 2300 W. Sahara Ave **Phone:** (702) 873-5868 **Fax:** (702) 548-6335

City Las Vegas **State** NV **Zip** 89146

E-mail Address Charles@clgtd.com

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address Jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name CHARLES L. GEISENDORF

Subscribed and sworn before me

This 24th day of APRIL, 20 13.

_____

STATE OF NEVADA, COUNTY OF CLARK

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-49489
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) SW corner of Deer Springs Way & Conquistador Street

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-004 and 005 **Ward #** 6

General Plan: existing PCD proposed ML **Zoning:** existing PD proposed R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

Additional Information ZON-25758 & SDR-25760

PROPERTY OWNER Deer Springs Way Trust **Contact**

Address 900 S. Las Vegas Blvd. STE. # 810 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Keppler

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address Jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [signature]

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

Print Name ZTAD HADDAD

Subscribed and sworn before me

This 25th day of March, 20 13.

[signature]

Notary Public in and for said County and State Clark, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 10/1/08

FOR DEPARTMENT USE ONLY

Case #	GPA-49498
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

I:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) SW corner of Deer Springs & Conquistador Street

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-003 **Ward #** 6

General Plan: existing PCD proposed ____ **Zoning:** existing PD proposed ____

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 5.0 +/- **Lots/Units** N/A **Density** N/A

Additional Information ZON-25758 & SDR-25760

PROPERTY OWNER Mosaic Land 1, LLC **Contact** Vince Shettler

Address 3960 Howard Hughes Pkwy, STE. 150 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89169

E-mail Address ____

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address Jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* ____

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

Print Name Vincent Schettler, Mgr

Subscribed and sworn before me

This 21 day of May, 20 13.

Nicol Montalto

Notary Public in and for said County and State

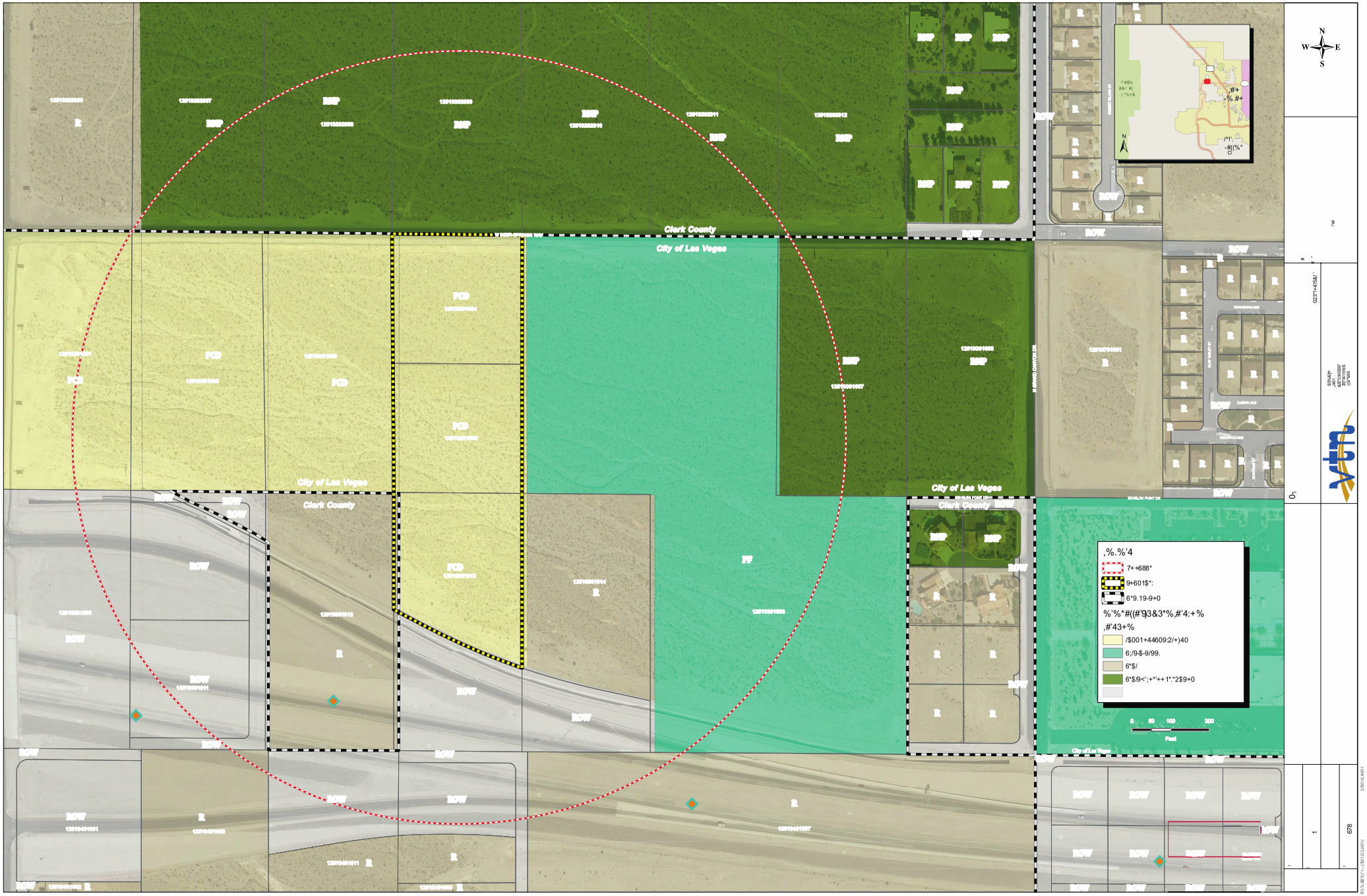
NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-49489
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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


Clark County
City of Las Vegas
City of Las Vegas
Clark County
City of Las Vegas
Clark County
City of Las Vegas
,%.%'4
7+ +688*
9+601$*:
6*9.19-9+0
%'%*#((#'9)3&3*%,#'4:+%
,#'43+%
/$001+44609:2/+)40
6;/9-$-9/99.
6*$/
6*$/9<';+*'++1*.*2$9+0
0 50 100 200
Feet
N
W
E
S

GPA-49489

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

May 20, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Pre-Application Request for a General Plan Amendment (PCD to ML) and Zone Change (PD to R-CL)
APN # 125-19-301-004, 005 and 013

On behalf of the applicant Ryland Homes, VTN Nevada respectfully submits this letter and application to allow a General Plan Amendment from PCD Planned Community Development) to ML (Medium Low Density Residential) and a Zone Change to reclassify the property from PD (Planned Development) to R-CL (Single Family Compact Lot).

The proposed property has a planned land use of PCD; the PCD designation is associated with Providence Square Master Development Plan. The applicant is requesting to reclassify the property to ML to allow for a single family residential development consisting of 61 homes on 7.7 acres. The surrounding area consists of commercial and medium density residential subdivisions. For example, west of Hualapai Way is the Providence Master Planned Community and east of N. Grand Canyon are an R-PD 5 and 4 General Plan Designations respectively.

The proposed property is currently zoned PD (Planned Development). The proposed request would reclassify the property from PD to R-CL to allow for a single family residential subdivision. The proposed property is in the general area of 2 Master Planned Communities with similar or more intense zoning districts. The applicant believes the proposed change will make the area more sustainable because it would provide a residential component in close proximity to the only commercial planned in the area. This would promote future home owners to walk to the commercial property and would decrease daily vehicular trips in the area. The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

The applicant believes both request will make the area more sustainable and will not adversely affect the surrounding residents. Thank you in advance for your time and consideration of this matter.

Sincerely,

Jason Kepple
VTN Planning

GPA-49489
ZON-49494

PRJ-49434
05/22/13

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-49494 - REZONING RELATED TO GPA-49489 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434]. Staff recommends DENIAL.

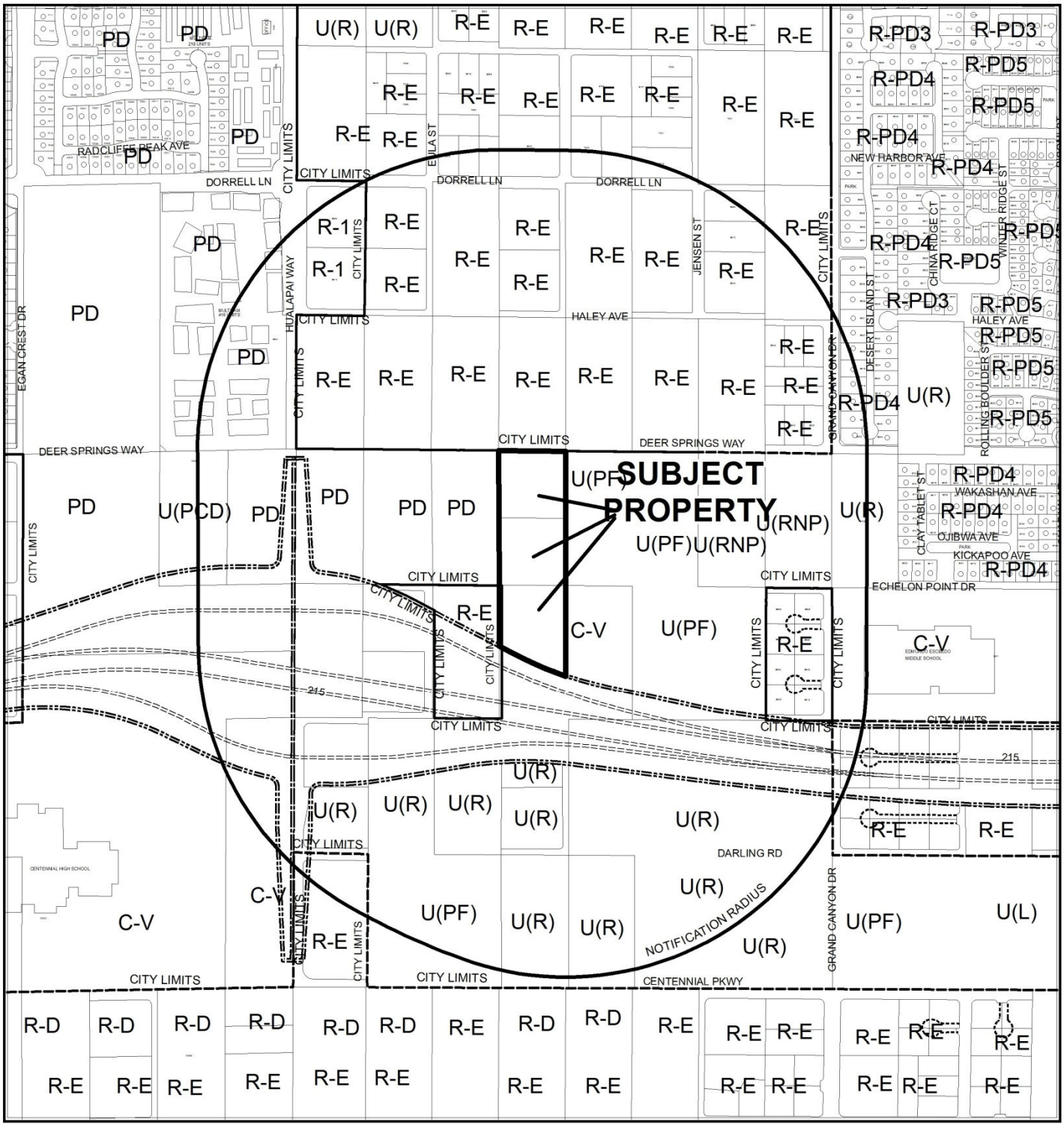
C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

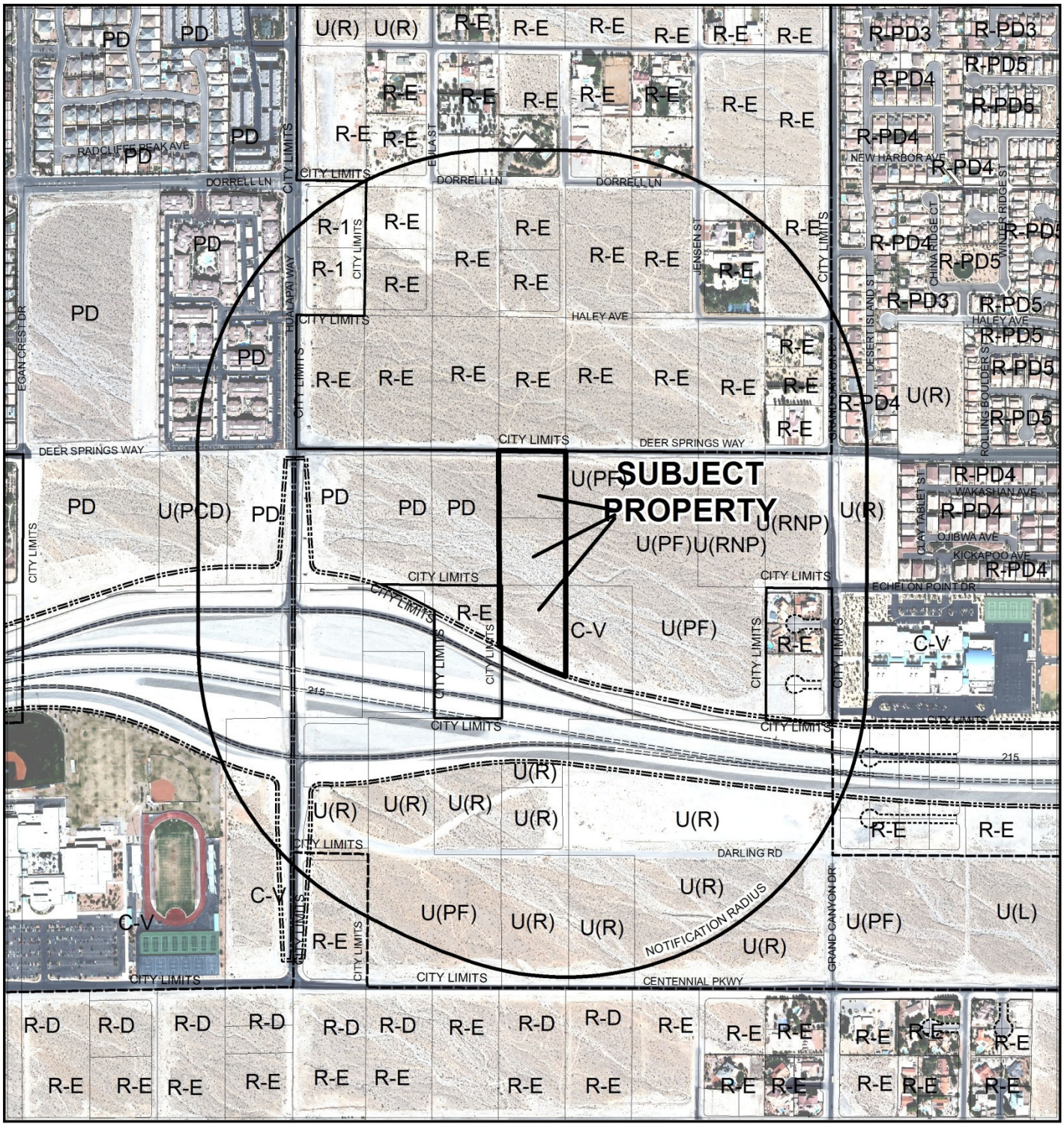


CASE: **ZON-49494 (PRJ-49434)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)



0 500 1,000 Feet

CASE: **ZON-49494 (PRJ-49434)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49494 APN: 125-19-301-003

Name of Property Owner: Mosaic Land1, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 21 day of May, 2013

_____

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49494 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Haddad, Tycel

Subscribed and sworn before me

This 25 day of Jan. 20 13

Notary Public in and for said County and State KRYSTA SITKO CLARK, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 11-11-08

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49494 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 2013

_____

Notary Public in and for said County and State

STATE OF NEVADA, COUNTY OF CLARK

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) SW corner of Deer Springs Way & Conquistador Street

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-013 **Ward #** 6

General Plan: existing PCD proposed ML **Zoning:** existing PD proposed R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

Additional Information ZON-25758 & SDR-25760

PROPERTY OWNER Hualapai & 215, LLC **Contact** Charles Geinsendorf

Address 2300 W. Sahara Ave **Phone:** (702) 873-5888 **Fax:** (702) 548-6335

City Las Vegas **State** NV **Zip** 89146

E-mail Address Charles@clgtd.com

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address Jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 20 13.

STATE OF NEVADA, COUNTY OF CLARK

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-49494
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

f:\dcpot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) SW corner of Deer Springs Way & Conquistador Street

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-004 and 005 **Ward #** 6

General Plan: existing PCD **proposed** ML **Zoning: existing** PD **proposed** R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

Additional Information ZON-25758 & SDR-25760

PROPERTY OWNER Deer Springs Way Trust **Contact**

Address 900 S. Las Vegas Blvd. STE. #810 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address Charles@clgtd.com

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address Jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name EYAD HADDAD

Subscribed and sworn before me

This 25th day of April, 20 15.

_____

Notary Public in and for said County and State Clark, NV

KRYSTA SITKO

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-49494
Meeting Date:	
Total Fee:	07/09/13 PC
Date Received:*	
Received By:	

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

I:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) SW corner of Deer Springs & Conquistador Street

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-003 **Ward #** 6

General Plan: existing PCD proposed ____ **Zoning:** existing PD proposed ____

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 5.0 +/- **Lots/Units** N/A **Density** N/A

Additional Information ZON-25758 & SDR-25760

PROPERTY OWNER Mosaic Land 1, LLC **Contact** Vince Shettler

Address 3960 Howard Hughes Pkwy, STE. 150 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89169

E-mail Address ____

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address Jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* ____

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

Print Name VINCENT SCHETTLER, MGR

Subscribed and sworn before me

This 21 day of May, 20 13.

s/ Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

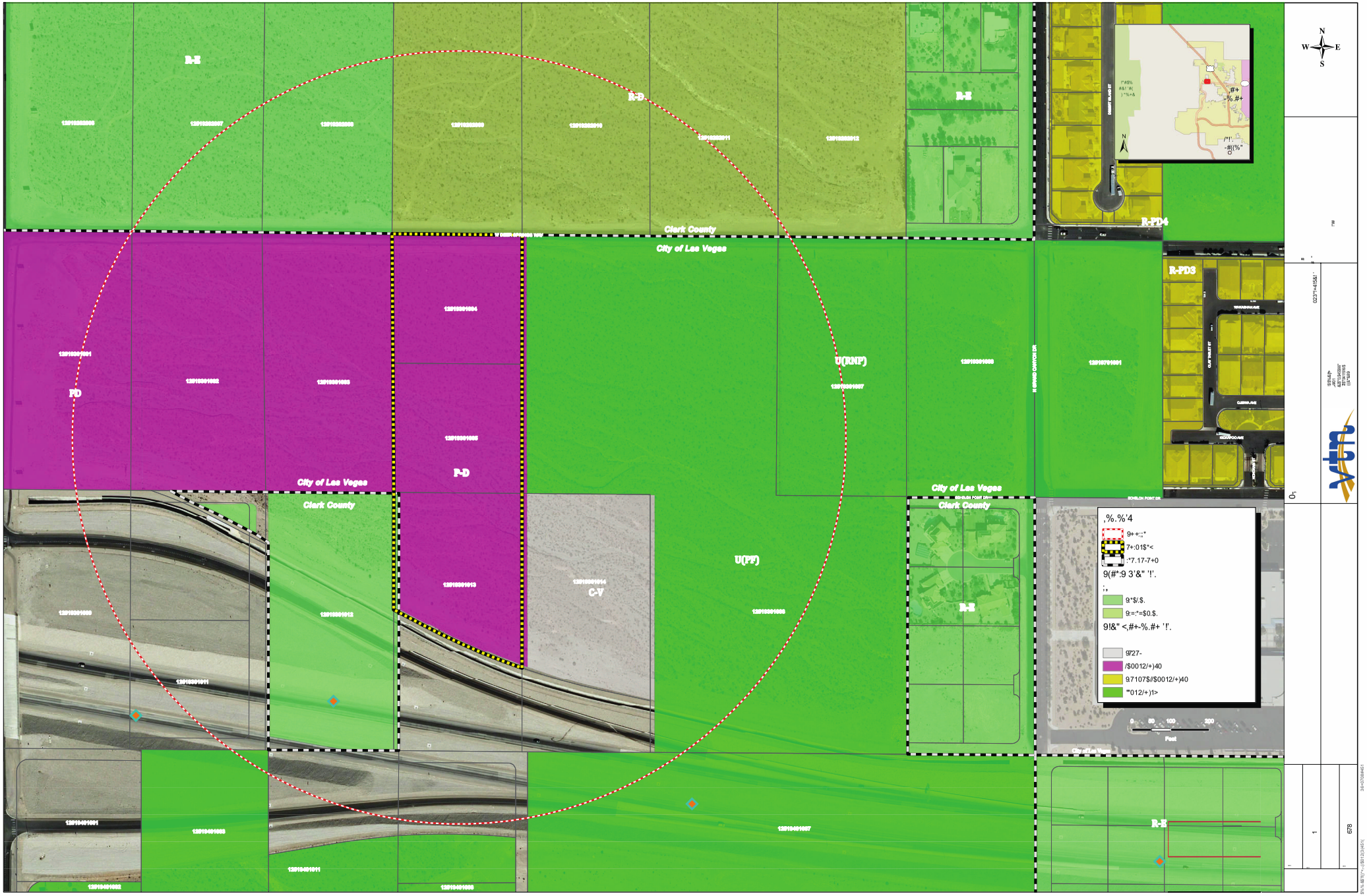
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-49494
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

I:\depot\Application Packet\Application Form.pdf


R-E
R-D
R-E
R-PD4
R-PDS
Clark County
City of Las Vegas
U(RNP)
PD
City of Las Vegas
R-D
City of Las Vegas
Clark County
C-V
U(PF)
City of Las Vegas
Clark County
R-E
R-E
,%.%'4
9+:;:*
7+:01$*<
:*7.17-7+0
9(#*:9 3'&" '!'.
;,*
9*$/.$.
9-=:*=$0.$.
9!&" <,#+-%.#+ '!'.
9'27-
/$0012/+)40
9.7107$//$0012/+)40
'"012/+)1>
0 50 100 200
Feet

ZON-49494

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

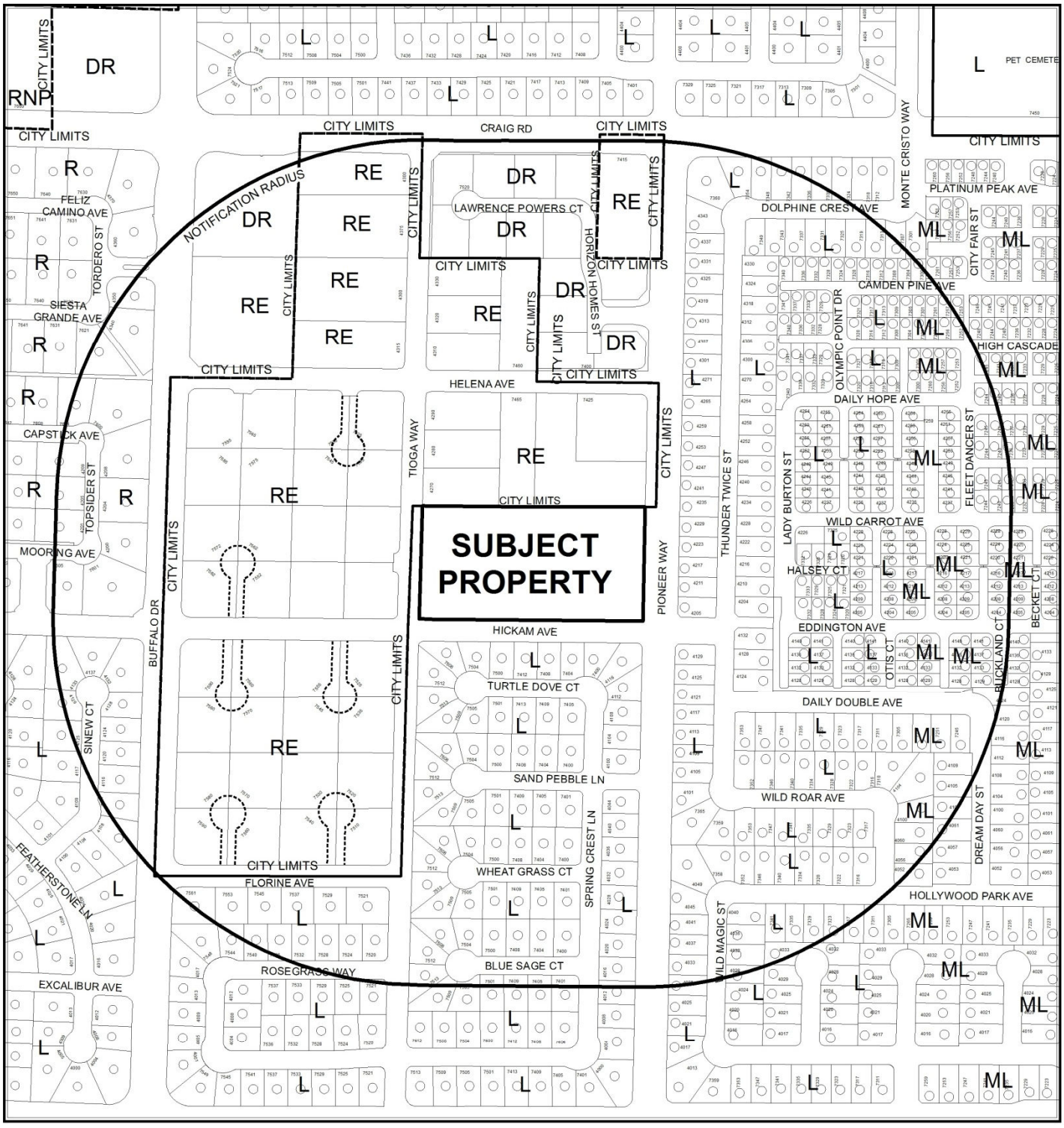
SUBJECT:
GPA-49530 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HARMONY HOMES, INC. - OWNER: ALLAN ROTHSTEIN 1994 TRUST - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 4.30 acres at the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-49530 and ZON-49531
3. Supporting Documentation
4. Photos - GPA-49530 and ZON-49531
5. Justification Letter - GPA-49530 and ZON-49531



0 300 600 Feet

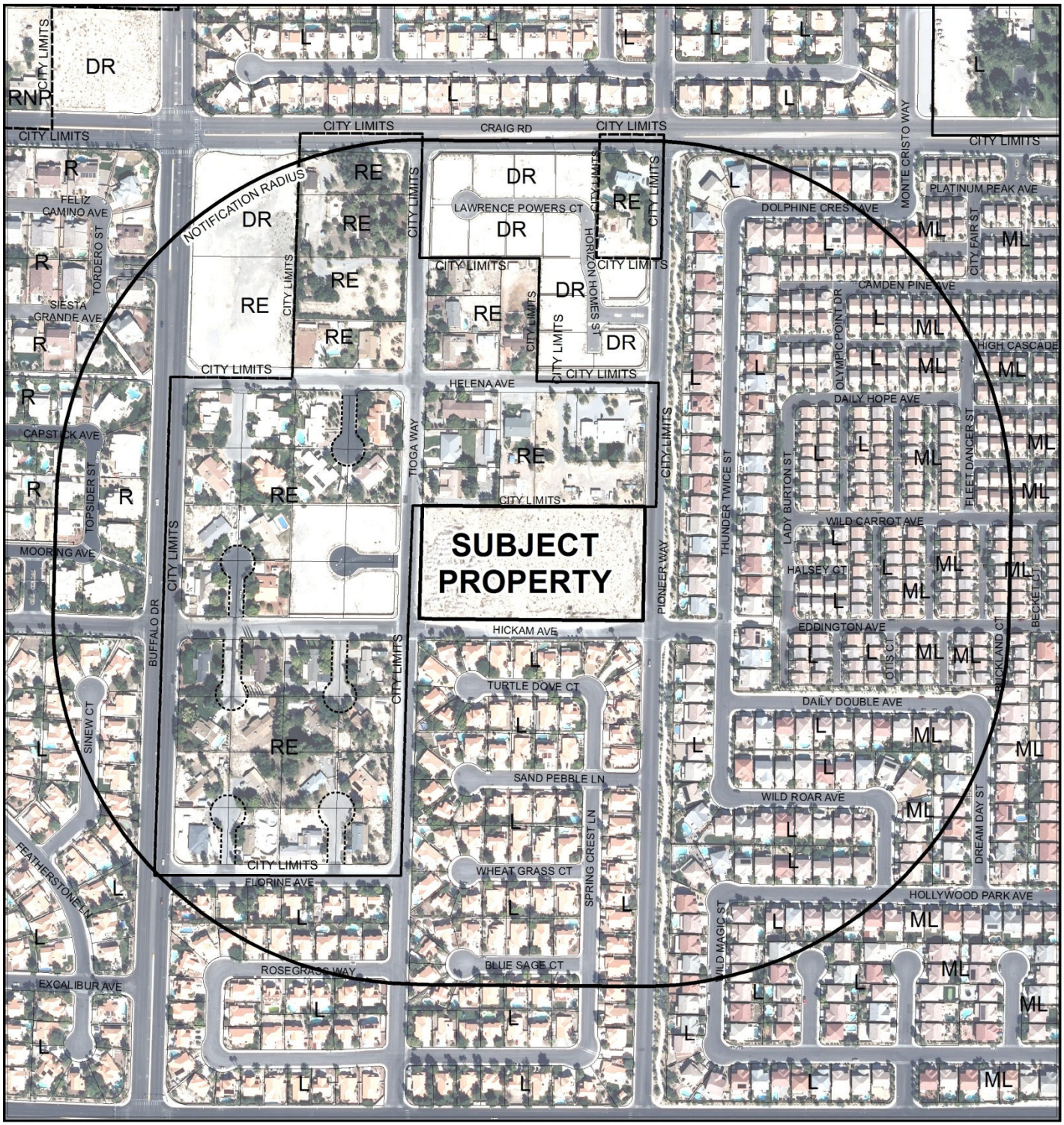
CASE: **GPA-49530 (PRJ-49495)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-49530 (PRJ-49495)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49530 APN: 138-03-305-006

Name of Property Owner: Allan Rothstein 1994 Trust

Name of Applicant: Harmony Homes, Inc.

Name of Representative: Darryl Lattimore

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ALLAN ROTHSTEIN

Subscribed and sworn before me

This 22 day of May, 2013

_____

Notary Public in and for said County and State

MILDRED DELOZIER
Notary Public, State of Nevada
Appointment No. 06-109413-1
My Appt. Expires Aug 5, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA and Re-Zone

Project Address (Location) NW Corner of the intersection of Pioneer Way and Hickam Avenue

Project Name Pioneer/Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-03-305-006 **Ward #** 4

General Plan: existing Desert Rural proposed Low **Zoning:** existing U(DR) proposed R-1

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 5 **Lots/Units** 17 **Density** 3.4

Additional Information See Justification Letter

PROPERTY OWNER Allan Rothstein 1994 Trust **Contact** Allan Rothstein

Address 755 Sunset Road **Phone:** (702) 353-6878 **Fax:** (702) 243-6666

City Henderson **State** Nevada **Zip** 89011

E-mail Address allanindianoil@yahoo.com

APPLICANT Harmony Homes, Inc. **Contact** Darryl Lattimore

Address 8912 Spanish Ridge Avenue, Suite 200 **Phone:** (702) 478-8375 **Fax:** (702) 586-3527

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address dlattimore@harmonyhomes.com

REPRESENTATIVE Harmony Homes, Inc. **Contact** Darryl Lattimore

Address 8912 Spanish Ridge Avenue, Suite 200 **Phone:** (702) 478-8375 **Fax:** (702) 586-3527

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address dlattimore@harmonyhomes.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Allan Rothstein

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

Print Name Allan Rothstein

Subscribed and sworn before me

This 22 day of May, 20 13.

Mildred DeLozier

Notary Public in and for said County and State

MILDRED DELOZIER
Notary Public, State of Nevada
Appointment No. 06-109413-1
My Appt. Expires Aug 5, 2015

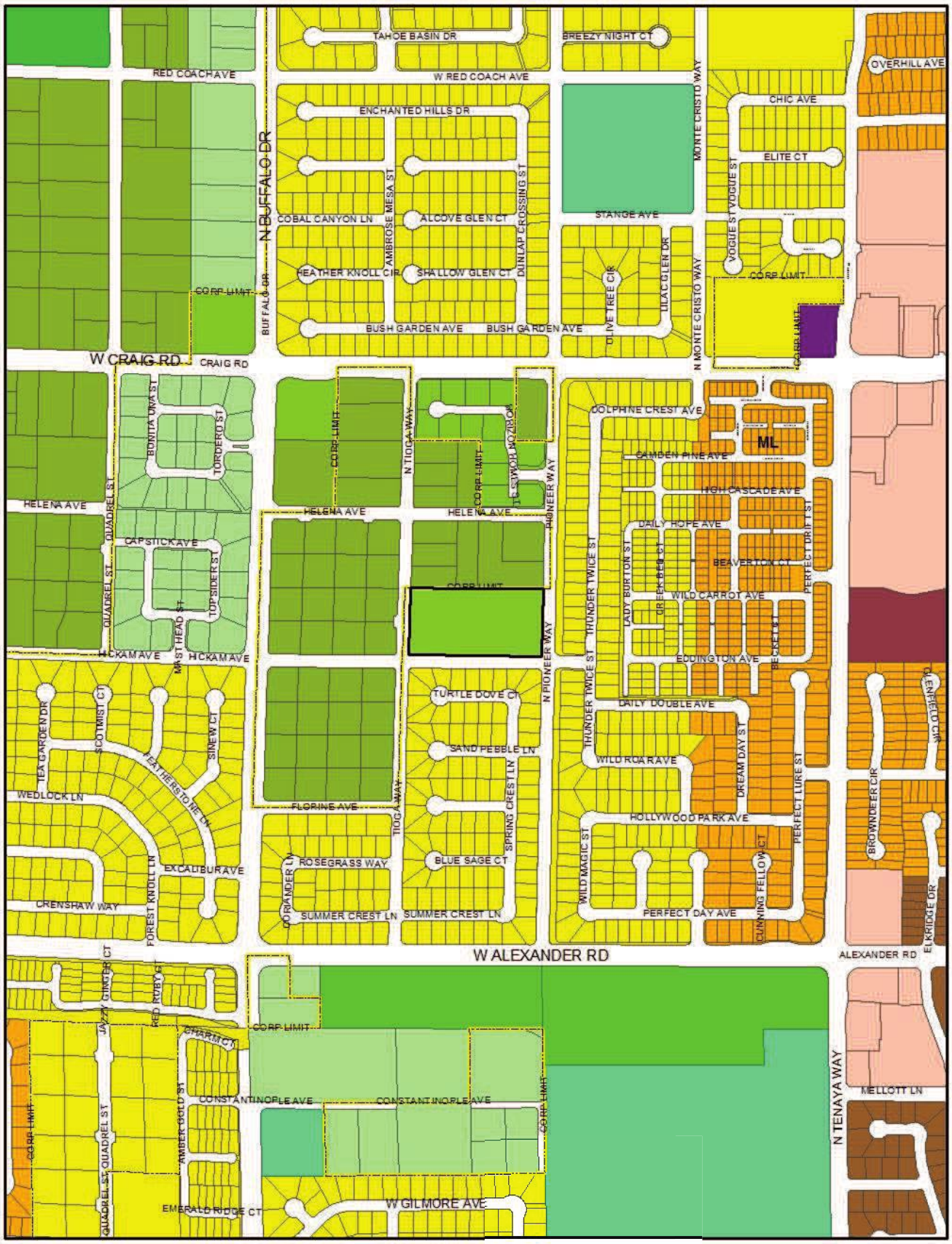
FOR DEPARTMENT USE ONLY

Case #	GPA-49530
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

GENERAL PLAN AMENDMENT Parcel: 138-03-305-006



GENERAL PLAN AMENDMENT

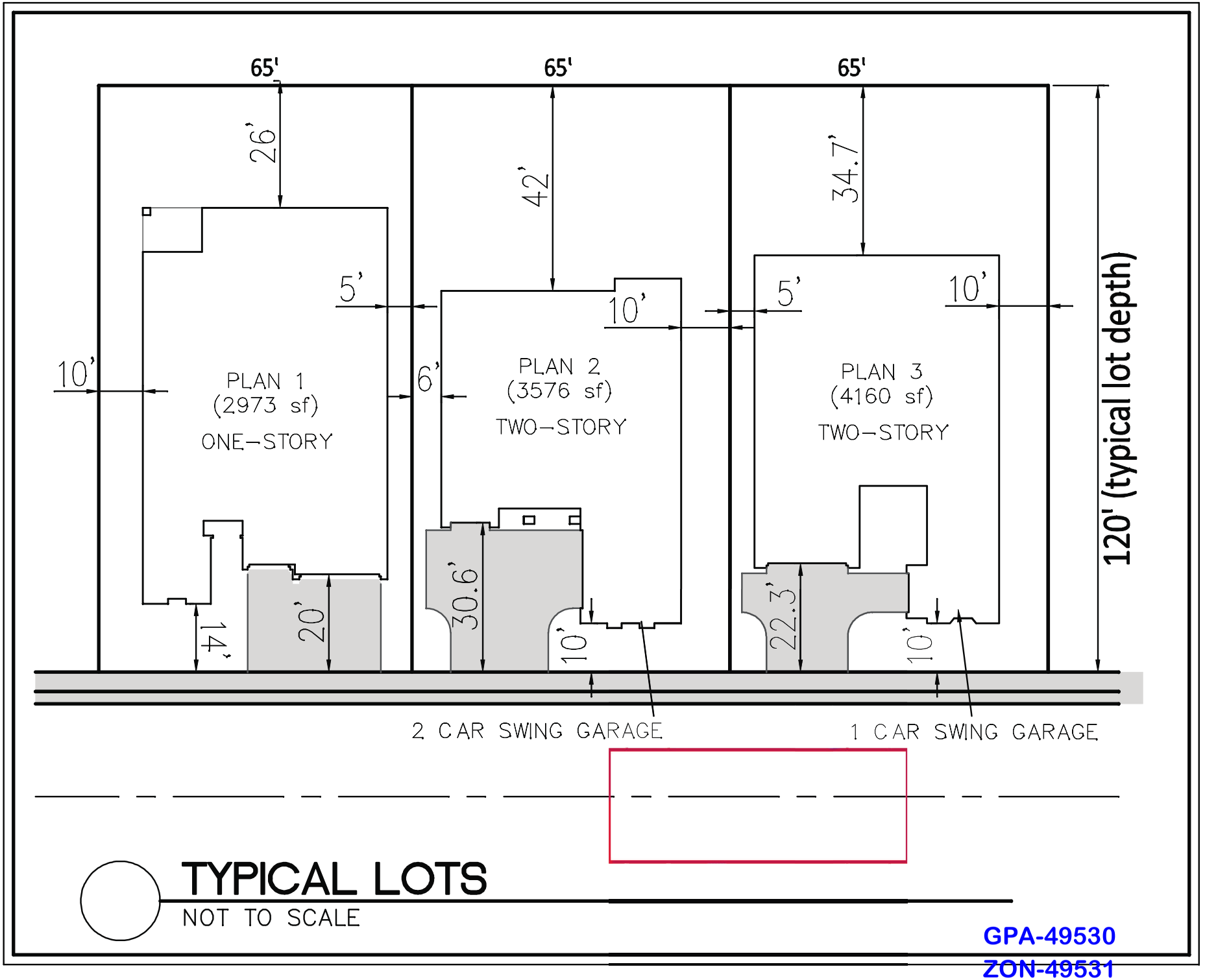
Rural Neighborhood Preservation	Medium	Light Industrial / Research	Town Center	
Rural Estates	High	Planned Community Development	Resource Conservation	
Desert Rural	Office	Downtown Redevelopment Area	Downtown - Commercial	
Rural	Service Commercial	Park / Recreation / Open Space	Downtown - Mixed Use	
Low	General Commercial	Public Facility	Not in City	
Medium - Low	Tourist Commercial	Public Facility - School	Subject Parcel	
Medium - Low Attached	Las Vegas Medical District	Public Facility - Clark County	City Limits	

FROM D-R TO L

GPA-49530

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301

Printed: May 23, 2013



TYPICAL LOTS

NOT TO SCALE

GPA-49530
ZON-49531



HARMONY
HOMES

!"

$&% ()&&+

*#,!,!-,!!"

! !

"$ %&$"

(! ! #"

+"",+-! -/$

!#" " .012,3102

-"2&! #$0

/#"! .0#"!

#"4% 5!012

!#, -!

"0"," ""

'!-%

3 6

./" .012 .0

3 2"7 6 8

"2"7 6 9 9

2*

!!;-69 9

6

./" .012 .0

2 6 : :

(6 : :

GPA-49530
ZON-49531

HARMONY
HOMES

$$1+

2 2 3 2 42 2 42

6+ 2 2 .
2 52 . .

7%%,89-* %43 90.
0,8: %%'8&
311'-

<&%48&1> 5847 98?:
&&1>5 4&1>5
4@"<&83 45,8818 1&A;A8
<&88 ;88&&>4=
&5547 8;&%>&% =<&8;&&%;=8 8
'1&>8B; ;881%18;&&1&-

9,*,"4",>0 &3
%=-

$8



@
83%

55+2 1C'88

-

!'#$%8$!)'!'# *'! # *" '
!+,-*,"-",/+,-."0-.!

GPA-49530
ZON-49531

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-49531 - REZONING RELATED TO GPA-49530 - PUBLIC HEARING - APPLICANT: HARMONY HOMES, INC. - OWNER: ALLAN ROTHSTEIN 1994 TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 4.30 acres at the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony). Staff recommends DENIAL.

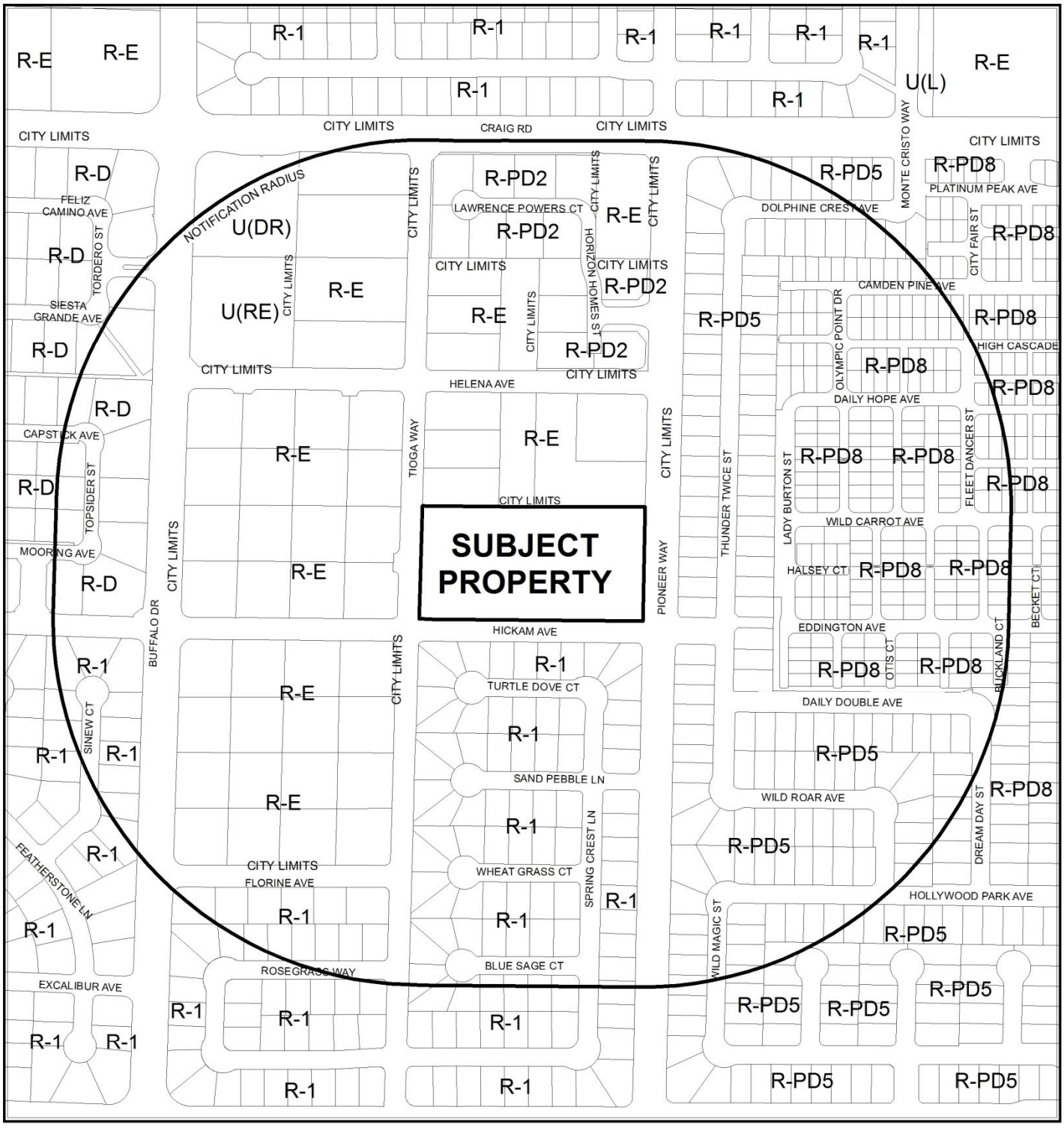
C.C.: 08/21/213

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



0 300 600 Feet

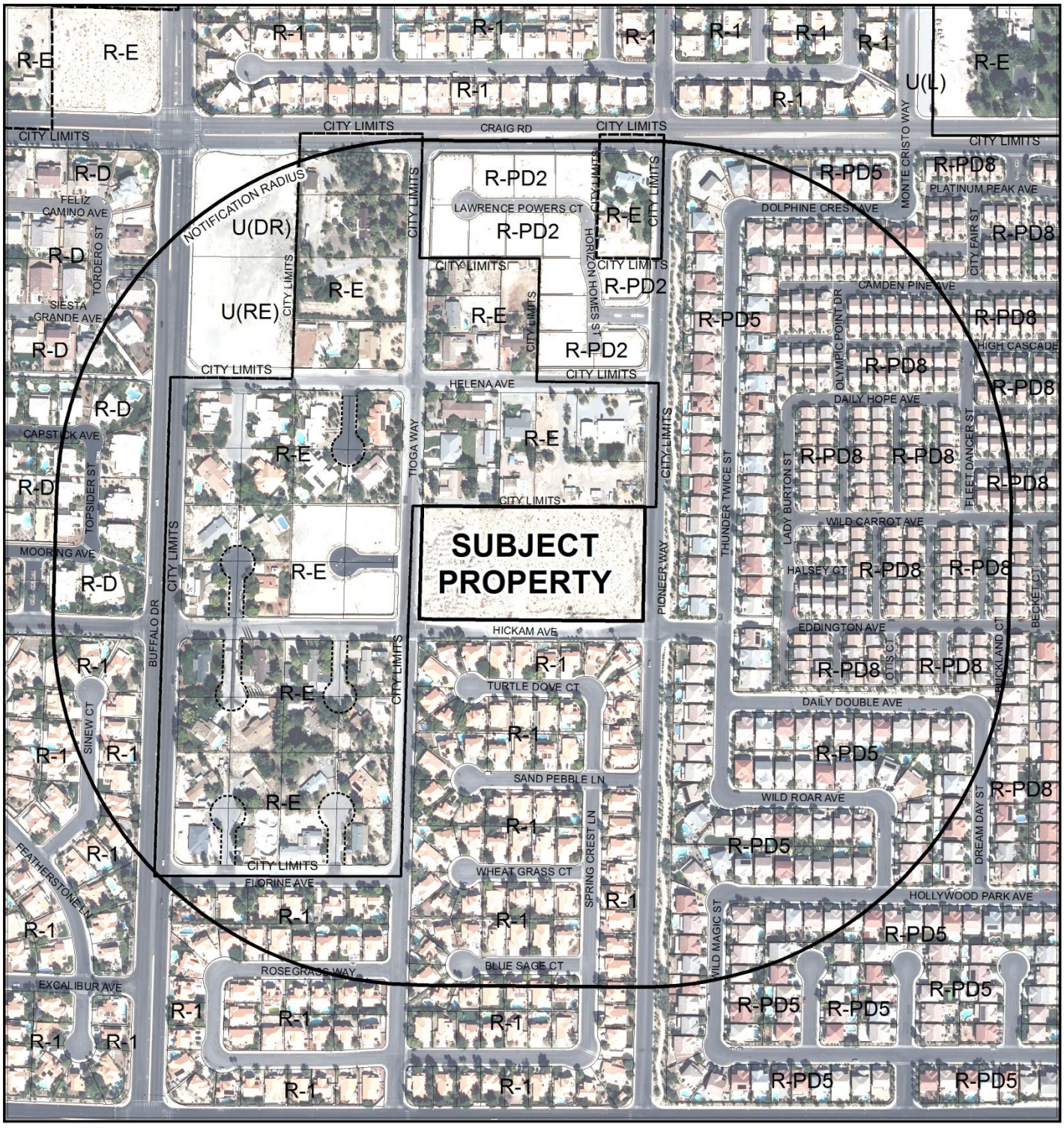
CASE: **ZON-49531 (PRJ-49495)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N



0 300 600 Feet

CASE: **ZON-49531 (PRJ-49495)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49531 APN: 138-03-305-006

Name of Property Owner: Allan Rothstein 1994 Trust

Name of Applicant: Harmony Homes, Inc.

Name of Representative: Darryl Lattimore

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ALLAN ROTHSTEIN

Subscribed and sworn before me

This 22 day of May, 2013

_____

Notary Public in and for said County and State

MILDRED DELOZIER
Notary Public, State of Nevada
Appointment No. 06-109413-1
My Appt. Expires Aug 5, 2015

PRJ-49495
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA and Re-Zone

Project Address (Location) NW Corner of the intersection of Pioneer Way and Hickam Avenue

Project Name Pioneer/Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-03-305-006 **Ward #** 4

General Plan: existing Desert Rural proposed Low **Zoning:** existing U(DR) proposed R-1

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 5 **Lots/Units** 17 **Density** 3.4

Additional Information See Justification Letter

PROPERTY OWNER Allan Rothstein 1994 Trust **Contact** Allan Rothstein

Address 755 Sunset Road **Phone:** (702) 353-6878 **Fax:** (702) 243-6666

City Henderson **State** Nevada **Zip** 89011

E-mail Address allanindianoil@yahoo.com

APPLICANT Harmony Homes, Inc. **Contact** Darryl Lattimore

Address 8912 Spanish Ridge Avenue, Suite 200 **Phone:** (702) 478-8375 **Fax:** (702) 586-3527

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address dlattimore@harmonyhomes.com

REPRESENTATIVE Harmony Homes, Inc. **Contact** Darryl Lattimore

Address 8912 Spanish Ridge Avenue, Suite 200 **Phone:** (702) 478-8375 **Fax:** (702) 586-3527

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address dlattimore@harmonyhomes.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Allan Rothstein

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

Print Name ALLAN ROTHSTEIN

Subscribed and sworn before me

This 22 day of May, 20 13.

Mildred DeLozier

Notary Public in and for said County and State

MILDRED DELOZIER
Notary Public, State of Nevada
Appointment No. 06-109413-1
My Appt. Expires Aug 5, 2015

FOR DEPARTMENT USE ONLY

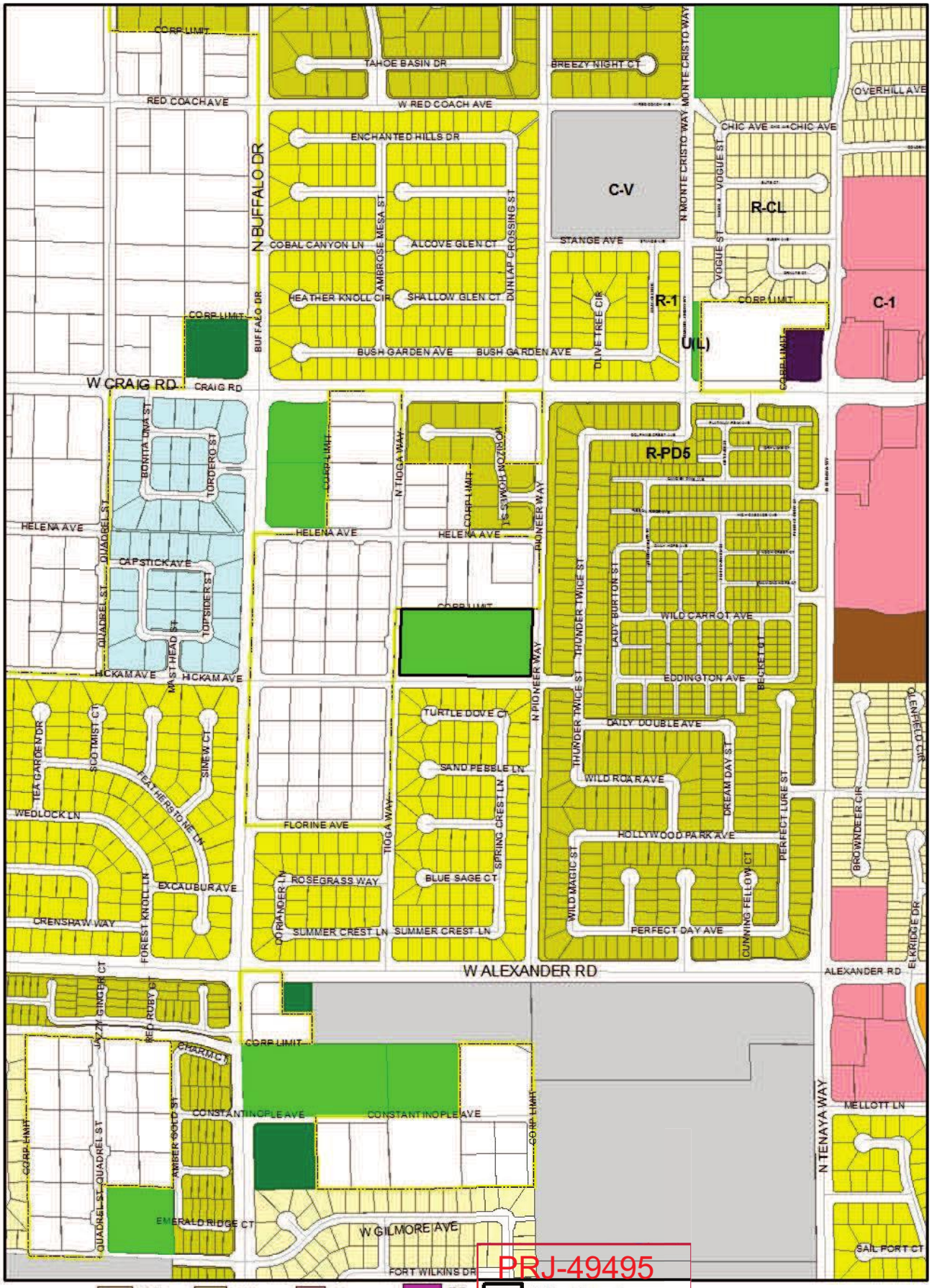
Case #	ZON-49531
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-49495
05/28/13

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

Revised 10/27/08

REZONING Parcel: 138-03-305-006



ZONING

C-V	R-A	R-CL	P-O	PD	Subject Parcel
C-PB	R-E	R-2	P-R	T-D	City Limits
P-C	R-D	R-3	N-S	TC	ROI Zoning
U	R-PD	R-4	O	C-2	
	R-1	R-5	C-D	C-M	
	R-MH	R-MHP	C-1	M	

PRJ-49495
05/28/13

FROM U(DR) TO R-CL

ZON-49531

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301

Printed: May 23, 2013

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

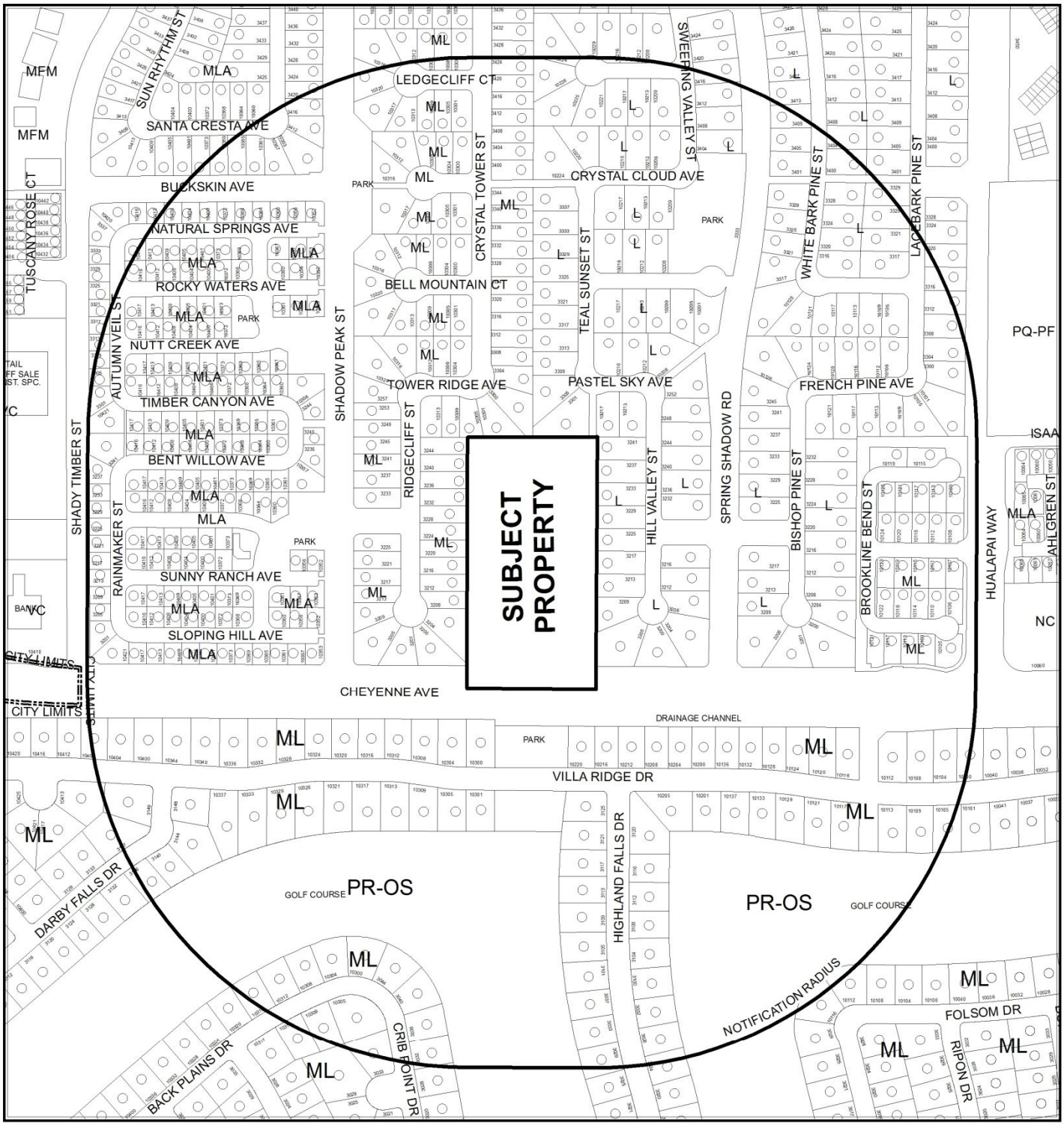
SUBJECT:
MOD-49621 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO ADD FIVE ACRES TO THE PLAN WITH A ML (MEDIUM-LOW DENSITY) LAND USE DESIGNATION on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-49621, ZON-49622, VAR-49623, WVR-49624 and SDR-49625
3. Supporting Documentation
4. Photos - MOD-49621, ZON-49622, VAR-49623, WVR-49624 and SDR-49625
5. Justification Letter - MOD-49621, ZON-49622, VAR-49623, WVR-49624 and SDR-49625



CASE: **MOD-49621 (PRJ-49482)**

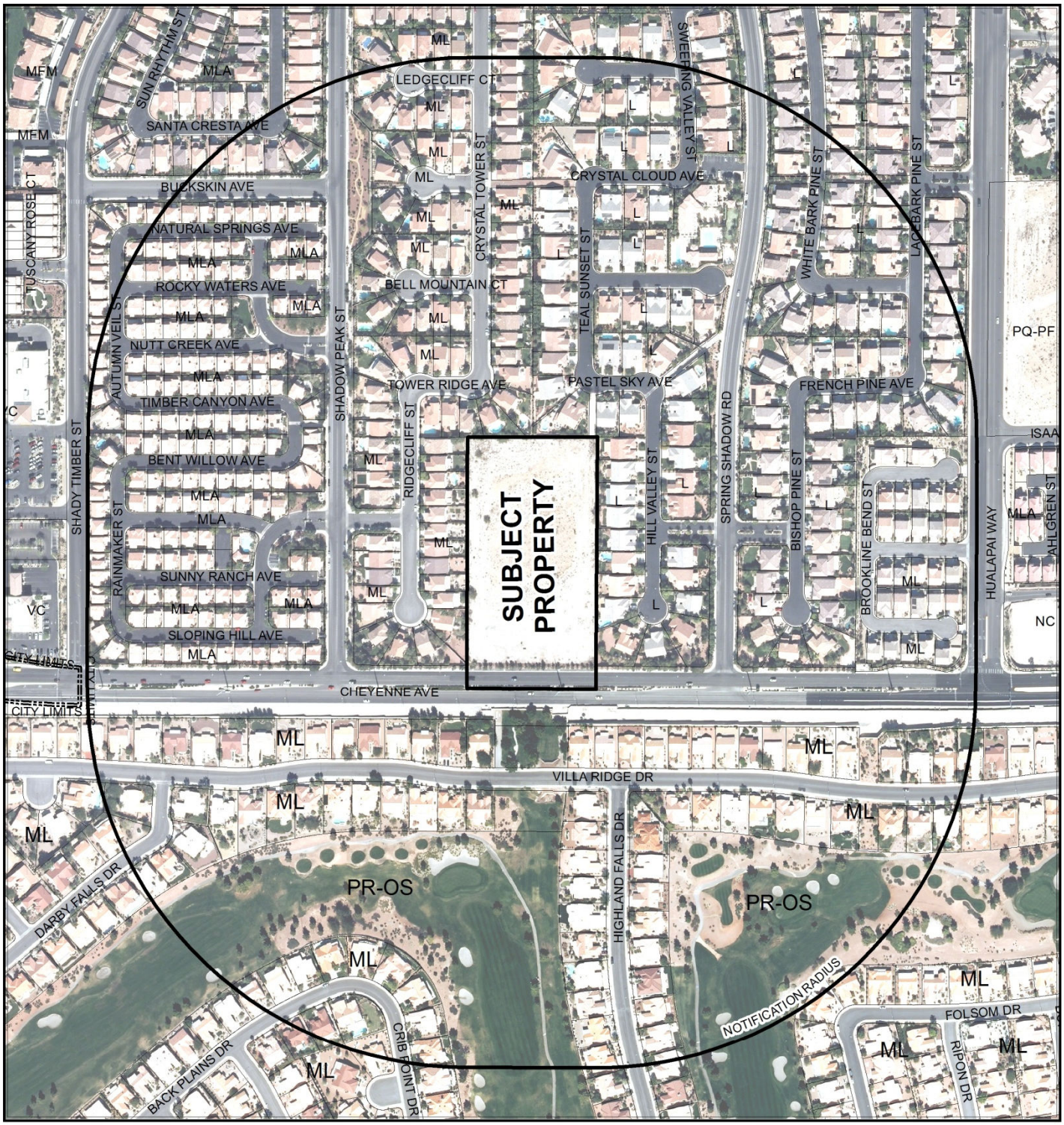
0 300 600 Feet

RADIUS: 1000 FEET

MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **MOD-49621 (PRJ-49482)**

RADIUS: 1000 FEET

MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-49621 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary Public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-49482
05/28/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to be added to Lone Mountain Master Plan

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James McCormick

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

Print Name James McCormick

Subscribed and sworn before me

This 20th day of May, 20 13.

Notary Public in and for said County and State

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

FOR DEPARTMENT USE ONLY

Case #	MOD-49621
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-49482
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On May 20, 2013 before me, Gabriel Angel Gomez, Notary Public
(Here insert name and title of the officer),

personally appeared James McCormick,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (is)~~are~~ subscribed to the within instrument and acknowledged to me that (he)~~/she/they~~ executed the same in (his)~~/her/their~~ authorized capacity~~(ies)~~, and that by (his)~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GABRIEL ANGEL GOMEZ
COMM.# 1984953
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Major Modification to be added to
(Title or description of attached document)

Lone Mountain Master Plan
(Title or description of attached document continued)

Number of Pages 1 Document Date 5-20-13

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

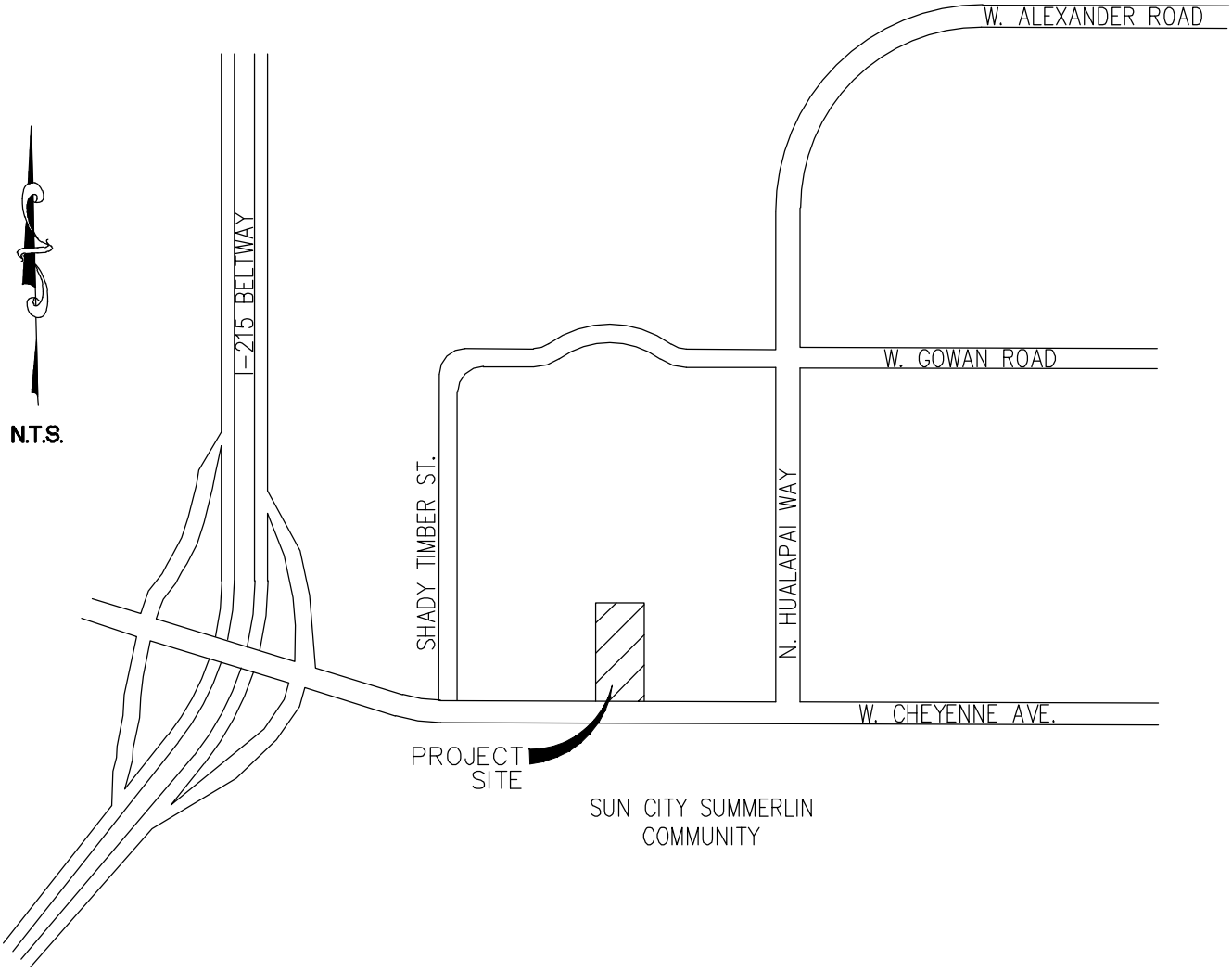
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

PRJ-49482
05/28/13



MOD-49621
ZON-49622
VAR-49623
WVR-49624
SDR-49625

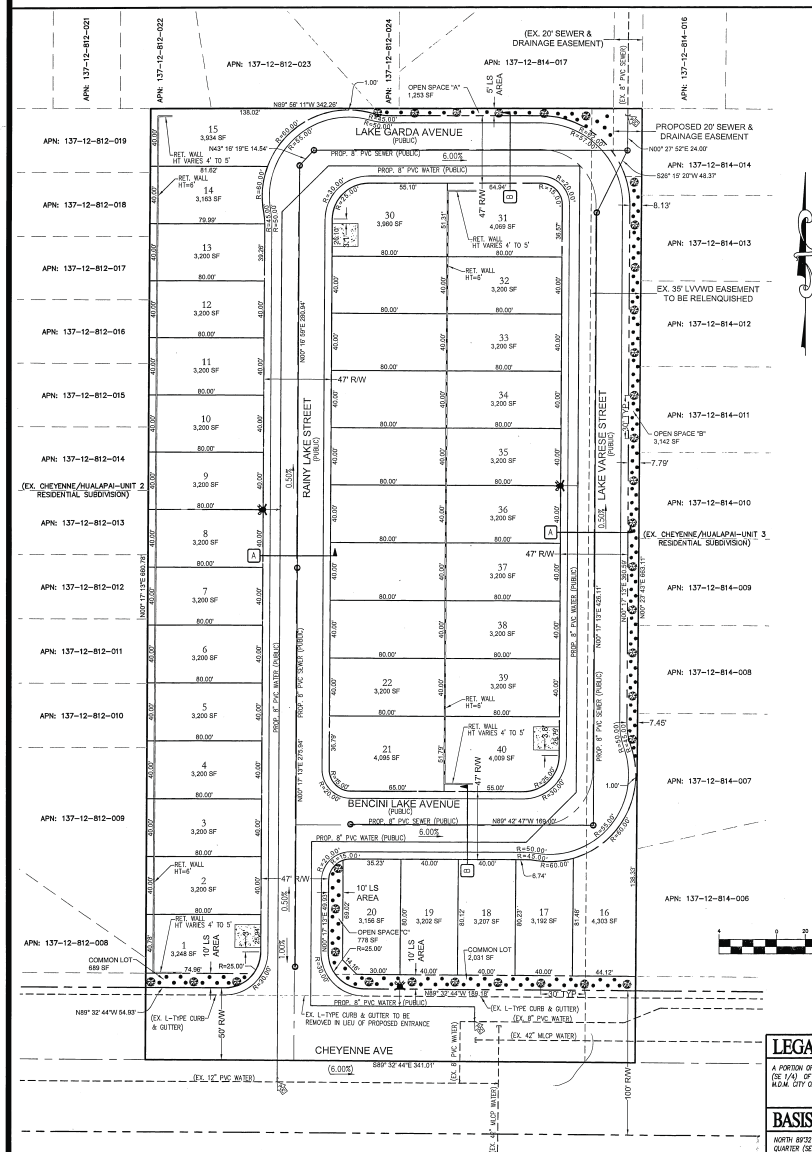
PRJ-49482
05/28/13

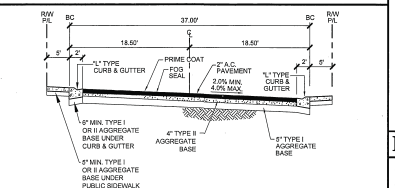
TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

LOCATION MAP

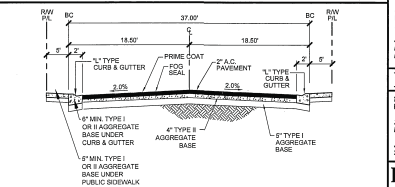
CHEYENNE WEST OF HUALAPAI

SITE PLAN OF CHEYENNE WEST OF HUALAPAI



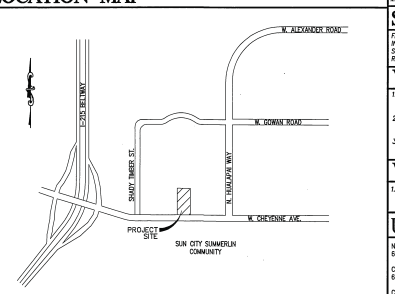


SECTION A - TYPICAL 47 CROSS-FALL STREET SECTION
(PUBLIC STREET) N.T.S.



SECTION B - TYPICAL 47 NORMAL CROWN STREET SECTION
(PUBLIC STREET) N.T.S.

LOCATION MAP



OPEN SPACE REQUIRED	OPEN SPACE PROVIDED (COMMON LOTS "A", "B" & "C")
13,200 SF	5,173 SF

UTILITY DISTRIBUTION SYSTEM

WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN LOCATED IN CHEYENNE AVENUE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE. THE LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PUBLIC SEWER STUB LOCATED AT THE NORTHWEST CORNER OF THE PROJECT SITE. THE CITY OF LAS VEGAS IS THE PURVEYOR.

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

NORTH 89°32'44" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 81 OF SURVEYS, AT PAGE 44.

BENCHMARK

RIVET AND PLATE IN TOP OF CURB ON THE SOUTH SIDE OF CHEYENNE +/- 1/4 MILE WEST OF HUALAPAI WAY
853.856m/2801.36FT (NAD 88 DATUM)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	33	24" Box	30' On Center	MONDEL PINE	PINUS ELDARICA
•	140	5 Gallon	N/A	DESERT BROOM	BACCHARIS SAROTHROIDES

SITE INFORMATION

ASSESSORS PARCEL NUMBER	137-12-801-004
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	U(PCD)
PROPOSED ZONING	PLANNED DEVELOPMENT DISTRICT (PD)
TOTAL PROPOSED LOTS	40 RESIDENTIAL LOTS
GROSS ACREAGE	5.0±
NET ACREAGE	3.31±
DENSITY (BASED ON GROSS ACREAGE)	8.00 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 80SPACES
PARKING PROVIDED	160 SPACES TOTAL (40 2-CAR GARAGES & 40 2-CAR DRIVEWAYS)
STREET LANDSCAPING ALONG CHEYENNE AVENUE (10-FT BUFFER)	2,720 SF

LANDSCAPING REQUIREMENTS

ALONG HUALAPAI RIGHT-OF-WAY: 10-FT LANDSCAPE STRIP WITH WALL

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE. LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY'S AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.

2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT ZONING
DENSITY ALLOWED: 8 UNITS/GROSS ACRE
TYPICAL LOT AREA: 3,200 SQ. FT.
MAX. HEIGHT: 35 FEET

SETBACKS

FRONT YARD/GARAGE: 18 FEET
INTERIOR SIDE YARD: 5 FEET
STREET CORNER SIDE YARD: 10 FEET
REAR YARD: 10 FEET

VARIANCES

1. CROSS-FALL STREET SECTIONS FOR THE INTERIOR 47-FT WIDE STREETS

2. RETAINING WALLS IN EXCESS OF 6'-0" IN HEIGHT

3. DRIVEWAY SEPARATION FROM CURB RETURN IS 3-FT MINIMUM FOR LOTS 1, 30, AND 40.

WAIVERS

1. REDUCE OPEN SPACE REQUIREMENTS TO 5,173 SF TOTAL WHERE 13,200 SF IS REQUIRED (330 SF/UNIT).

UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE, 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 WA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6305 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE, 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOUNDER CITY, NV 89005

ENGINEER

TANEY ENGINEERING
8050 S. JONES BLVD, SUITE #100
LAS VEGAS, NEVADA 89118
PHONE: 702-362-8844
FAX: 702-362-5233

SUBDIVIDER/DEVELOPER

ADAVEN HOMES
MR. NATHAN WHITE
9112 DOLENTA AVENUE
LAS VEGAS, NV. 89129
PHONE: 702-365-8588
FAX: 702-998-9885

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 3200X/2150 E, DATED SEPTEMBER 27, 2002.

DRAINAGE NOTE

A 20-FT PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED IS PROPOSED AT THE NORTHEAST CORNER OF THE PROJECT SITE.

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
RETAINING WALL	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

40 LOTS x 250 GPD/LOT = 10,000 GPD (AVERAGE)
40 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 35,000 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	RT	RIGHT
BC	BACK OF CURB	R/W	RIGHT-OF-WAY
BCR	BACK OF CURB RADIUS	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SW	SIDEWALK
BM	BENCH MARK	STA	STATION
CATV	CABLE TELEVISION	SD	STORM DRAIN
CL	CENTERLINE	STD	STANDARD
CBC	CITY OF BOULDER CITY	SL	STREETLIGHT
CC	CLARK COUNTY	TC	TOP OF CURB
CO	CLEAN OUT	TYP	TYPICAL
CY	CUBIC YARD	VERT	VERTICAL
DI	DROP INLET	VC	VERTICAL CURVE
DG	DESIGN GRADE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EC	END OF CURVE	W	WATER
EVC	END OF VERTICAL CURVE	WM	WATER METER
EX	EXISTING		
FG	FINISH GRADE		
FF	FINISH FLOOR ELEVATION		
FT	FEET		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFF	LOWER FINISH FLOOR ELEVATION		
LF	LINEAR FEET		
LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
OC	ON CENTER		
PI	POINT OF INTERSECTION		
PRC	POINT OF REVERSE CURVE		
PC	POINT OF CURVE		
PT	POINT OF TANGENCY		
PCC	POINT OF COMPOUND CURVE		
PP	POWER POLE		
PL	PROPERTY LINE		
PB	PULL BOX		
R	RADIUS		

Call Two Working Days Before You Dig!
811
Dig Safely. Dig Safely.
1-800-227-2600

PROJECT NO. 49621
05/28/13

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

ADAVEN HOMES
9112 DOLENTA AVENUE
LAS VEGAS, NV 89129
(702) 365-8588 FAX: (702) 998-9885

TANEY ENGINEERING
8050 S. JONES BLVD. SUITE #100
LAS VEGAS, NV. 89118
(702) 362-8844 FAX: (702) 362-5233

CHEYENNE WEST OF HUALAPAI
SINGLE FAMILY RESIDENTIAL

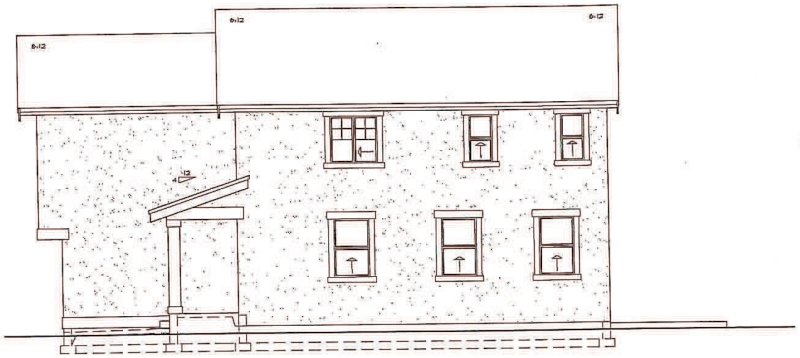
SITE PLAN

ANDREW D. BENCINI
No. 18099
PROFESSIONAL ENGINEER
STATE OF NEVADA
12-31-14
ENGINEER'S SEAL

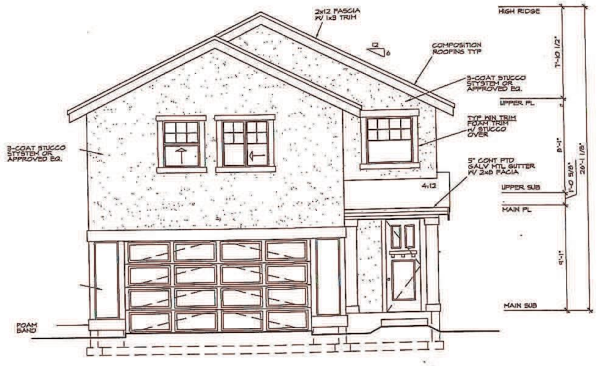
DATE: 05.23.13
SCALE: 1"=40'
JOB NO: ADV-13-002
DESIGNED BY: RDC
DRAWN BY: ADB
SHEET NAME: SP1
SHEET: 1 OF 1

FILE NAME:

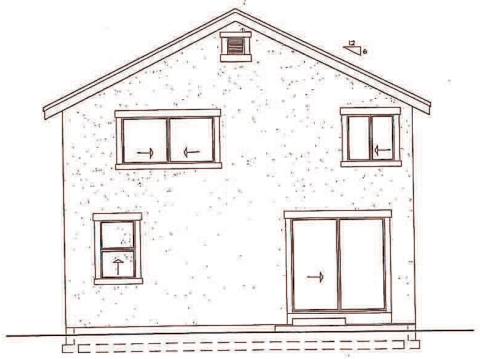
MOD-49621, ZON-49622, VAR-49623
WVR-49624 & SDR-49625



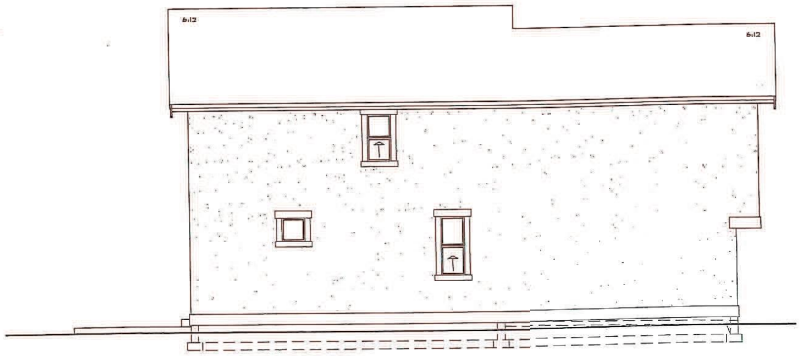
RIGHT ELEVATION



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



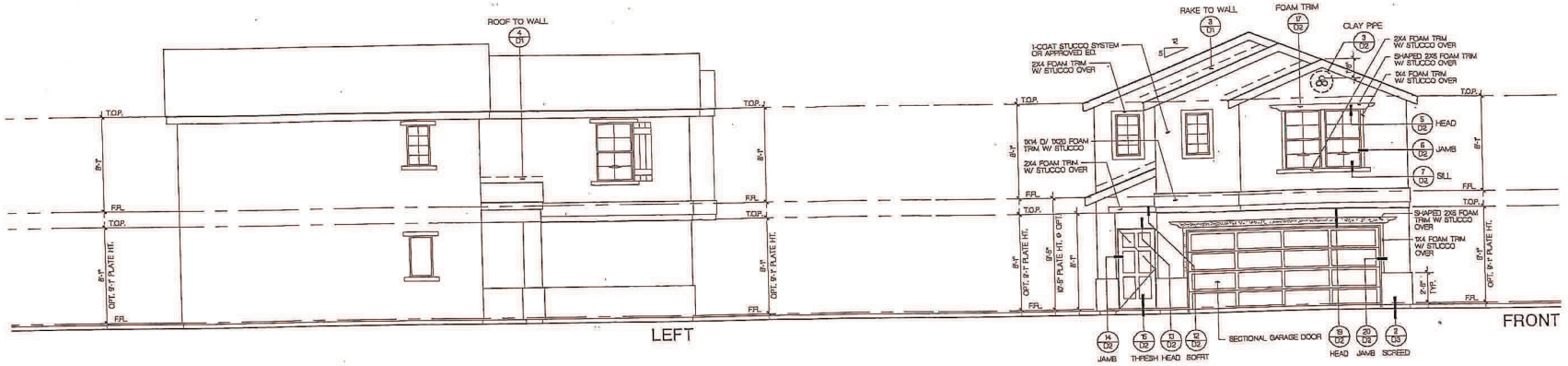
REAR ELEVATION
SCALE: 1/4" = 1'-0"

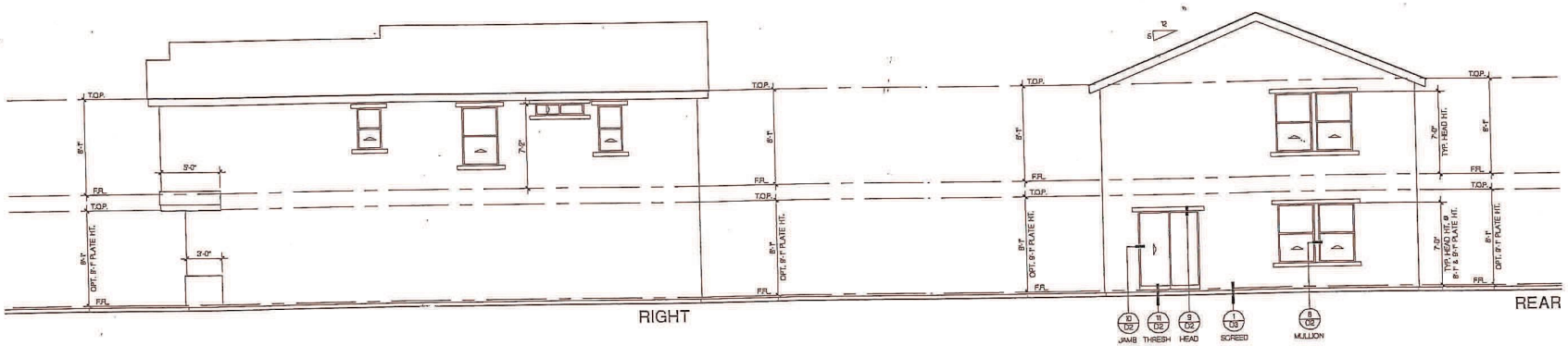


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

PRJ-49482
05/28/13

MOS-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625





EXTERIOR ELEVATIONS | SCALE : 1/4"

AREA 1

ATTIC SQUARE FOOTAGE= 1057 SQ. FT.
1057 SQ. FT. x 1/300= 3.52 SQ. FT. (507 SQ. IN.)

3 - O'HAGINS VENT(S) AT 98 SQ. IN. EA.	294 SQ. IN HIGH
3 - O'HAGINS VENT(S) AT 98 SQ. IN. EA.	294 SQ. IN LOW
TOTAL FREE AREA =	588 SQ. IN.

AREA 2

ATTIC SQUARE FOOTAGE= 25 SQ. FT.
25 SQ. FT. x 1/150= 0.17 SQ. FT. (24 SQ. IN.)

1 - O'HAGINS VENT(S) AT 98 SQ. IN. EA.	98 SQ. IN.
TOTAL FREE AREA =	98 SQ. IN.

ATTIC VENTILATION:
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

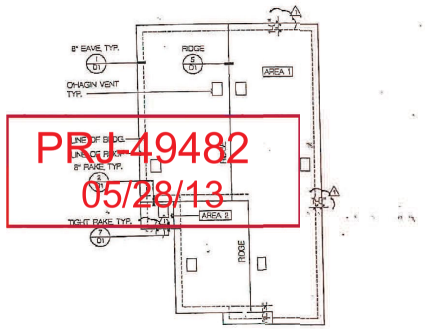
VENT CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ROOF TILE VENTS:
MODEL #50043 BY "O'HAGINS INC." OR APPROVED EQUAL.
98 SI. NET FREE AREA

ALL ROOF TILE VENTS TO BE LOCATED AT LEAST 3 FEET ABOVE THE EAVE LINE.

PLYCO EAVE VENTS:
3-1/2" X 22-1/2" EAVE VENT BY "PLYCO" OR APPROVED EQUAL.
43 SI. NET FREE AREA

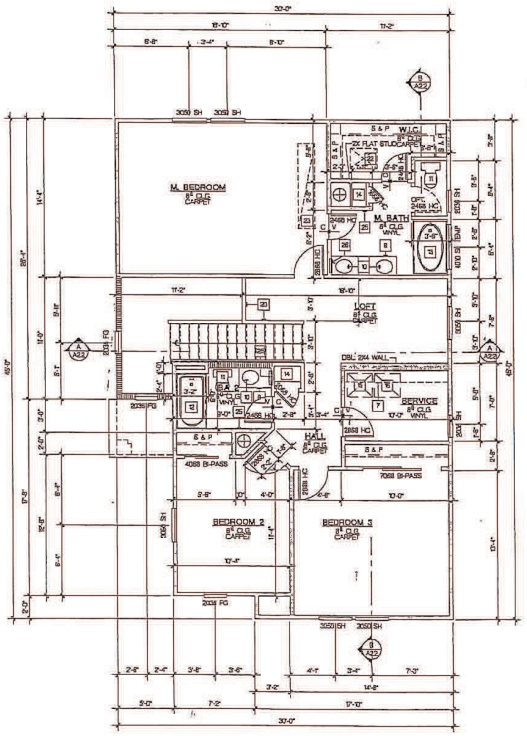
PLYCO GABLE END VENTS:
14" X 24" RECTANGULAR VENT BY "PLYCO" OR APPROVED EQUAL.
218 SI. NET FREE AREA



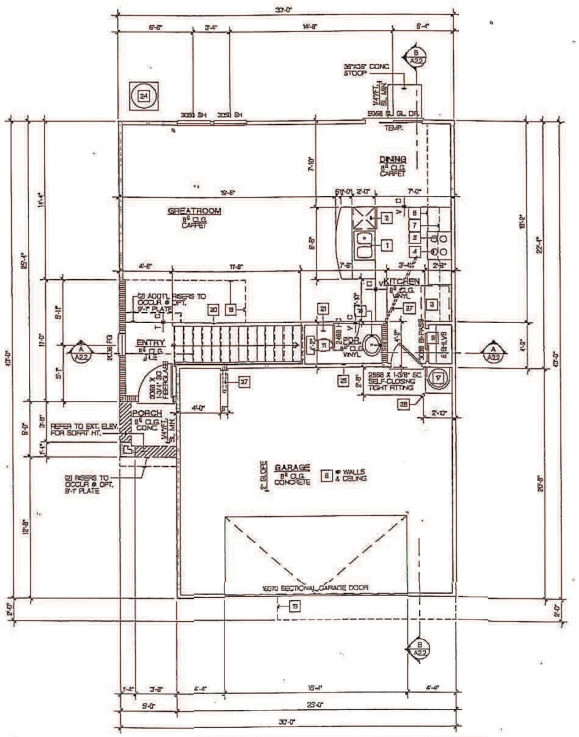
PP-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

Plan 1



'A' 'B' & 'C' SECOND FLOOR PLAN SCALE : 1/4" = 1'-0"



REFER TO SHEET A22A FOR STAIR PLAN/SECTIONS

AREA SUMMARY	
Main Floor	686 S.F.
Upper Floor	1125 S.F.
Total Finished Area	1811 S.F.
Garage Area	516 S.F.

'A' 'B' & 'C' FIRST FLOOR PLAN SCALE : 1/4" = 1'-

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625



MOD-49621, ZON-49622, VAR-49623
WVR-49624 & SDR-49625

West Cheyenne
Adaven Homes

Color Scheme: B-2

Roof Tile

Body / Garage
6108



Popout/Recesses/Fascia
6089



Accent Stucco Areas
6101



Accent Front Door & Shutters
0038



Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

West Cheyenne

Adaven Homes

Color Scheme: A-1

Roof Tile

Body / Garage

2835



Popout/Recesses/Fascia

6113

Accent Stucco Areas

6125



Accent Front Door & Shutters

6083



PRJ-49482
05/28/13

Manufactures:

Paint: Sherwin Williams

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

West Cheyenne
Adaven Homes

Color Scheme: A-2

Roof Tile
Capistrano #3520

Body / Garage
6085

Popout/Recesses/Fascia
2855

Accent Stucco Areas
6091

Accent Front Door & Shutters
2806

Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

West Cheyenne
Adaven Homes

Color Scheme: A-2

Roof Tile
Capistrano #3520

Body / Garage
6085

Popout/Recesses/Fascia
2855



Accent Stucco Areas
6091

Accent Front Door & Shutters
2806



Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

West Cheyenne
Adaven Homes

Color Scheme: A-3

Roof Tile

Body / Garage
7031



Popout/Recesses/Fascia
6098

Accent Stucco Areas
7030



Accent Front Door & Shutters
6048



Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

West Cheyenne
Adaven Homes

Color Scheme: B-1

Roof Tile

Body / Garage
6035

Popout/Recesses/Fascia
6067

Accent Stucco Areas
6064

Accent Front Door & Shutters
6066

Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 23, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Justification letter for Cheyenne west of Hualapai – Residential Subdivision
APN 137-12-813-004

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Adaven Development, respectfully submits this justification letter in support of a Zone Change, Site Development Plan Review, Variance, & Tentative Map on the subject site. The subject site is generally located north of Cheyenne Avenue and to the west of the Hualapai Way alignment. The site is approximately 5.0 acres and 40 residential homes are proposed for the development. The site is located in the Lone Mountain Master Plan and planned for single family residential homes. We are proposing to develop the area as single family homes with a density of approx. 8.0 units per acre.

Zone Change:

The site is currently zoned U-PCD, we are proposing to rezone the property to PD zoning to be consistent with all the surrounding properties in the Lone Mountain Master Plan. The proposed residential development will provide a consistent build out of the area with single family residential homes.

Site Development Plan Review & Variances:

The site will consist of 40 residential lots with sizes of approx. 40-ft x 80-ft; 3,200-sf. The entire subdivision is planned to have 47-ft Public Street with sidewalk located on both sides of the street, similar to other developed neighborhoods in Lone Mountain Master Plan. We are proposing consistent setbacks for the entire community as follows:

Garage:	18-ft
Front:	10-ft
Side:	5-ft
Rear:	15-ft

There are proposed to be 2 different floor plans with multiple elevation options for each home. The site has 18-ft of elevation grade differential from west to east. We are accommodating grade differential on the site through a series of scarping and retaining walls. To aid in accommodating this grade differential we are requesting to allow up to 6-ft of retaining walls where only 3.5-ft of retaining wall are allowed. These walls will be predominantly in the rear years of the homes and not visible from the adjacent streets. As a Deviation from Standards to be included in the Site Development Plan Review, to aid in making up the elevation difference on the site we are requesting to be allowed to have cross sloped streets in the project, these streets would slope from the west to the east at 2.0% to 4.0% and allow for up to 1-ft of elevation difference form one side of the street to the other. Given the existing site constraints of walls

PRJ-49482
05/28/13

MOD-49621, ZON-49622, VAR-49623
WVR-49624 & SDR-49625

being constructed on all sides of the project site and the existing topography, these variances are respectfully requested to aid in accommodating the 18-ft of elevation difference on the site.

Waiver:

A waiver of open space will be required as well as non-standard knuckle design. The proposed project has a total of 5,173 square feet, 129.32 per lot. The site is located within 330-feet of pathways in the Lone Mountain Master Plan and a large park with many amenities, including walking paths and baseball fields is located just one-half mile from the site. The Developer agrees to meet with the Parks Department to go over any requirements deemed necessary by the city.

Tentative Map:

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 40 single family homes on 5.0 acres with a density of 8.0 units per acre. The proposed site is planned to be zoned PD and located in the Lone Mountain Master Plan. Adjacent sites in the area have been developed very similar in density and lot sizes.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert D. Cunningham, PE
Taney Engineering

MOD-49621, ZON-49622,
VAR-49623, WVR-49624
SDR-49625

PRJ-49482
05/28/13

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-49622 - REZONING RELATED TO MOD-49621 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

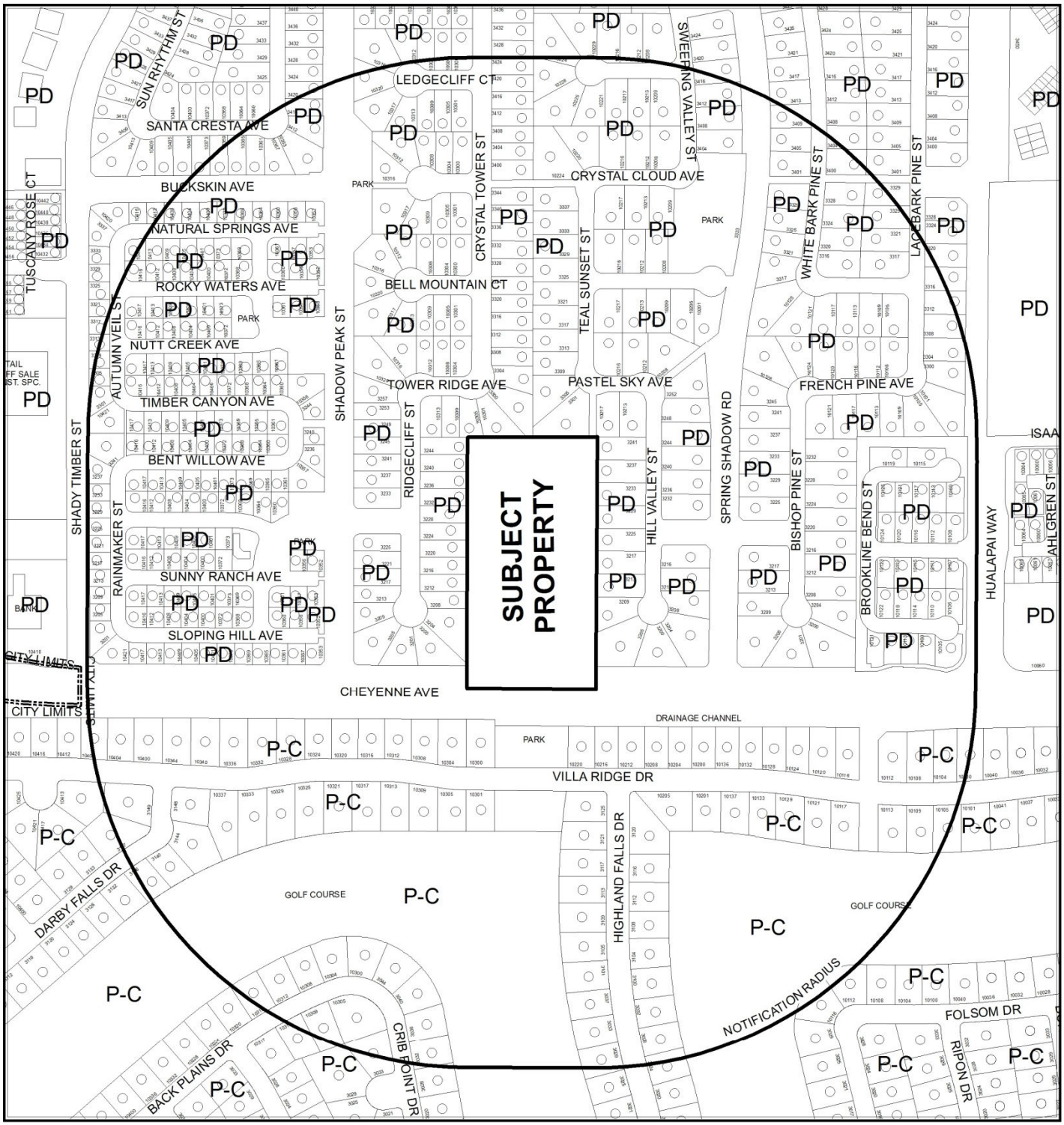
C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-49622, VAR-49623, WVR-49624 and SDR-49625
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



0 300 600 Feet

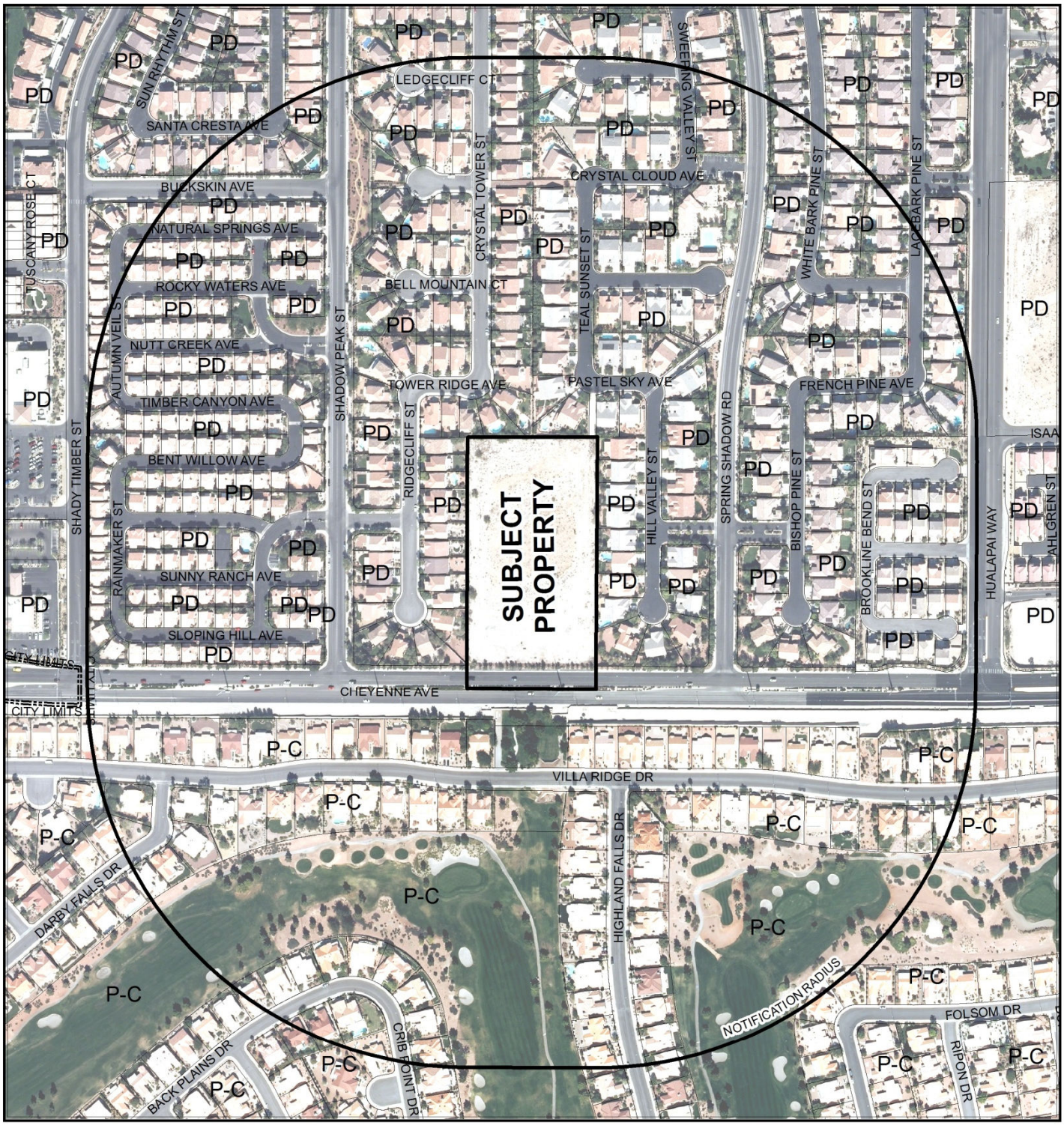
CASE: ZON-46922, VAR-49623, WVR-49624 AND SDR-49625 (PRJ-49482)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **ZON-46922, VAR-49623, WVR-49624 AND SDR-49625 (PRJ-49482)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49622 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-49482
05/28/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Re-Zoning

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James McCormick

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

Print Name JAMES McCORMICK

Subscribed and sworn before me

This 14th day of May, 2013.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-49622
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49482
06/28/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, JAMES McCORMICK

_____,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION -RE-ZONING-

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT	RIGHT THUMBPRINT

PRJ-49482
05/28/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-49623 - VARIANCE RELATED TO MOD-49621 AND ZON-49622 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW SIX-FOOT TALL RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49623 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary Public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-49482
05/28/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Retaining Wall

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James M'Cormick

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

Print Name James McCormick

Subscribed and sworn before me

This 14th day of May, 2013.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-49623
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49482
05/28/13

Revised 10/27/08

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 before me, JOAN McCORMICK, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JAMES McCORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, Notary Public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION – RETAINING WALL

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
WVR-49624 - WAIVER RELATED TO MOD-49621, ZON-49622 AND VAR-49623 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Waiver TO ALLOW 5,173 SQUARE FEET OF OPEN SPACE WHERE 13,200 SQUARE FEET IS REQUIRED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-49624 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-49482
05/28/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver of Open Space and Non-Standard knuckle

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James McCormick

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

Print Name JAMES McCORMICK

Subscribed and sworn before me

This 20th day of May, 20 13.

Notary Public in and for said County and State

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-49624
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49482
05/28/13

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 before me, JOAN McCORMICK, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JAMES McCORMICK

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION, SITE DEVELOPMENT

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

PRJ-49482
05/28/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends

C.C.: 08/21/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-49625 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-49482
05/28/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James McCormick

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

Print Name JAMES McCORMICK

Subscribed and sworn before me

This 14th day of MAY, 2013.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-49625
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49482
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 14 MAY 2013 before me, JOAN McCORMICK, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JAMES McCORMICK

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION, SITE DEVELOPMENT

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

RIGHT THUMBPRINT	RIGHT THUMBPRINT

PRJ-49482
05/28/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

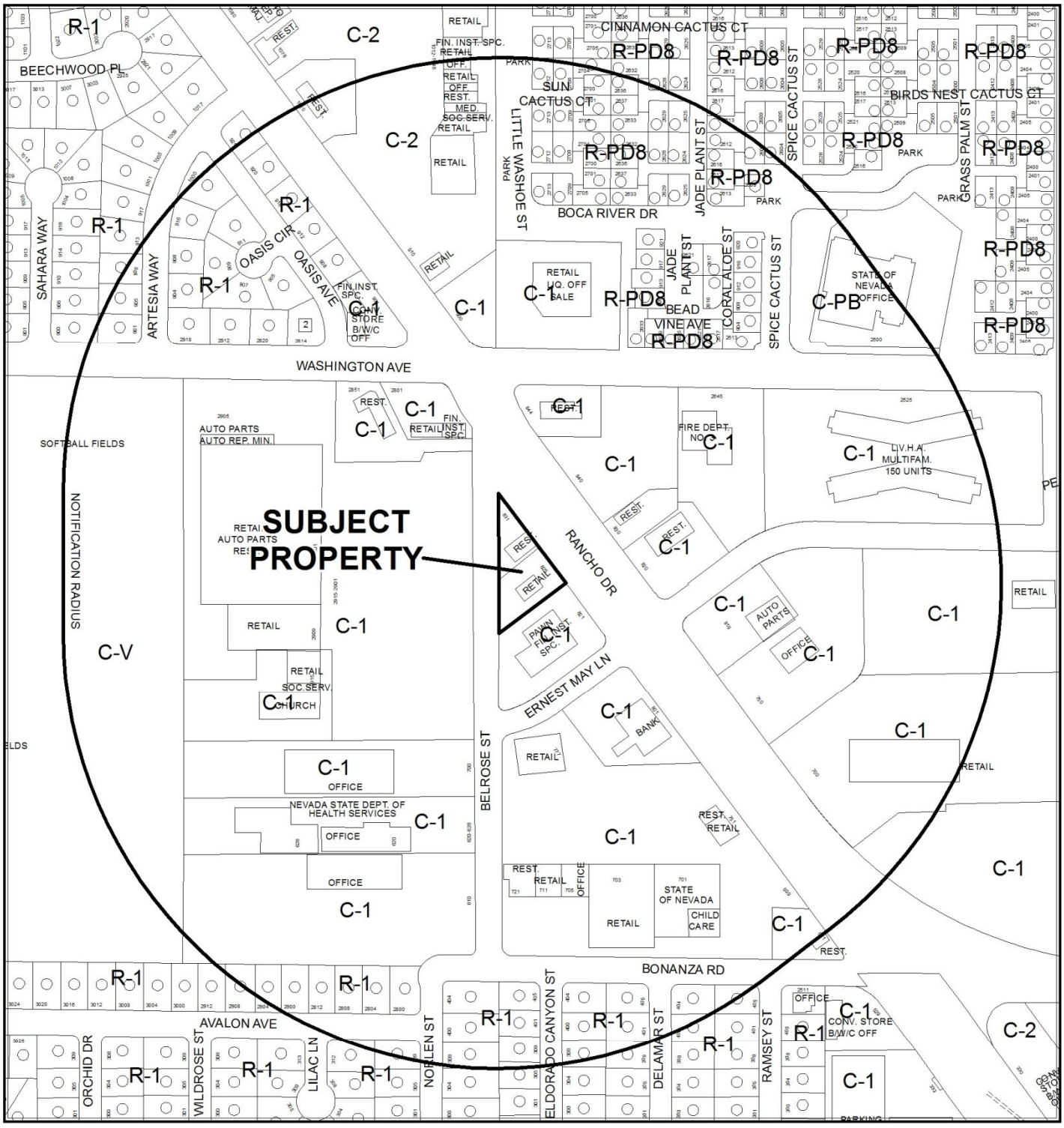
SUBJECT:
VAR-49172 - VARIANCE - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 26 SPACES ARE REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49172 and SDR-49171
2. Conditions and Staff Report - VAR-49172 and SDR-49171
3. Supporting Documentation
4. Photos - VAR-49172 and SDR-49171
5. Justification Letter - VAR-49172 and SDR-49171



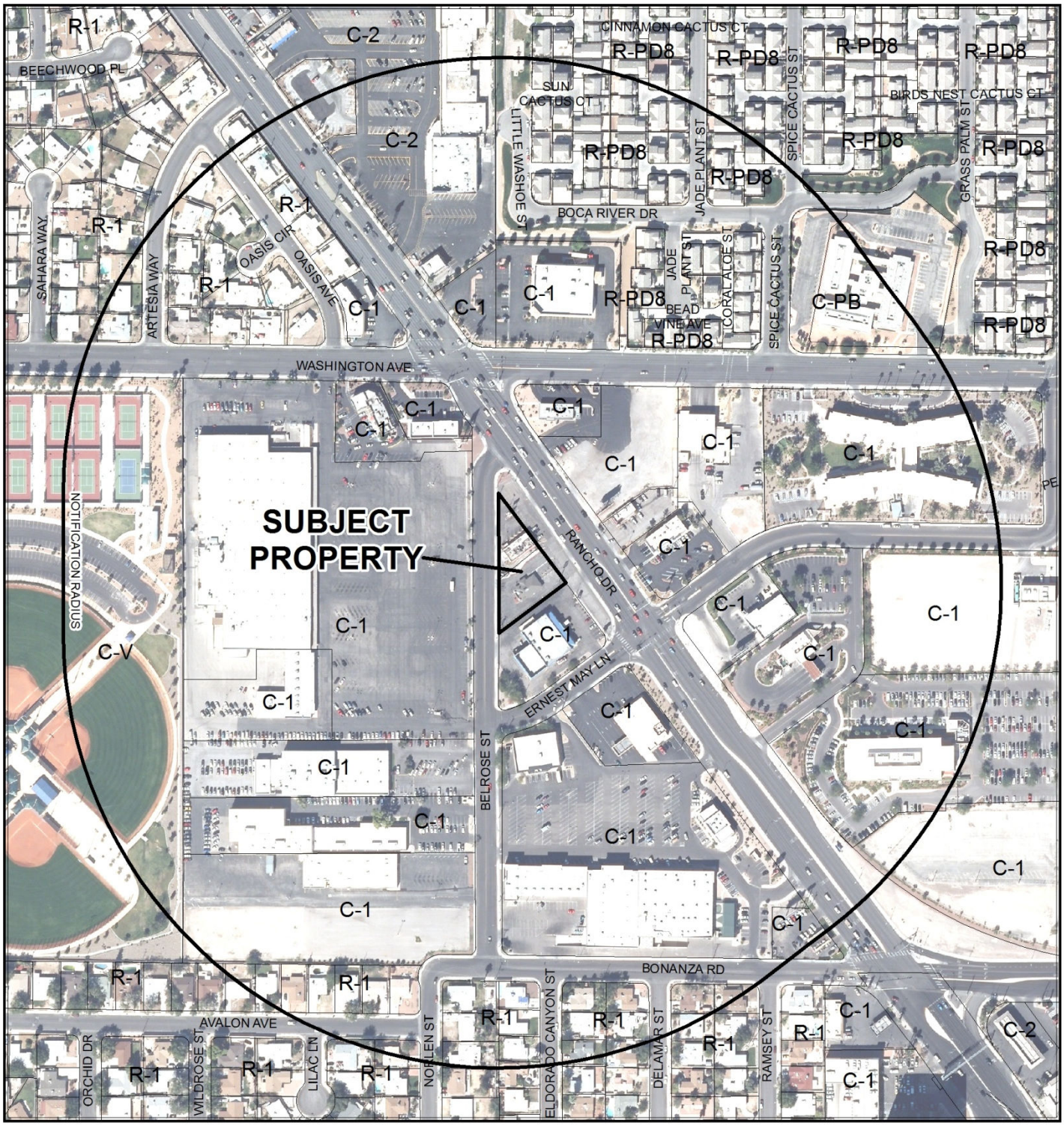
0 300 600 Feet

CASE: **VAR-49172 & SDR-49171**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-49172 & SDR-49171**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-49172** APN: 139-29-701-001 & 002

Name of Property Owner: Darcy Kathleen Houghton

Name of Applicant: Food in the Fast Lane, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 2013

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

RECEIVED
APR 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quick Service Food

Project Address (Location) 825 & 831 N. Rancho Drive

Project Name Checkers **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-29-701-001 & 002 **Ward #** 5 - Barlow

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 1,974 sf **Floor Area Ratio** 0.074

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Darcy Kathleen Houghton **Contact** same

Address _____ **Phone:** _____ **Fax:** _____

City Reno **State** NV **Zip** _____

E-mail Address _____

APPLICANT Food in the Fast Lane, LLC **Contact** David Meldrum

Address 4221 E. Desert Inn Road **Phone:** (818) 645-4907 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address grpa27@aol.com

REPRESENTATIVE Environmental Design Group, LLC **Contact** JR Raviz

Address 450 Fremont St, Ste 233 **Phone:** (702) 979-9900 **Fax:** (702) 979-1326

City Las Vegas **State** NV **Zip** 89101

E-mail Address JR@EDG-NV.com

Property Owner Signature* _____

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

Print Name Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 20 13.

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-49172
Meeting Date:	6/11/13 PC
Total Fee:	$830.00
Date Received:*	4/25/13
Received By:	

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

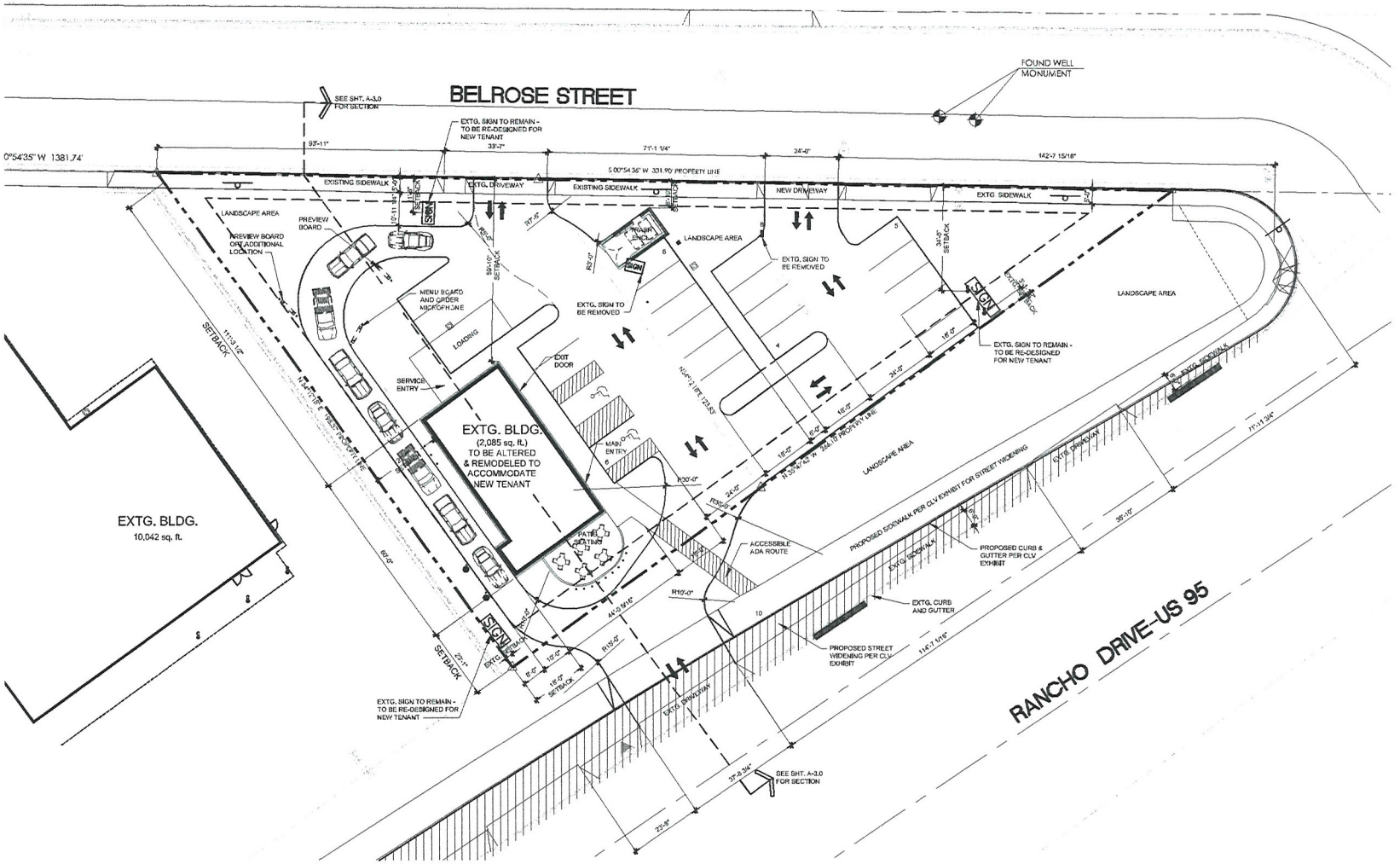
RECEIVED
APR 25 2013

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

RECEIVED

JUN 0 4 2013



SITE INFORMATION

ZONING: C-1 Commercial

APN:

139-29-701-001 and 139-29-701- 002

PARCEL AREA :

Parcel : (Approximate, to be Verified)

Parcel 1	9,583 sf	0.22 acres
Parcel 2	16,988 sf	0.39 acres
Total Area	26,571 sf	0.61 acres
NDOT dedication	14,419 sf	0.33 acres

Fast Food	1,974 gsf
Total Bldg. Footprint	1,974 gsf
FAR net (1,974 sf / 26,571 sf)	7.42

Total Area Calculations:

Bldg. Footprint:	(7.42%)	1,974 sf
Landscape/HS	(35.06%)	9,311 sf
Parking/Driveway	(57.52%)	15,286 sf
Total Area:		26,571 sf

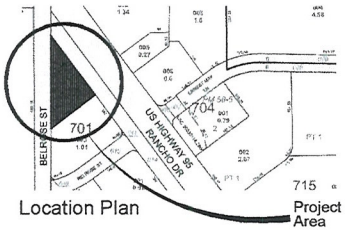
PARKING REQUIREMENTS

Required:

Seating/Waiting/Patio Area (890/50)	18
Total Remaining Bldg. Area (1431/200)	8
Total Required:	26

Provided:

Total Provided:	21
Parking Ratio:	1 space per 94.00 sf.



Location Plan



Vicinity Map

NORTH

Scale: 1" = 16'-0"

0 8 16 32

Project No.: 113001 April 25, 2013 Rev. 2013-06-02

Quick Service Food Site Plan

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE ■ PLANNING ■ INTERIORS
LAS VEGAS ■ SCOTTSDALE

RECEIVED
JUN 04 2013

LANDSCAPING NOTES:

1. LANDSCAPE PLAN AND INFORMATION ARE CONCEPTUAL AND WILL BE SUBJECT TO CHANGE AND REVISIONS TO SATISFY AGENCY REQUIREMENTS.
2. ALL PLANTING AREAS TO BE PROVIDED WITH DECOMPOSED GRANITE GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR, 2" DEEP AND SIZE TO BE 3/4" SCREENED OVER 6 MIL VISQUEEN FOR WEED PROTECTION.
3. DESERT LANDSCAPE AREAS TO BE PROVIDED WITH ROCK GROUND COVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR - 6" DEEP AND SIZE TO BE VARYING FROM 1" CRUSHED GRAVEL TO 12" RIVER ROCKS OVER 6 MIL VISQUEEN FOR WEED PROTECTION.

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	7	1-1/2" Caliper Balled & burlapped	Varies. See Setback Requirements	CATCLAW ACACIA	Acacia Greggii
	8	1-1/2" Caliper Balled & burlapped	Varies. See Setback Requirements	MONDEL PINE	Pinus Brutia Eldarica
	5	Height Varies	Varies. See Setback Requirements	MEXICAN FAN PALM	Washington Robusta
	120	Various Shrubs Size Varies	N/A	Big Sagebrush Fairy Duster Sweet Broom	Artemisia Tridentata Calliandra Eriophylla Cytisus Spachianus
		N/A	N/A	Desert Landscape (combination of river rocks and gravel)	
		N/A	N/A	Concrete Sidewalks	

SITE INFORMATION

ZONING: C-1 Commercial
APN:
139-29-701-001 and 139-29-701- 002
PARCEL AREA :
Parcel : (Approximate, to be Verified)

Parcel 1	9,583 sf	0.22 acres
Parcel 2	16,988 sf	0.39 acres
Total Area	26,571 sf	0.61 acres
NDOT dedication	14,419 sf	0.33 acres

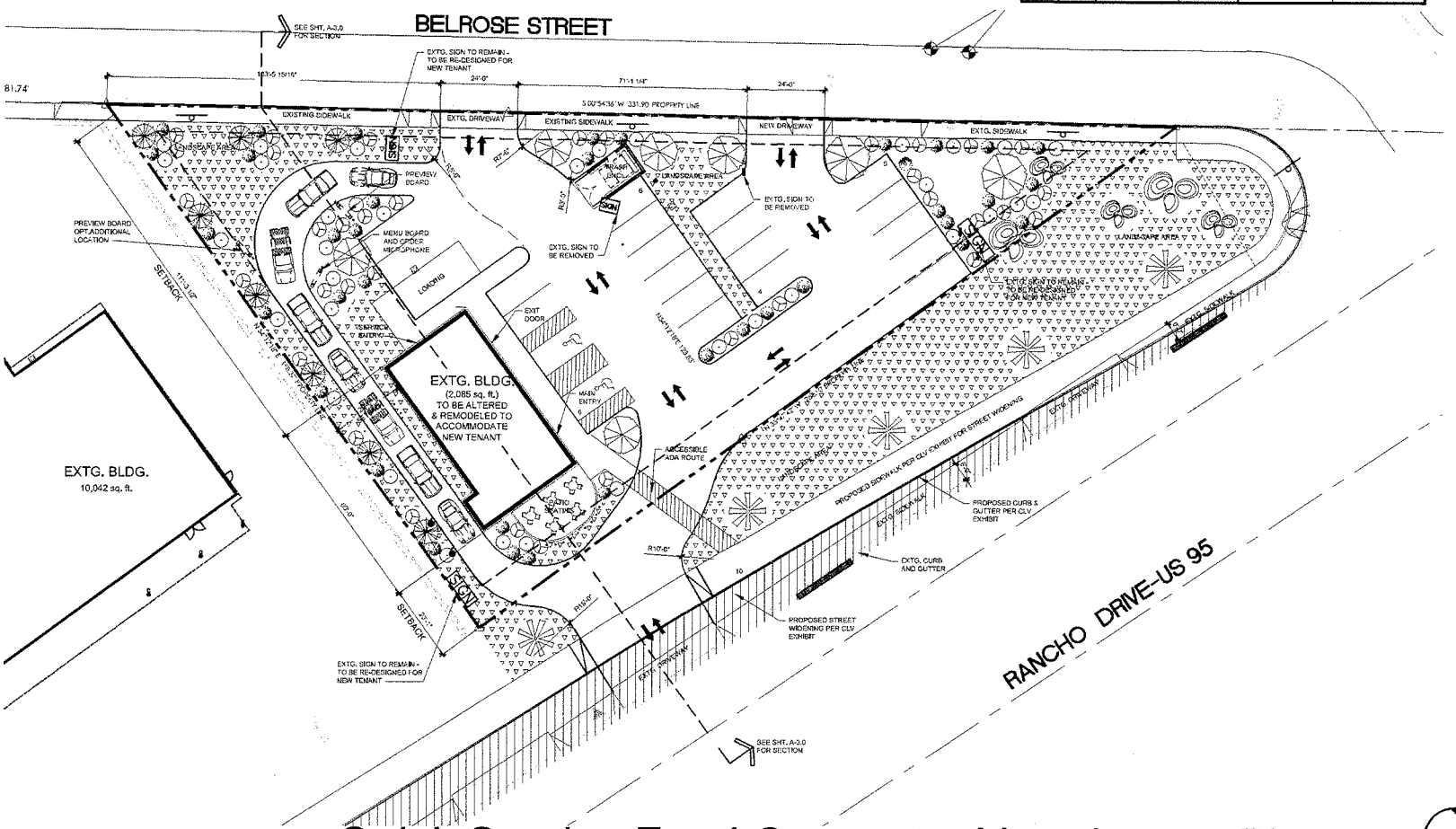
Fast Food	1,974 gsf
Total Bldg. Footprint	1,974 gsf
FAR net (1,974 sf / 26,571 sf)	7.42

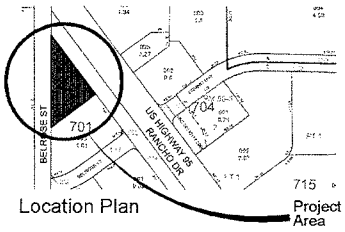
Total Area Calculations:

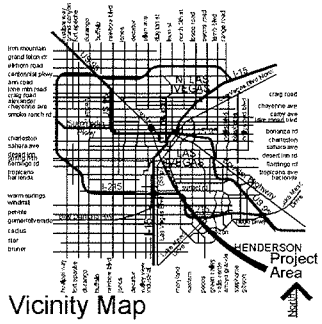
Bldg. Footprint:	(7.42%)	1,974 sf
Landscape/HS	(35.06%)	9,311 sf
Parking/Driveway	(57.52%)	15,286 sf
Total Area:		26,571 sf

PARKING REQUIREMENTS
Required:

Seating/Waiting/Patio Area (890/50)	18
Total Remaining Bldg. Area (1431/200)	8
Total Required:	26
Provided:	
Total Provided:	21
Parking Ratio:	1 space per 94.00 sf.







NORTH

Scale: 1" = 16'-0"
0 8 16 32

Quick Service Food Conceptual Landscape Plan

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner reserves it's right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Project No.: 113001 April 25, 2013 Rev. 2013-06-02

HDINV

Rancho & Belrose Street

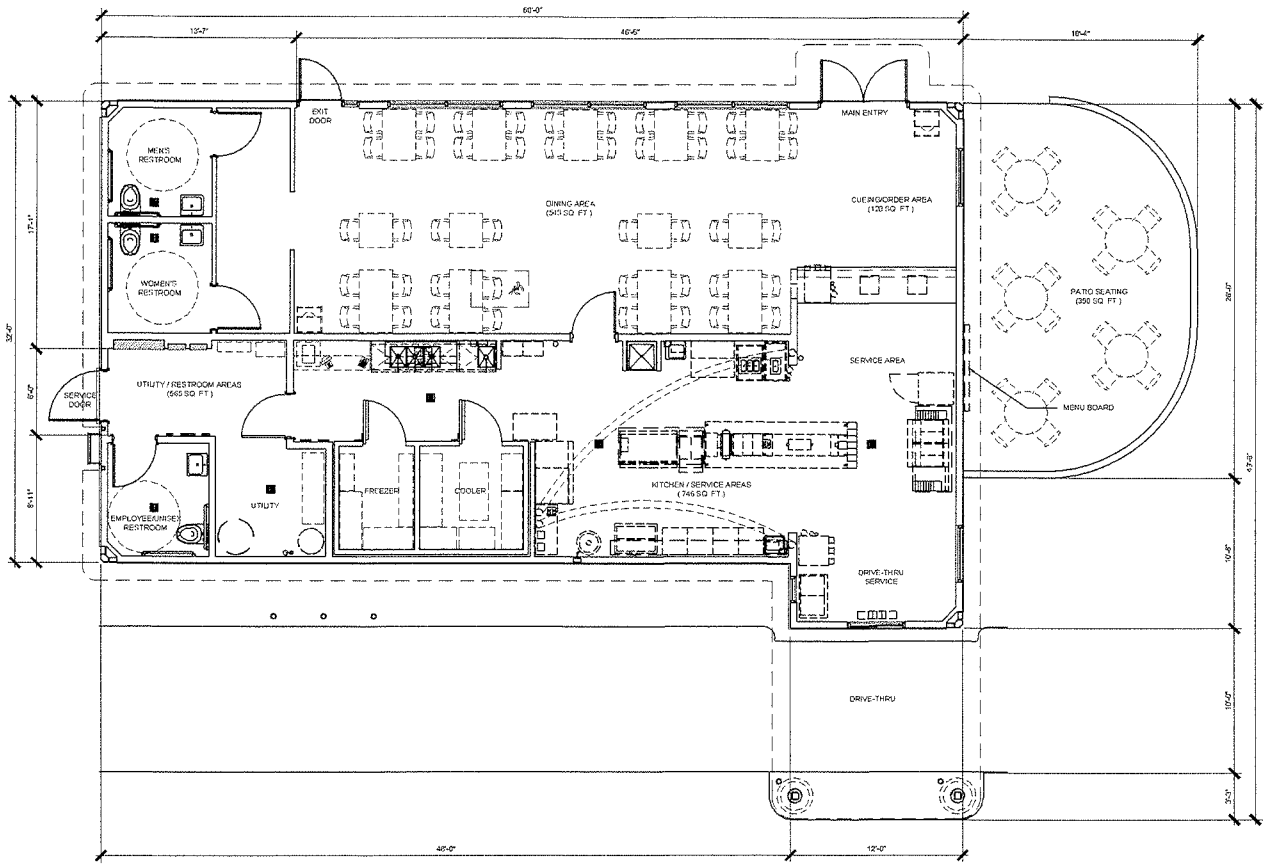
Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

RECEIVED

JUN 04 2013



FLOOR PLAN AREA CALCULATIONS:

DINING AREA	543.00 SQ. FT.
QUEING/ORDER AREA	120.00 SQ. FT.
KITCHEN/SERVICE AREA	746.00 SQ. FT.
UTILITY/RESTROOM AREA	565.00 SQ. FT.
TOTAL BLDG. AREA	1,974.00 SQ. FT.
PATIO DINING	350.00 SQ. FT.

OCCUPANT LOAD CALCULATIONS:
IBC Table 1004.1.1

CUE LINE / ORDER AREA	126 SF / 5 =	25 O.L.
DINING AREA	532 SF / 15 =	36 O.L.
FOOD PREPARATION AREA	717 SF / 200 =	4 O.L.
UTILITY/STORAGE AREA	299 SF / 300 =	1 O.L.
TOTAL OCCUPANT LOAD	=	66 O.L.

Quick Service Food Floor Plan

This Plan is Conceptual in Nature and No Guarantee of its Accuracy, is Implied. The Owner/Architect reserves the Right to make Design Modifications without Notice. All Costs, Dimensions, Sizes and Architural Features are Conceptual and subject to Change.

NORTH

Scale: 1" = 4'-0"

0 2 4 8

Project No.: 113001

April 25, 2013

HDINV

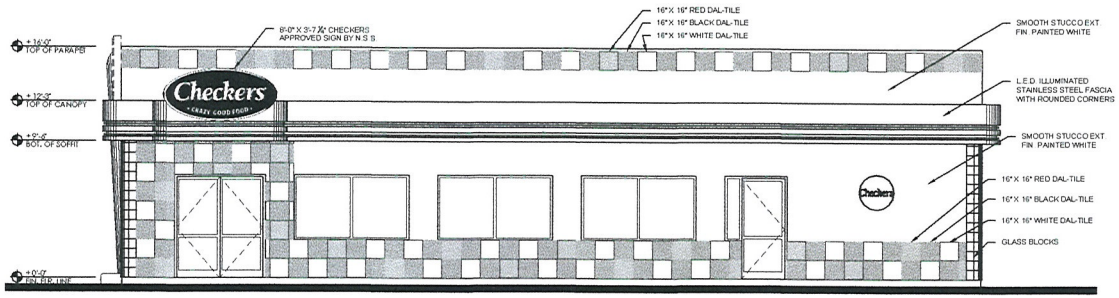
Rancho & Belrose Street

Las Vegas, Nevada

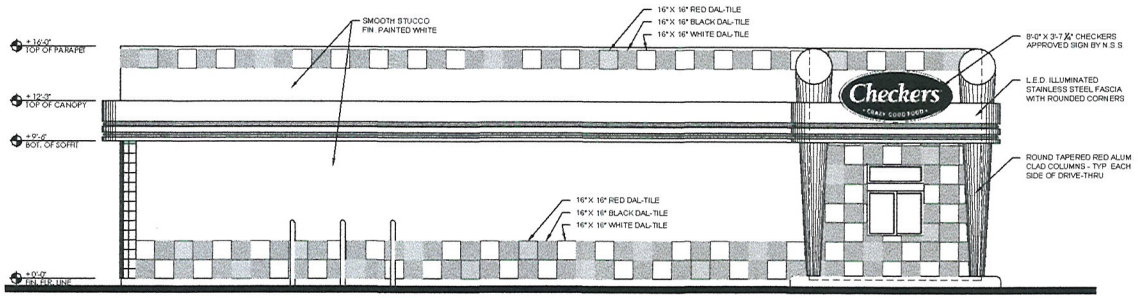
VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE

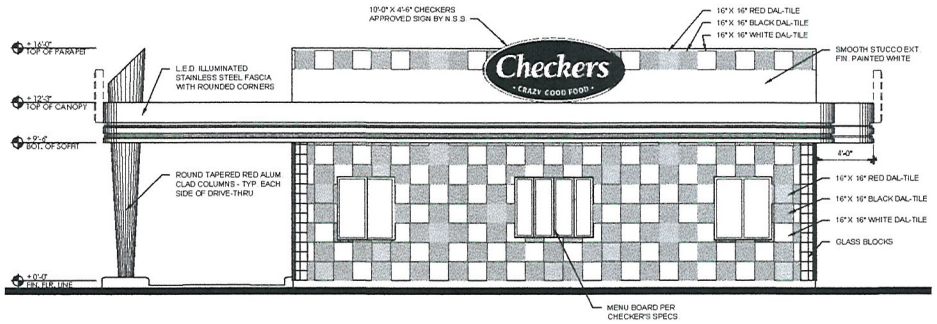
RECEIVED
JUN 04 2013



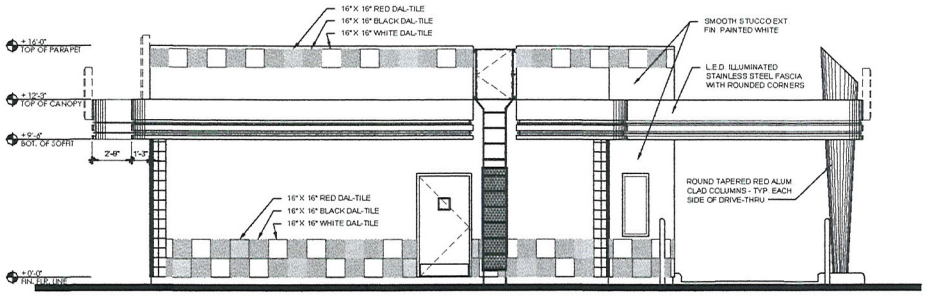
NORTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

Quick Service Food Building Elevations

Scale: 1" = 4'-0"

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Project No.: 113001 April 25, 2013

HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

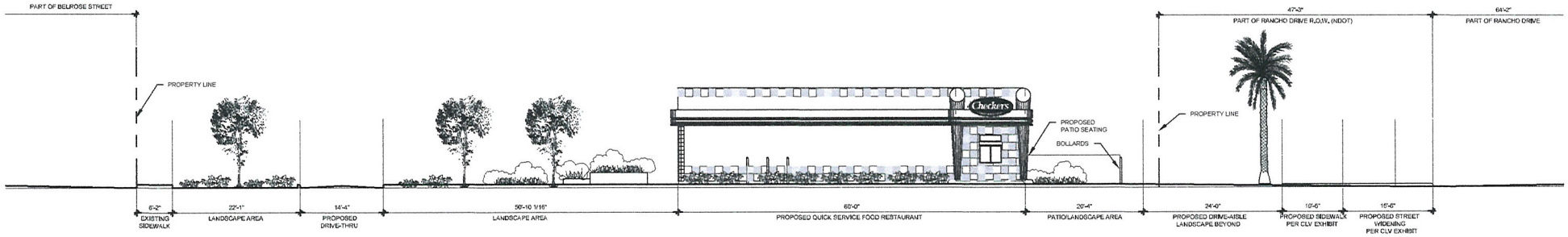
Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

RECEIVED
JUN 04 2013





Quick Service Food Color Images



Quick Service Food Street Section

Scale: 1" = 8'-0"
0 4 8 16

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Project No.: 113001 April 25, 2013 Rev 2013-06-02

HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

April 25, 2013

City of Las Vegas, Department of Planning
Clark County, Nevada
333 North Rancho Drive, 1st Floor
Las Vegas, NV 89106

RE: JUSTIFICATION LETTER – Quick Service Food Restaurant
825 & 831 Rancho Drive
APN #s 139-29-701-001 and 139-29-701-002

Dear Sir/Madam;

Please consider the following Site Development Review application for the above-mentioned property for your approval.

The purpose of the application is to develop an approximate area of 0.61 acres (26,571 sq. ft.) at 825 and 831 Rancho Drive (corner of Ranch and Belrose Street). The proposed project is an approximately 1,974 sq. ft., one story wood-framed Quick Service Food Restaurant with inside and patio seating with a drive-thru. The property is zoned C-1 which allows for such development and is consistent with the City of Las Vegas Unified Development Code.

The restaurant will be operated by Food in the Fast lane, LLC, dba: Checkers, and anticipates a 24 hour, 7 days a week operation with at least 30 employees spread over three shifts.

The owners are successfully operating the same type of restaurant at 4175 East Desert Inn Road, and are committed to the proposed development using local manpower resources such as consultants and contractors for the development and construction of the project, and local employees in the operation of the restaurant thereby creating jobs and services for the Las Vegas community.

We respectfully request the approval of the site plan as provided. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Sincerely,

Owner's Name

RECEIVED
APR 25 2013
VAR-49172
SDR-49171

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-49171 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49172 - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Site Development Plan Review FOR A 2,085 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE AND A THREE-FOOT BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-49171 APN: 139-29-701-001 & 002

Name of Property Owner: Darcy Kathleen Houghton

Name of Applicant: Food in the Fast Lane, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 2013

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

RECEIVED
APR 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quick Service Food

Project Address (Location) 825 & 831 N. Rancho Drive

Project Name Checkers **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-29-701-001 & 002 **Ward #** 5 - Barlow

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 1,974 sf **Floor Area Ratio** 0.074

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Darcy Kathleen Houghton **Contact** same

Address _____ **Phone:** _____ **Fax:** _____

City Reno **State** NV **Zip** _____

E-mail Address _____

APPLICANT Food in the Fast Lane, LLC **Contact** David Meldrum

Address 4221 E. Desert Inn Road **Phone:** (818) 645-4907 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address grpa27@aol.com

REPRESENTATIVE Environmental Design Group, LLC **Contact** JR Raviz

Address 450 Fremont St, Ste 233 **Phone:** (702) 979-9900 **Fax:** (702) 979-1326

City Las Vegas **State** NV **Zip** 89101

E-mail Address JR@EDG-NV.com

Property Owner Signature* _____

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

Print Name Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 20 13.

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-4917
Meeting Date:	6/11/13
Total Fee:	$1030.00
Date Received:*	4/25/13
Received By:	

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

RECEIVED
APR 25 2013

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

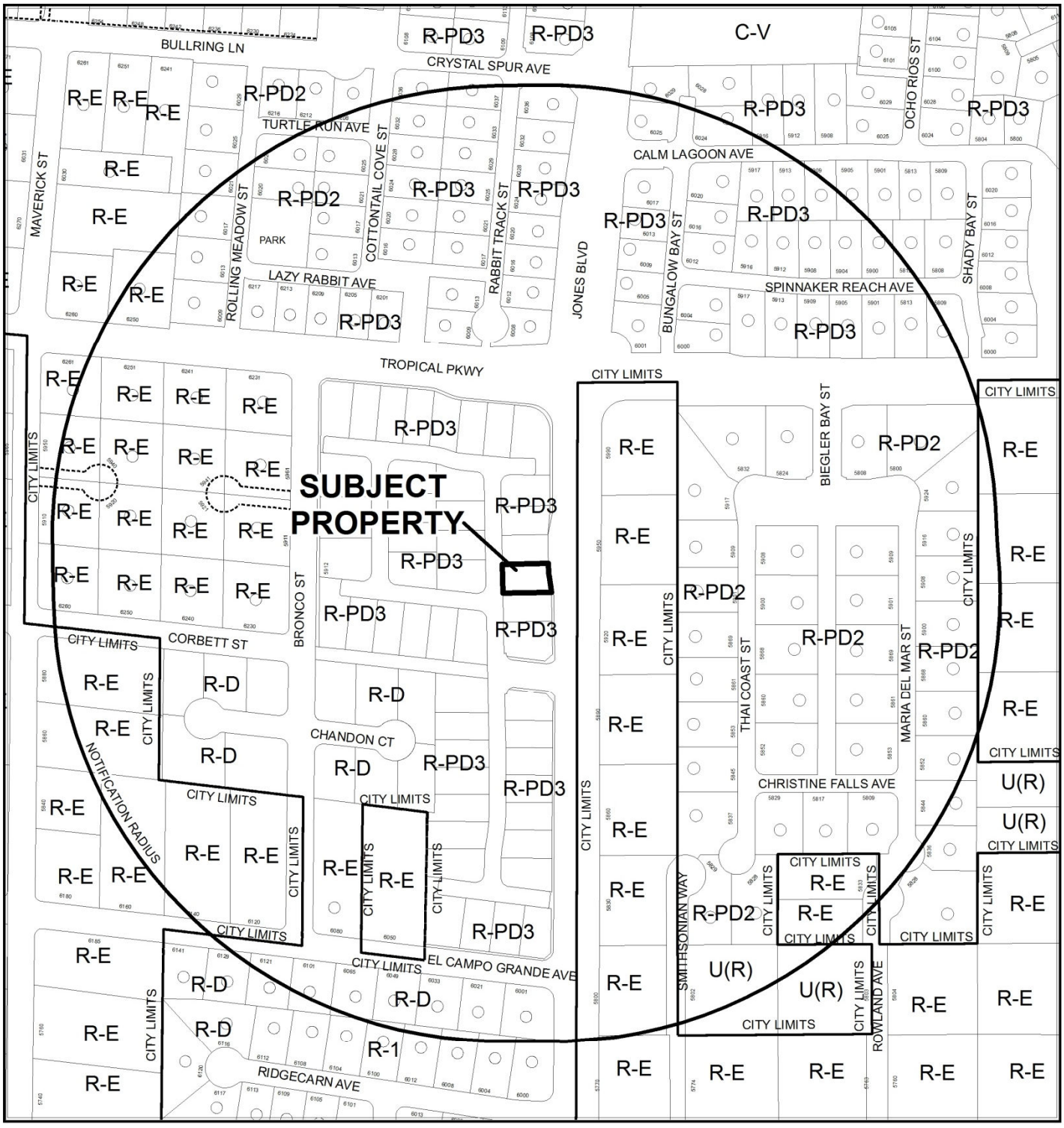
SUBJECT:
VAR-49483 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.15 acres at 5940 Jasper Ridge Street (APN 125-26-712-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-49477]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

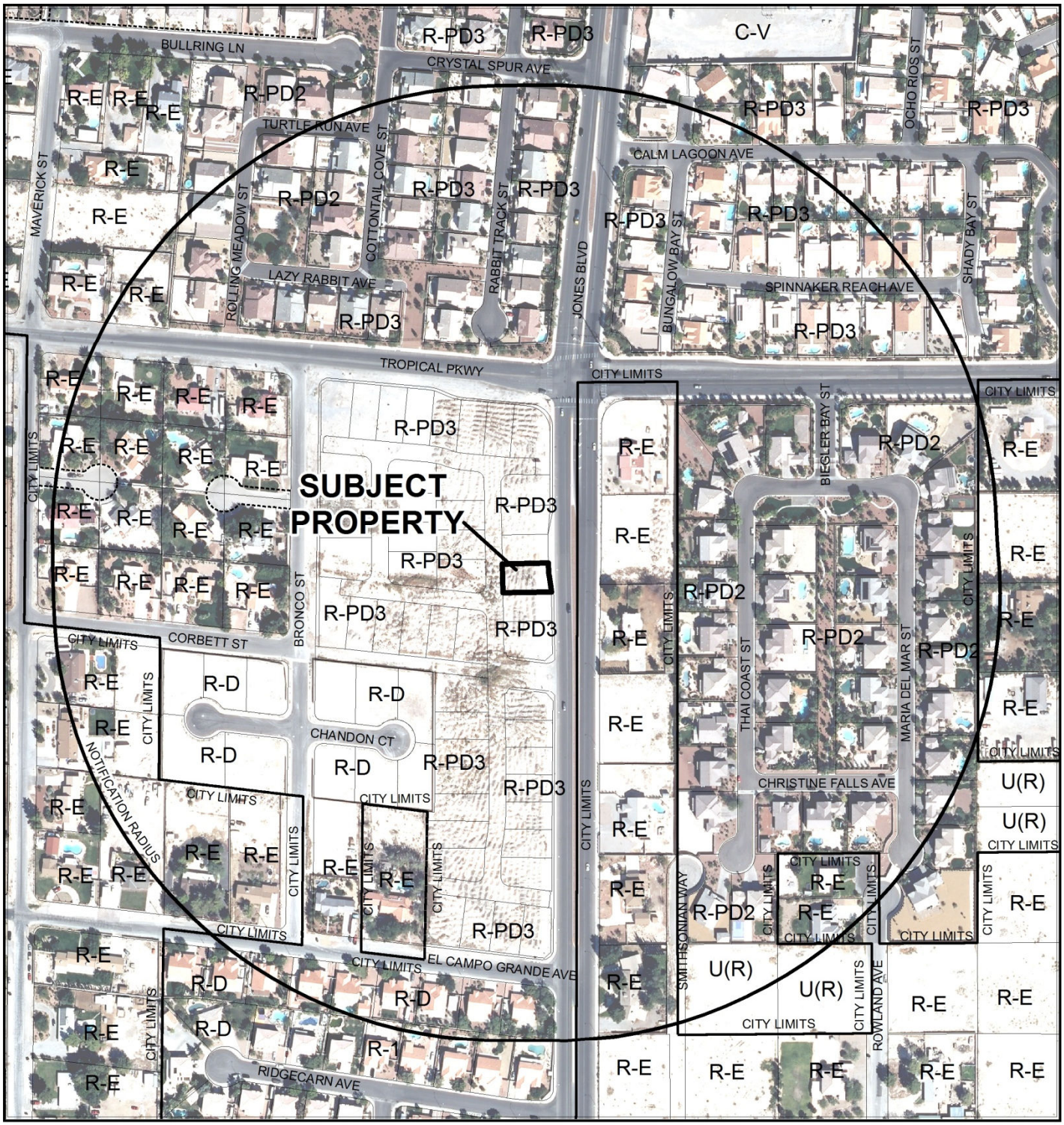
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAR-49483 and VAR-49484
3. Supporting Documentation
4. Photos - VAR-49483 and VAR-49484
5. Justification Letter - VAR-49483 and VAR-49484



CASE: **VAR-49483 (PRJ-49477)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[R(RURAL DENSITY RESIDENTIAL)
GENERAL PLAN DESIGNATION]



0 300 600 Feet

CASE: **VAR-49483 (PRJ-49477)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[R(RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49483 APN: 125-26-712-003

Name of Property Owner: William Lyon Homes, Inc

Name of Applicant: William Lyon Homes, Inc

Name of Representative: Taney Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Terry Connelly

Subscribed and sworn before me

This 20 day of May, 2013

Erica J. Morales

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

PRJ-49477
05/23/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49483 APN: 125-26-712-004

Name of Property Owner: William Lyon Homes, Inc

Name of Applicant: William Lyon Homes, Inc

Name of Representative: Taney Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Terry Connelly

Subscribed and sworn before me

This 20 day of May, 2013

Erica J. Morales

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

PRJ-49477
05/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Set Back

Project Address (Location) Tropical Parkway and Jones Blvd.

Project Name Tropical & Jones (Mesa Canyon) **Proposed Use** Single Family

Assessor's Parcel #(s) 125-26-712-003 **Ward #** 6 - Ross

General Plan: existing R proposed NC **Zoning:** existing U(R) proposed NC

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER William Lyon Homes, Inc. **Contact** Scott Swapp

Address 500 Pilot Road, Suite G **Phone:** (702) 263-8200 **Fax:** (702) 407-7401

City Newport Beach **State** CA **Zip** 92660-2008

E-mail Address scott.swapp@lyonhomes.com

APPLICANT William Lyon Homes, Inc **Contact** Scott Swapp

Address 500 Pilot Road, Suite. G **Phone:** (702) 263-8200 **Fax:** (702) 407-7401

City Las Vegas **State** NV **Zip** 89119

E-mail Address scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S. Jones Blvd, Ste. 100 **Phone:** (702) 263-8844 **Fax:** (702) 263-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Terry Connelly

Subscribed and sworn before me

This 22 day of May, 20 13.

Erica J. Morales

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-49483
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

PRJ-49477
05/23/13

THE FINAL MAP OF

TROPICAL & JONES

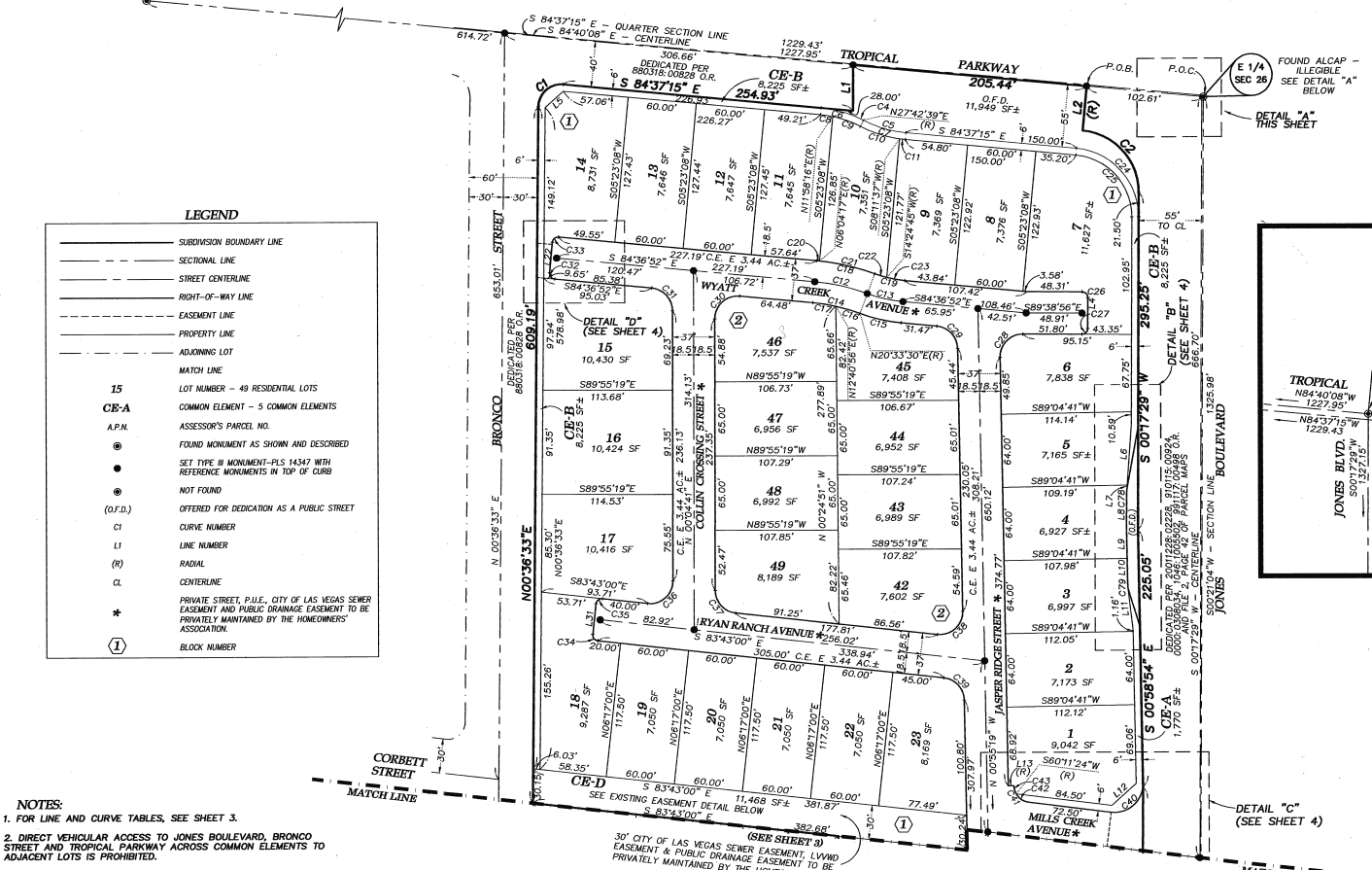
(A COMMON INTEREST COMMUNITY)

THE MERGER AND RESUBDIVISION OF PARCEL 4, AS SHOWN IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 2, PAGE 42 OF PARCEL MAPS, THAT PORTION OF CORBETT STREET VACATED PER VACATION ORDER NO. 8986 , RECORDED IN BOOK 20060822 AS INSTRUMENT NO. 3177 OF OFFICIAL RECORDS, LOTS 1 AND 2 OF LAND DIVISION 8-87, NON RESIDENTIAL LOT A AS SHOWN ON THE AMENDED PLAT OF A PORTION OF BRONCO ESTATES AS SHOWN IN BOOK 136, PAGE 71 OF PLATS AND LOT 4 AND A PORTION OF LOT 3 OF LAND DIVISION 28-79, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NORTH
SCALE: 1"=50'

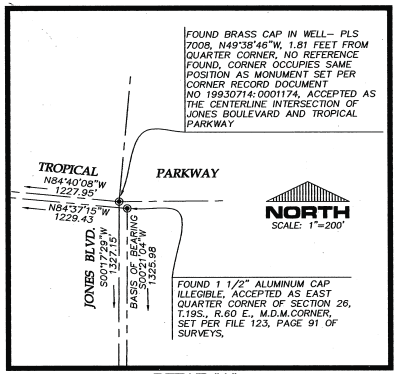
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FOUND ALUMINUM CAP – ILLEGIBLE
CE 1/16 26



LEGEND

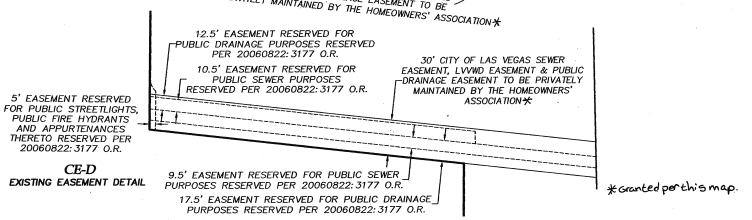
	SUBDIVISION BOUNDARY LINE
	SECTIONAL LINE
	STREET CENTERLINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	PROPERTY LINE
	ADJOINING LOT
	MATCH LINE
15	LOT NUMBER – 49 RESIDENTIAL LOTS
CE-A	COMMON ELEMENT – 5 COMMON ELEMENTS
A.P.N.	ASSESSOR'S PARCEL NO.
◉	FOUND MONUMENT AS SHOWN AND DESCRIBED
●	SET TYPE III MONUMENT–PLS 14347 WITH REFERENCE MONUMENTS IN TOP OF CURB
◉	NOT FOUND
(O.F.D.)	OFFERED FOR DEDICATION AS A PUBLIC STREET
C1	CURVE NUMBER
L1	LINE NUMBER
(R)	RADIAL
CL	CENTERLINE
*	PRIVATE STREET, P.U.E., CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
1	BLOCK NUMBER



DETAIL "A"
SCALE: 1"=200'

NOTES:

1. FOR LINE AND CURVE TABLES, SEE SHEET 3.
2. DIRECT VEHICULAR ACCESS TO JONES BOULEVARD, BRONCO STREET AND TROPICAL PARKWAY ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
3. MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
4. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS COMMON AREAS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION.
5. NO TREES OVER 3 FEET TALL ARE ALLOWED WITHIN AREAS SHOWN AS CITY OF LAS VEGAS SEWER EASEMENTS.
6. COMMON ELEMENT E AS SHOWN HEREON CONSISTS OF THE PRIVATE STREETS AND CONTAINS 3.44 ACRES, MORE OR LESS.



CE-D
EXISTING EASEMENT DETAIL

*Granted per this map.

SHEET 2 OF 4

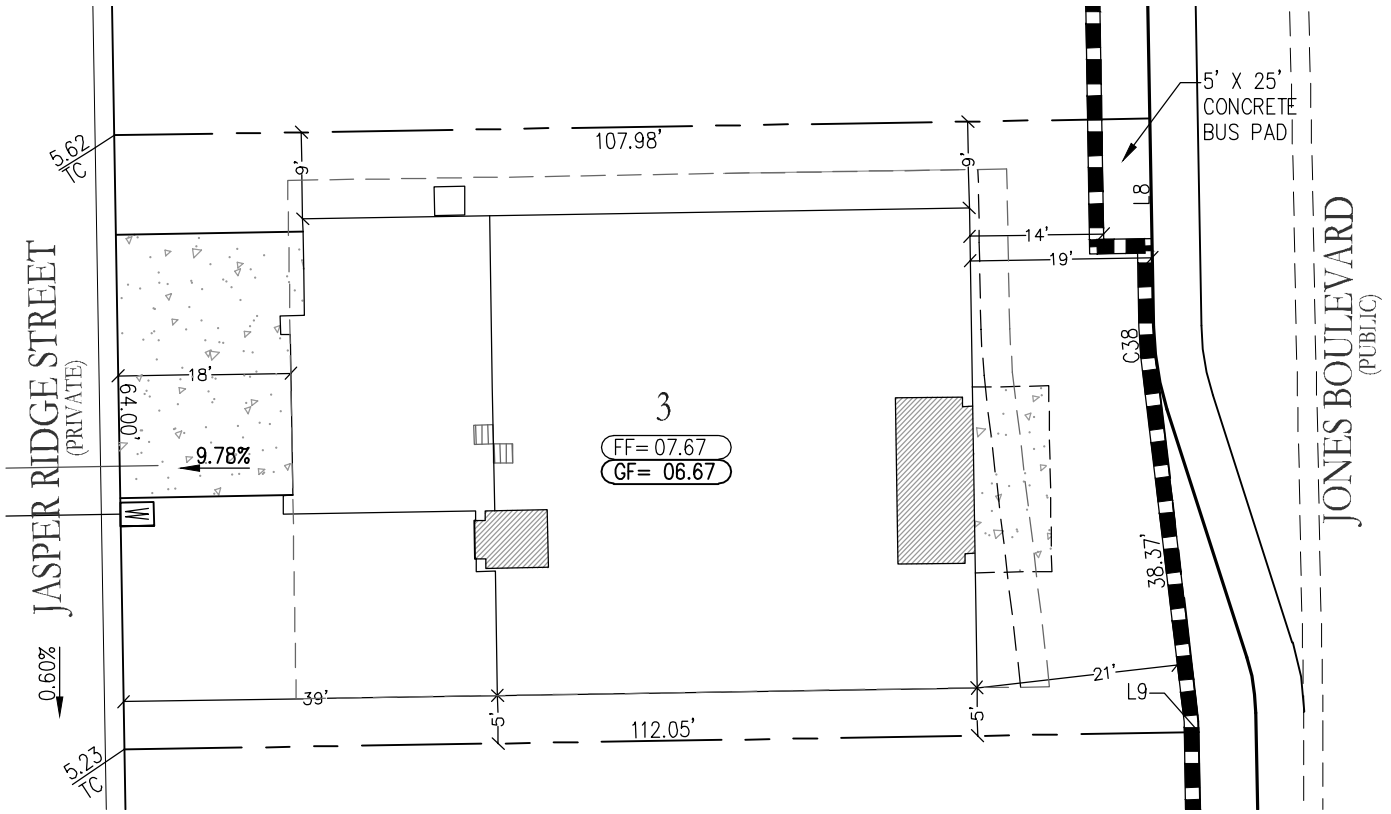
STEVEN M. DUMOVICH
No. 14347
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
Exp. 12-31-14

1/29/13

TANEY ENGINEERING
6030 SO. JONES BLVD. #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX:(702) 362-5233

145/0009

VAR-49483



LINE TABLE		
No.	Bearing	Length
L8	S00°58'54"E	21.65'
L9	N00°58'54"W	1.16'

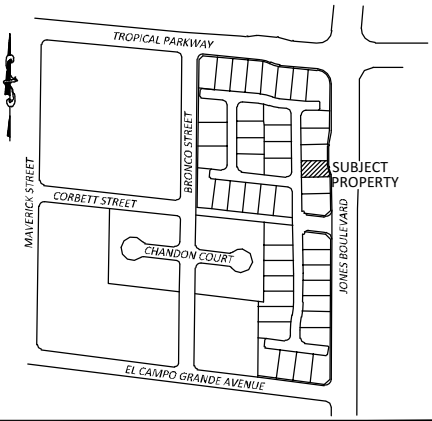
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C38	30.00'	3.01'	1.51'	05°45'22"

LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- RETAINING WALL
- ROLL TYPE CURB
- SETBACK LINE
- LOT NUMBER — 3
- FINISH FLOOR ELEVATION — FF= 07.67
- GARAGE FLOOR ELEVATION — GF= 06.67
- WATER METER
- SEWER LATERAL
- STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



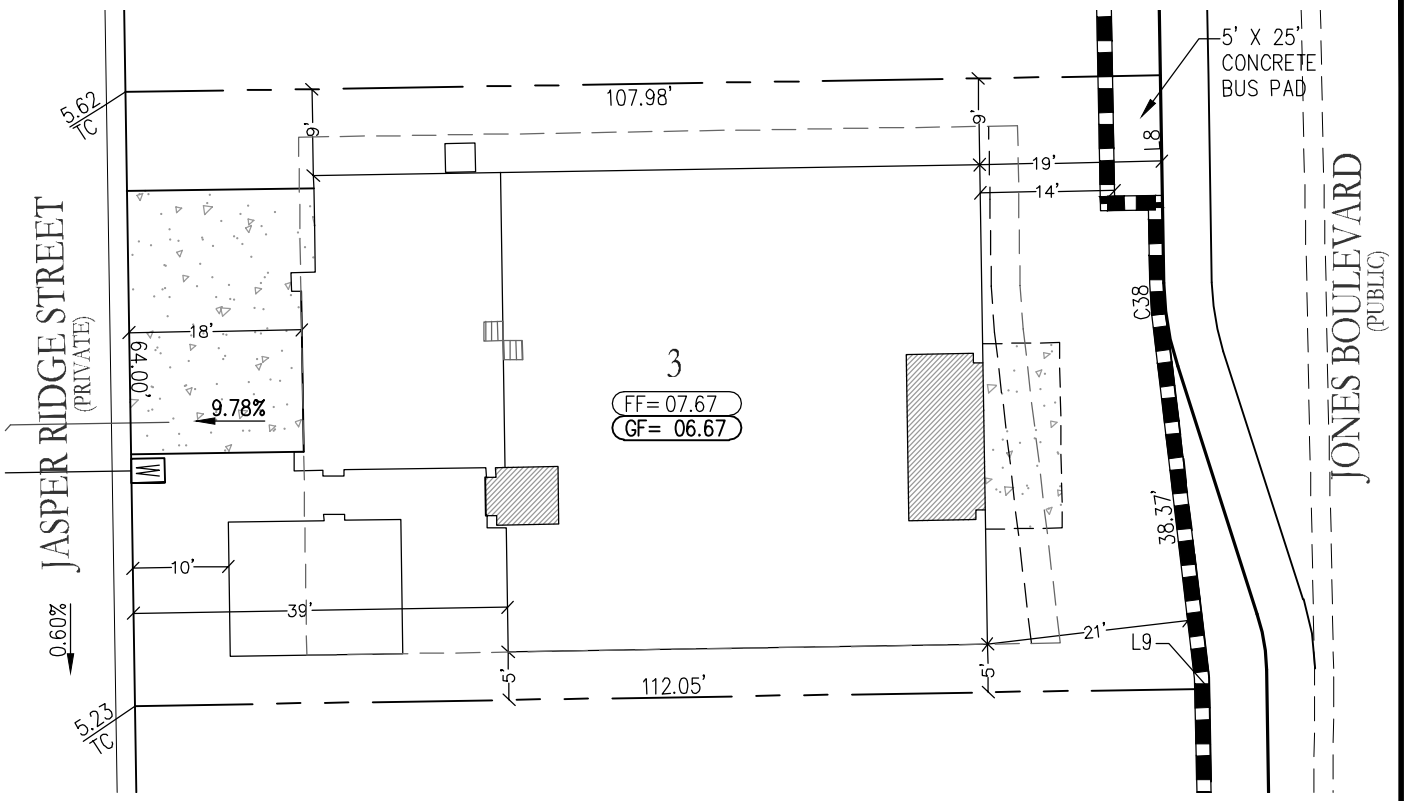
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 3 – PLAN 1 FOOTPRINT

MESA CANYON

VAR-49483



LINE TABLE		
No.	Bearing	Length
L8	S00°58'54"E	21.65'
L9	N00°58'54"W	1.16'

CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C38	30.00'	3.01'	1.51'	05°45'22"

LEGEND

STREET CENTERLINE

PROPERTY LINE

RIGHT-OF-WAY LINE

RETAINING WALL

ROLL TYPE CURB

SETBACK LINE

LOT NUMBER 3

FINISH FLOOR ELEVATION FF= 07.67

GARAGE FLOOR ELEVATION GF= 06.67

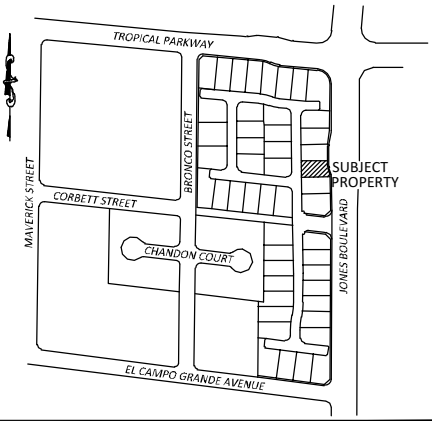
WATER METER W

SEWER LATERAL

STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



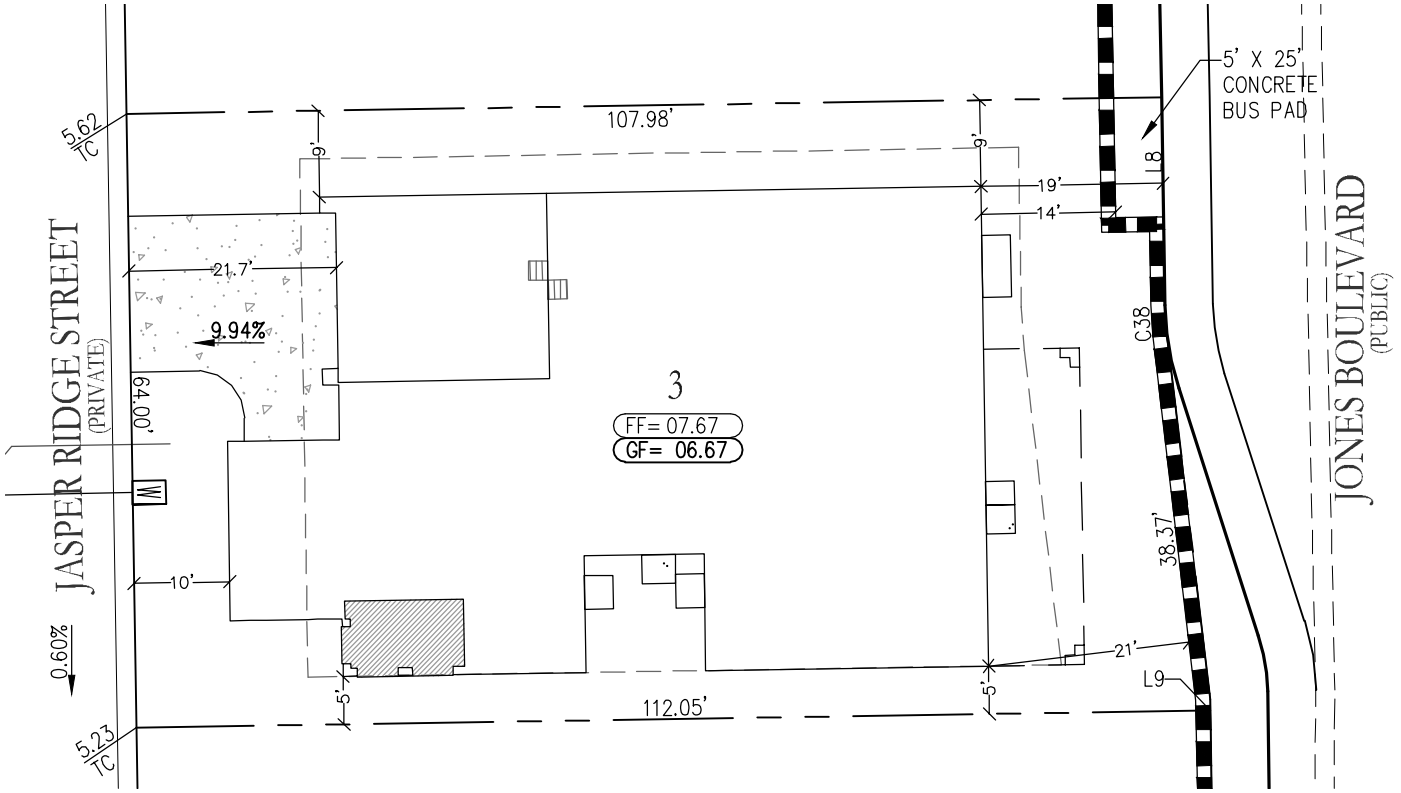
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 3 – PLAN 1X FOOTPRINT

MESA CANYON

VAR-49483



LINE TABLE		
No.	Bearing	Length
L8	S00°58'54"E	21.65'
L9	N00°58'54"W	1.16'

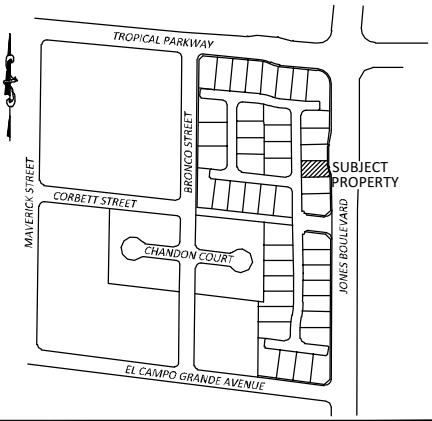
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C38	30.00'	3.01'	1.51'	05°45'22"

LEGEND

STREET CENTERLINE
PROPERTY LINE
RIGHT-OF-WAY LINE
RETAINING WALL
ROLL TYPE CURB
SETBACK LINE
LOT NUMBER — 3
FINISH FLOOR ELEVATION — FF= 07.67
GARAGE FLOOR ELEVATION — GF= 06.67
WATER METER — W
SEWER LATERAL
STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



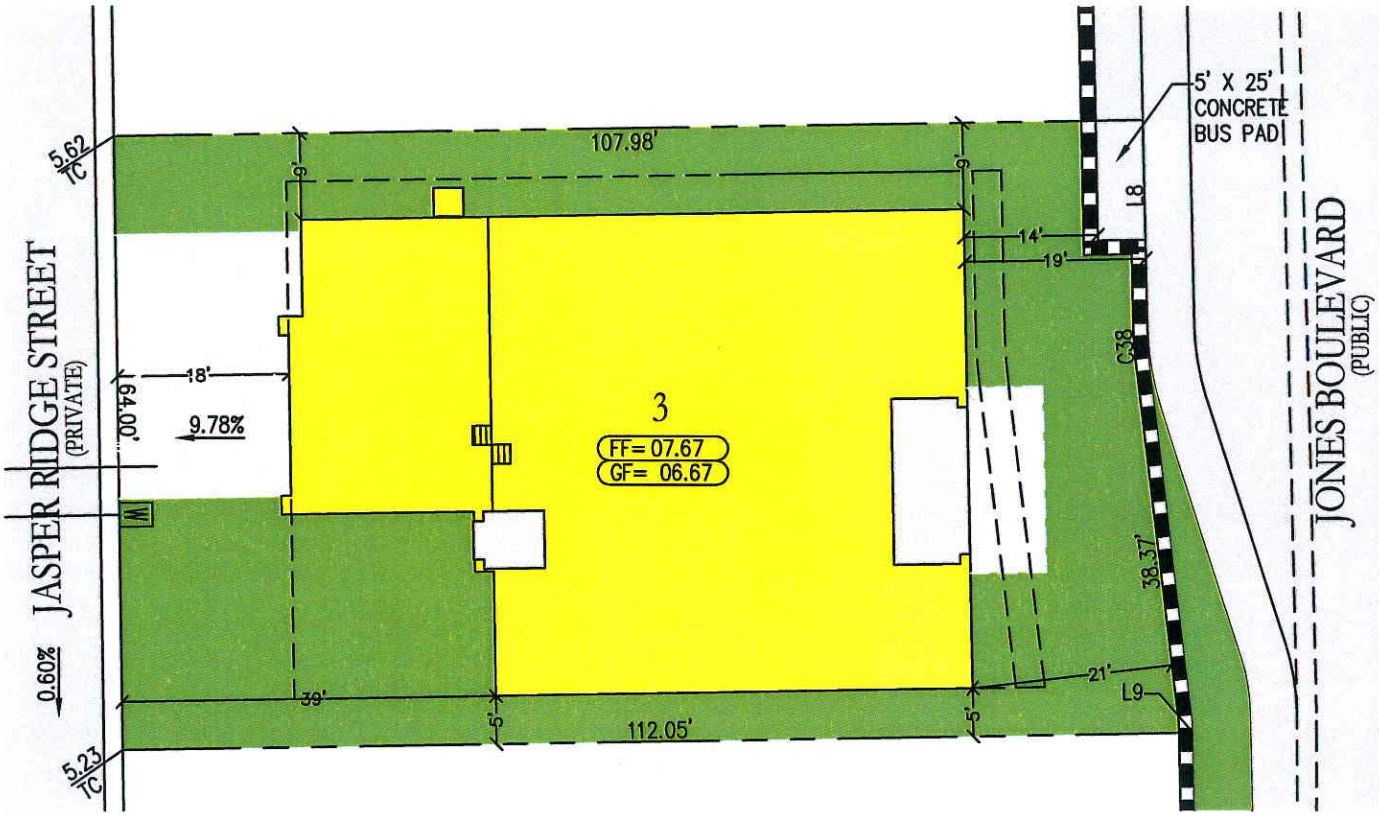
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 3 – PLAN 2 FOOTPRINT

MESA CANYON

VAR-49483



LINE TABLE		
No.	Bearing	Length
L8	S00°58'54"E	21.65'
L9	N00°58'54"W	1.16'

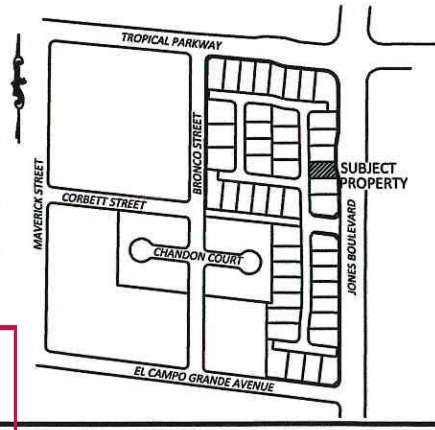
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C38	30.00'	3.01'	1.51'	05°45'22"

LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- RETAINING WALL
- ROLL TYPE CURB
- SETBACK LINE
- LOT NUMBER (3)
- FINISH FLOOR ELEVATION (FF= 07.67)
- GARAGE FLOOR ELEVATION (GF= 06.67)
- WATER METER
- SEWER LATERAL
- STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



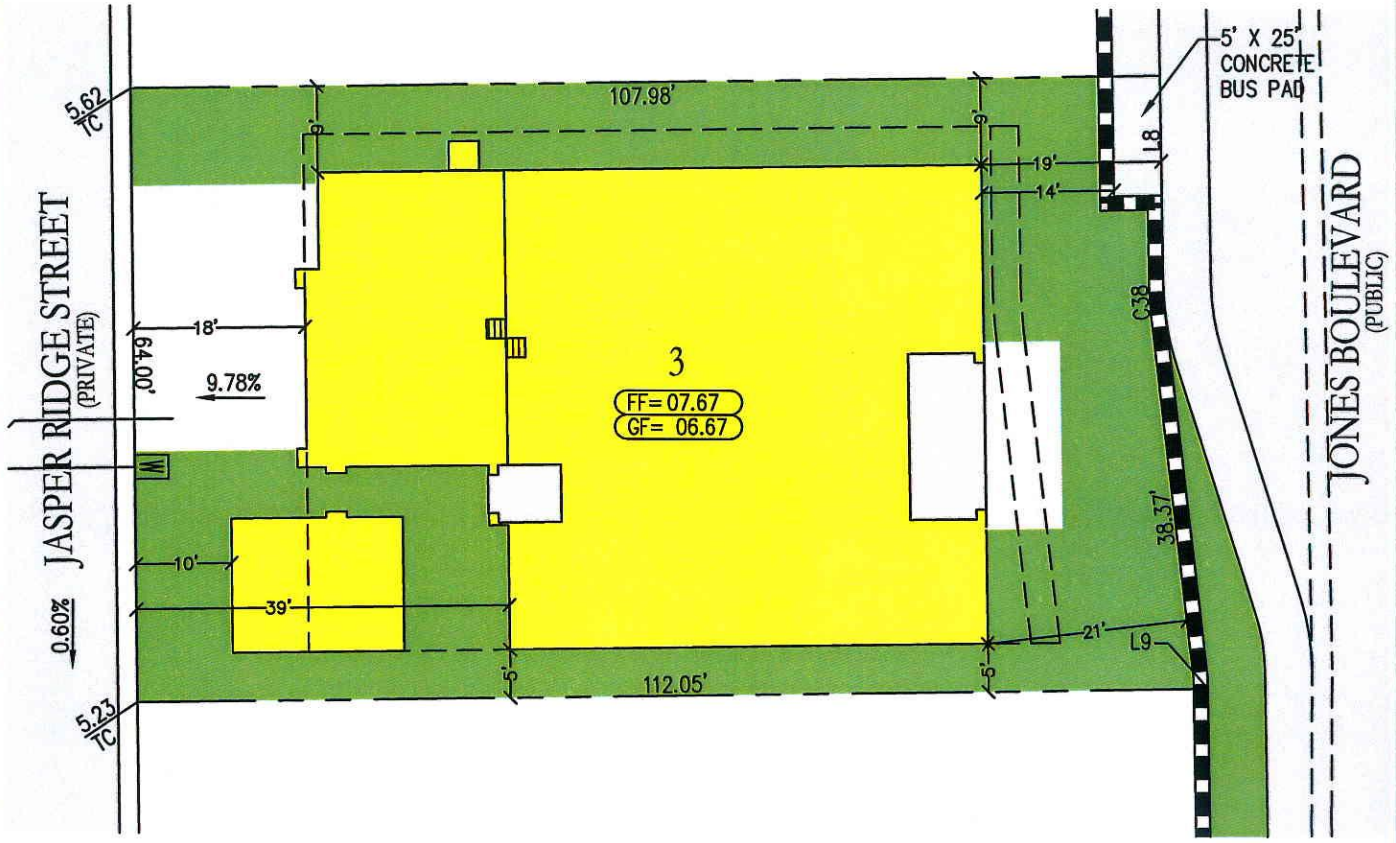
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 3 – PLAN 1 FOOTPRINT

MESA CANYON

VAR-49483



LINE TABLE		
No.	Bearing	Length
L8	S00°58'54"E	21.65'
L9	N00°58'54"W	1.16'

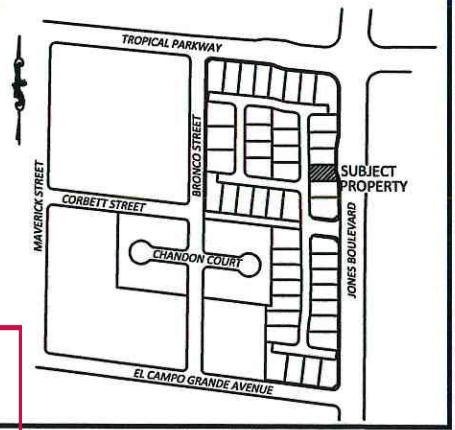
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C38	30.00'	3.01'	1.51'	05°45'22"

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
RETAINING WALL	
ROLL TYPE CURB	
SETBACK LINE	
LOT NUMBER	3
FINISH FLOOR ELEVATION	FF= 07.67
GARAGE FLOOR ELEVATION	GF= 06.67
WATER METER	
SEWER LATERAL	
STEPPED GARAGE FLOOR (6 INCHES)	

1" = 20'

KEY MAP



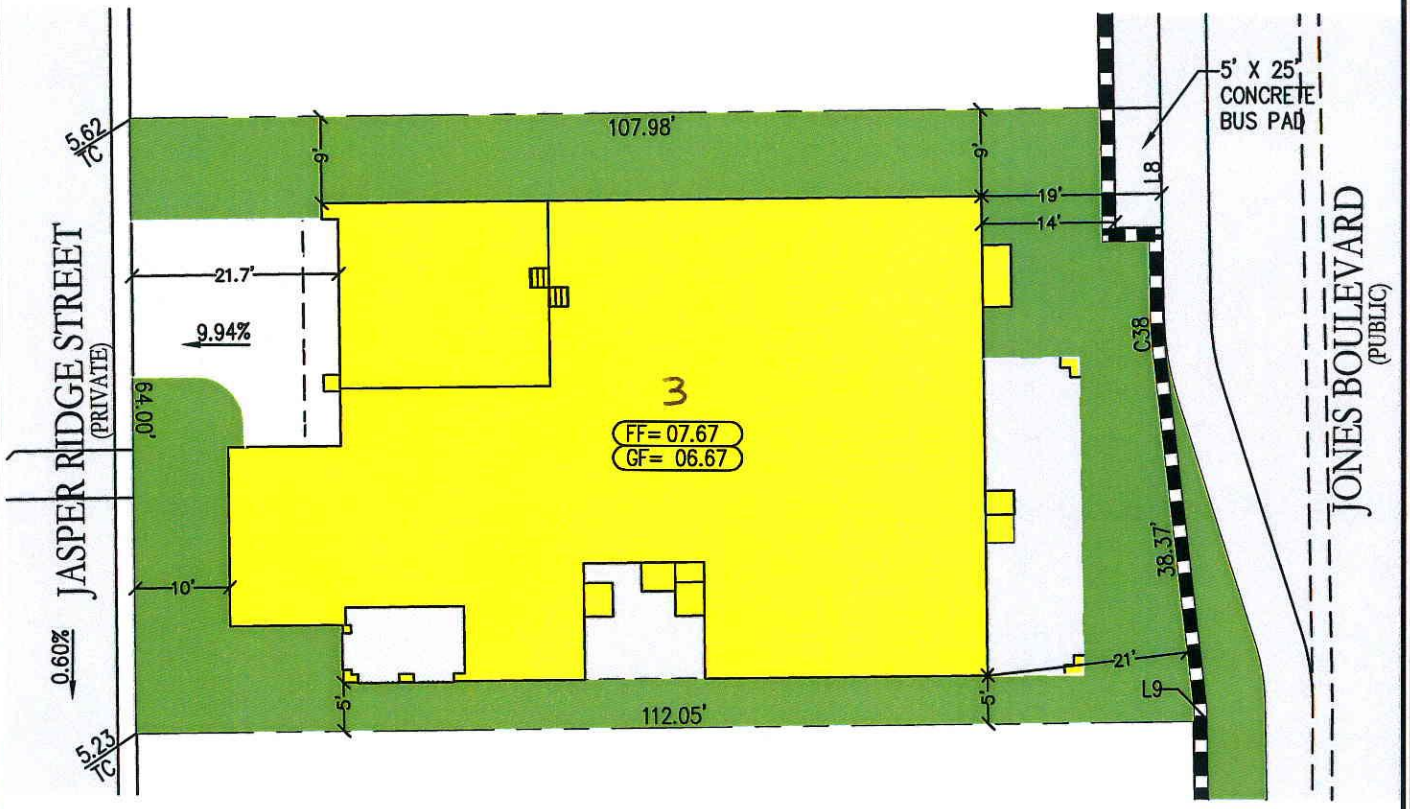
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 3 – PLAN 1X FOOTPRINT

MESA CANYON

VAR-49483



LINE TABLE		
No.	Bearing	Length
L8	S00°58'54"E	21.65'
L9	N00°58'54"W	1.16'

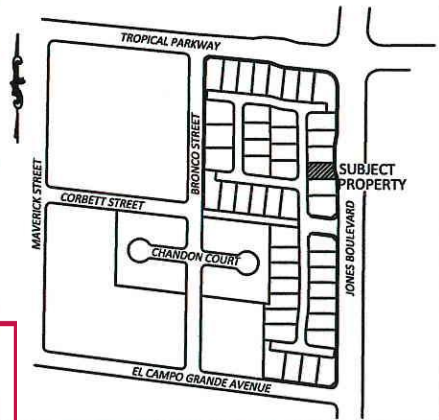
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C38	30.00'	3.01'	1.51'	05°45'22"

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
RETAINING WALL	
ROLL TYPE CURB	
SETBACK LINE	
LOT NUMBER	3
FINISH FLOOR ELEVATION	FF= 07.67
GARAGE FLOOR ELEVATION	GF= 06.67
WATER METER	M
SEWER LATERAL	
STEPPED GARAGE FLOOR (6 INCHES)	

1" = 20'

KEY MAP



PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 3 PLAN 2 FOOTPRINT

MESA CANYON

VAR-48483

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 23, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Justification letter for Variance Request for Tropical & Jones (125-26-712-003)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, William Lyon Homes, respectfully submits this justification letter in support of the above referenced Variance on the subject site. The subject site is generally located at the southwest corner of Tropical Parkway and Jones Blvd.

Requested variance and justification:

1). Proposed: 14-foot Rear Yard Setback on lots 3 (APN 125-26-712-003)

Justification: Currently the bus loading pad located on Jones Blvd, south of Tropical Parkway is an easement. The developer is concerned that this property will be the responsibility of the homeowner and could cause issues in the future. Therefore, it is the developer intends to dedicate the area where the bus pad is located. We have notified City Right-of-Way and they are in agreement.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Amber L. Dolce
Taney Engineering

PRJ-49477
05/23/13

VAR-49483

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-49484 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.15 acres at 5964 Jasper Ridge Street (APN 125-26-712-004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-49477]. Staff recommends APPROVAL.

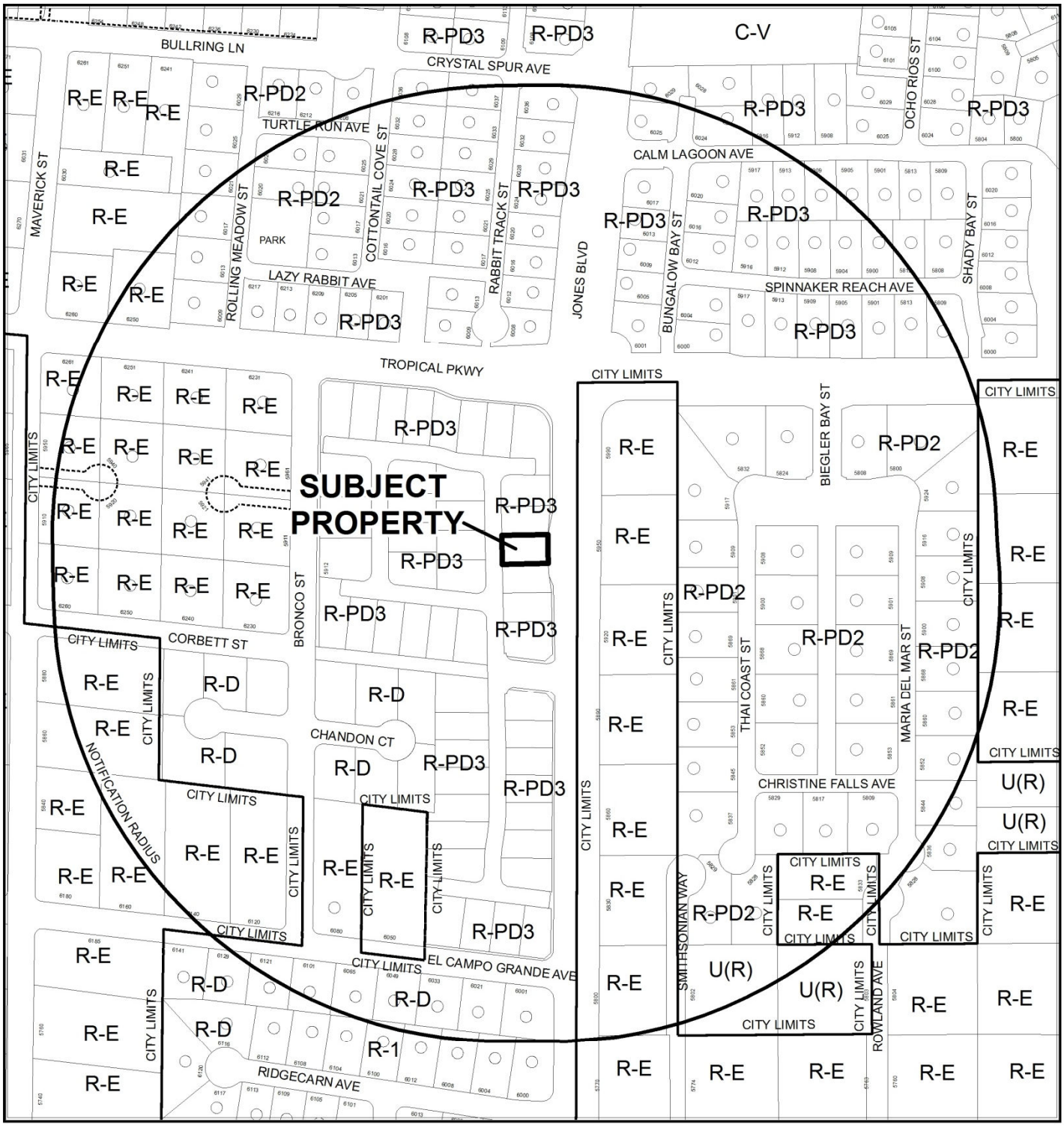
MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

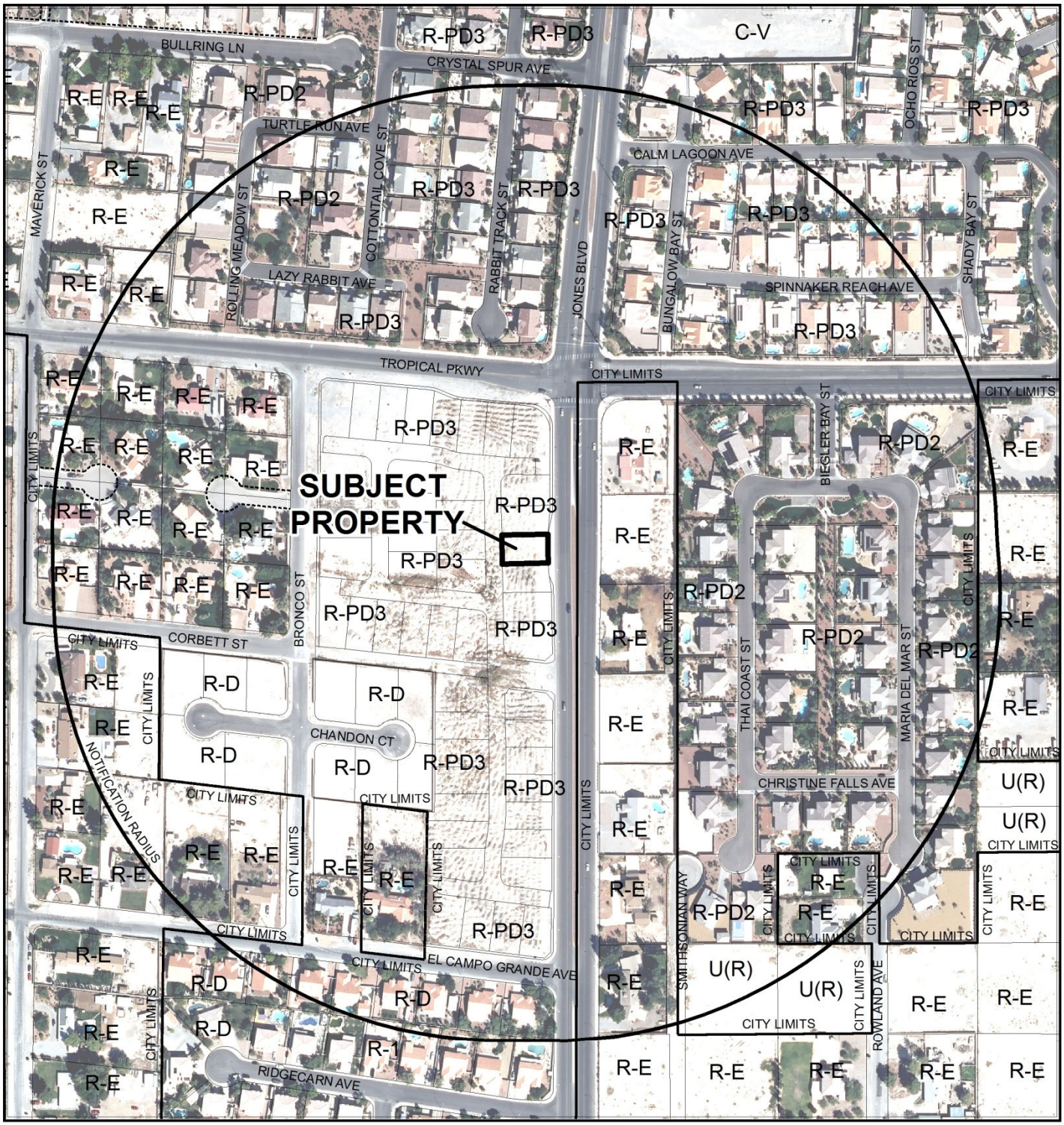
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: **VAR-49484 (PRJ-49477)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[R(RURAL DENSITY RESIDENTIAL)
GENERAL PLAN DESIGNATION]



0 300 600 Feet

CASE: **VAR-49484 (PRJ-49477)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[R(RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49484 APN: 125-26-712-004

Name of Property Owner: William Lyon Homes, Inc

Name of Applicant: William Lyon Homes, Inc

Name of Representative: Taney Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Terry Connelly

Subscribed and sworn before me

This 20 day of May, 2013

Erica J. Morales

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

PRJ-49477
05/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Set Back

Project Address (Location) Tropical Parkway and Jones Blvd.

Project Name Tropical & Jones (Mesa Canyon) **Proposed Use** Single Family

Assessor's Parcel #(s) 125-26-712-004 **Ward #** 6 - Ross

General Plan: existing _____ proposed _____ **Zoning:** existing U(R) proposed U(R)

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER William Lyon Homes, Inc. **Contact** Scott Swapp

Address 500 Pilot Road, Suite G **Phone:** (702) 263-8200 **Fax:** (702) 407-7401

City Newport Beach **State** CA **Zip** 92660-2008

E-mail Address scott.swapp@lyonhomes.com

APPLICANT William Lyon Homes, Inc **Contact** Scott Swapp

Address 500 Pilot Road, Suite. G **Phone:** (702) 263-8200 **Fax:** (702) 407-7401

City Las Vegas **State** NV **Zip** 89119

E-mail Address scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S. Jones Blvd, Ste. 100 **Phone:** (702) 263-8844 **Fax:** (702) 263-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Terry Connelly

Subscribed and sworn before me

This 20 day of May, 20 13.

_____

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 08-109216-14
My Appt. Expires June 26, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-49484
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49477
05/23/13

THE FINAL MAP OF

TROPICAL & JONES

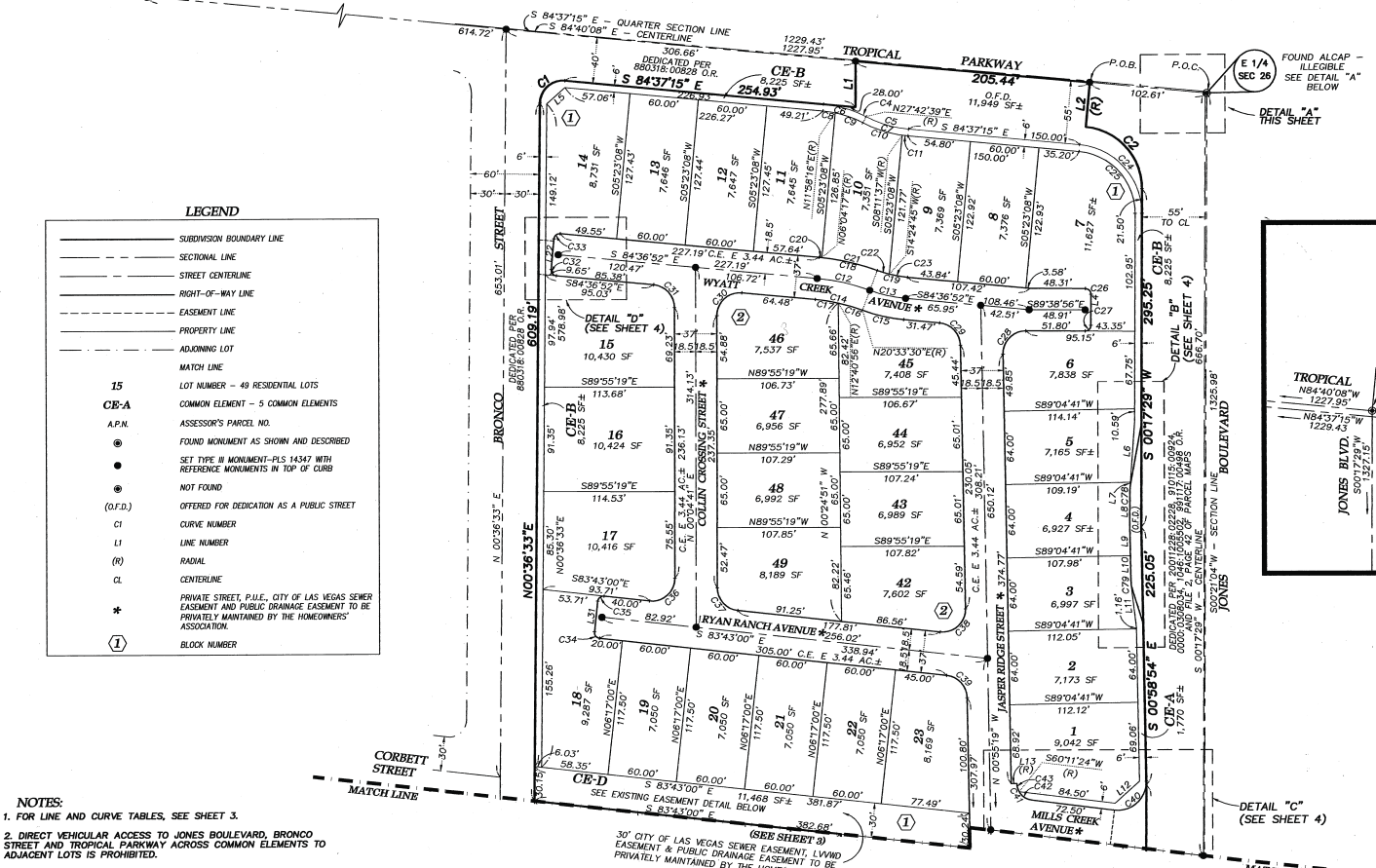
(A COMMON INTEREST COMMUNITY)

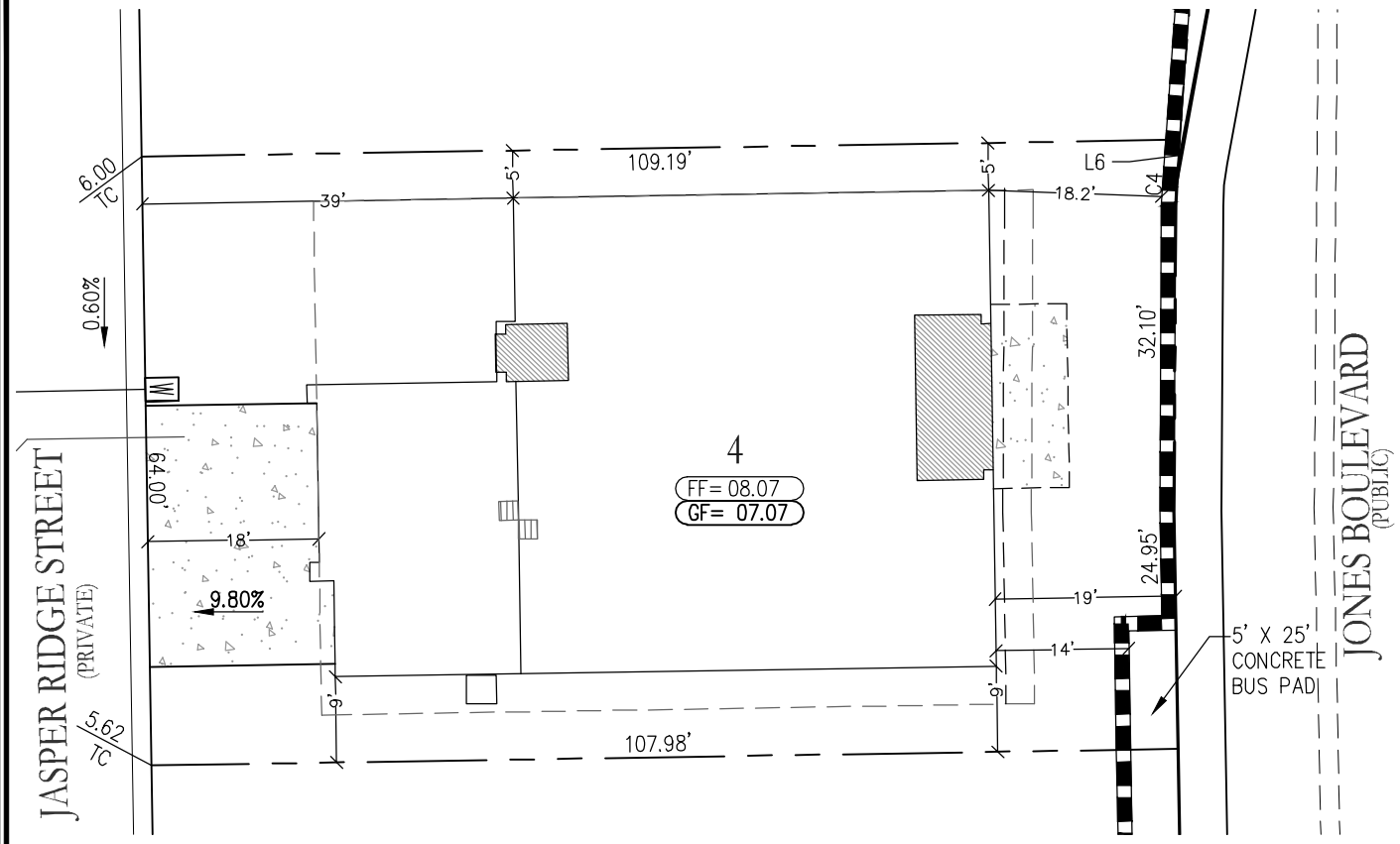
THE MERGER AND RESUBDIVISION OF PARCEL 4, AS SHOWN IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 2, PAGE 42 OF PARCEL MAPS, THAT PORTION OF CORBETT STREET VACATED PER VACATION ORDER NO. 8986 , RECORDED IN BOOK 20060822 AS INSTRUMENT NO. 3177 OF OFFICIAL RECORDS, LOTS 1 AND 2 OF LAND DIVISION 8-87, NON RESIDENTIAL LOT A AS SHOWN ON THE AMENDED PLAT OF A PORTION OF BRONCO ESTATES AS SHOWN IN BOOK 136, PAGE 71 OF PLATS AND LOT 4 AND A PORTION OF LOT 3 OF LAND DIVISION 28-79, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NORTH
SCALE: 1"=50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FOUND ALUMINUM CAP – ILLEGIBLE
CE 1/16 26





LINE TABLE		
No.	Bearing	Length
L6	N04°08'24"E	4.97'

CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C4	30.00'	2.02'	1.01'	03°50'55"

LEGEND

STREET CENTERLINE

PROPERTY LINE

RIGHT-OF-WAY LINE

RETAINING WALL

ROLL TYPE CURB

SETBACK LINE

LOT NUMBER — 4

FINISH FLOOR ELEVATION — FF= 07.67

GARAGE FLOOR ELEVATION — GF= 06.67

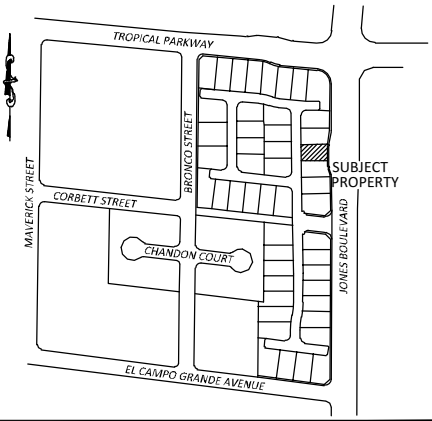
WATER METER

SEWER LATERAL

STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



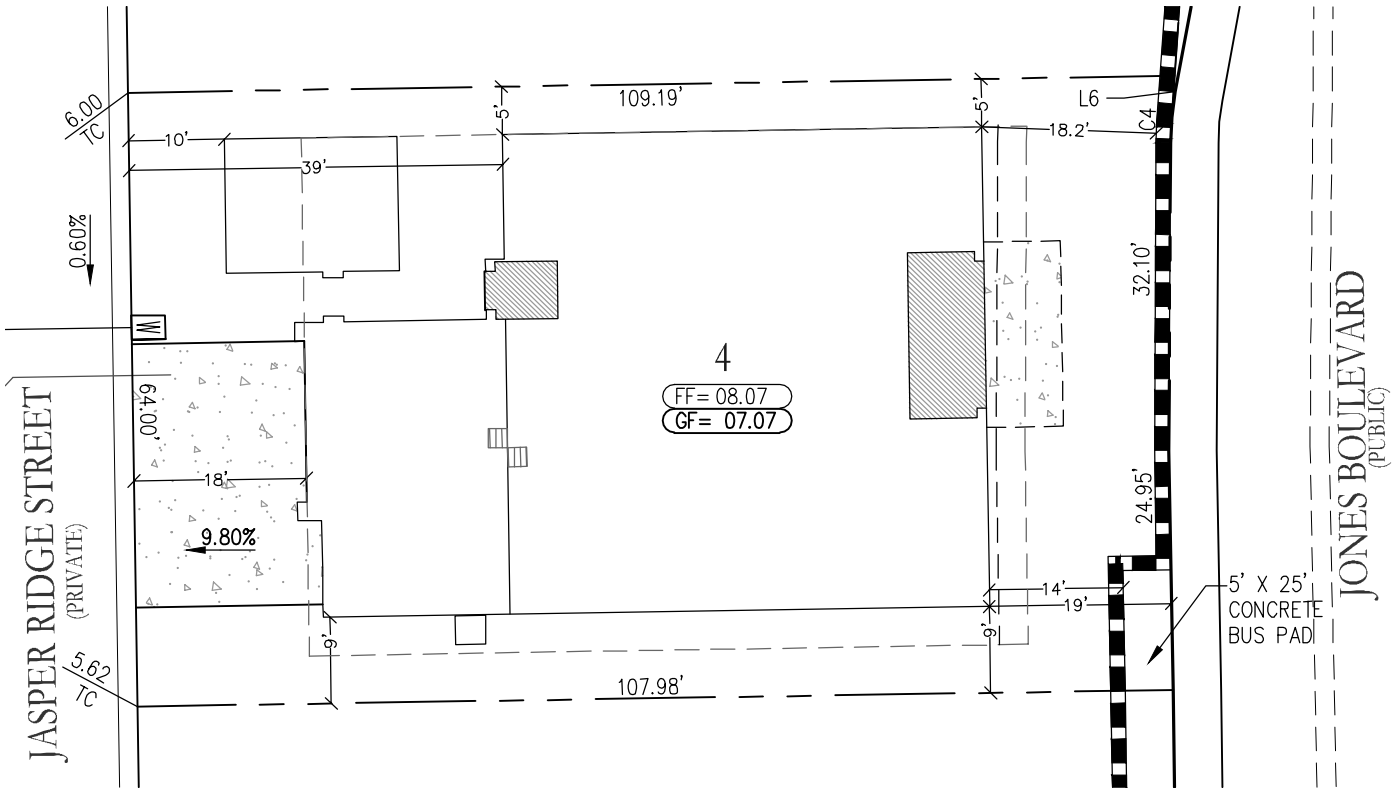
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 4 – PLAN 1 FOOTPRINT

MESA CANYON

VAR-49484



LINE TABLE		
No.	Bearing	Length
L6	N04°08'24"E	4.97'

CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C4	30.00'	2.02'	1.01'	03°50'55"

LEGEND

STREET CENTERLINE

PROPERTY LINE

RIGHT-OF-WAY LINE

RETAINING WALL

ROLL TYPE CURB

SETBACK LINE

LOT NUMBER 4

FINISH FLOOR ELEVATION FF= 07.67

GARAGE FLOOR ELEVATION GF= 06.67

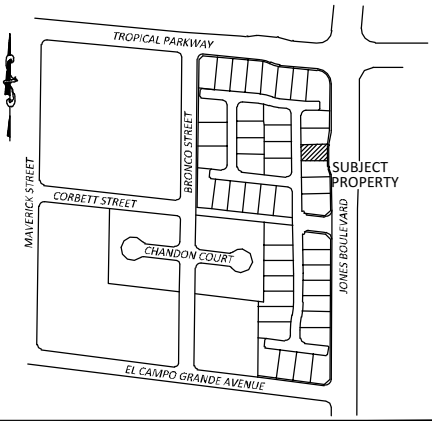
WATER METER

SEWER LATERAL

STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



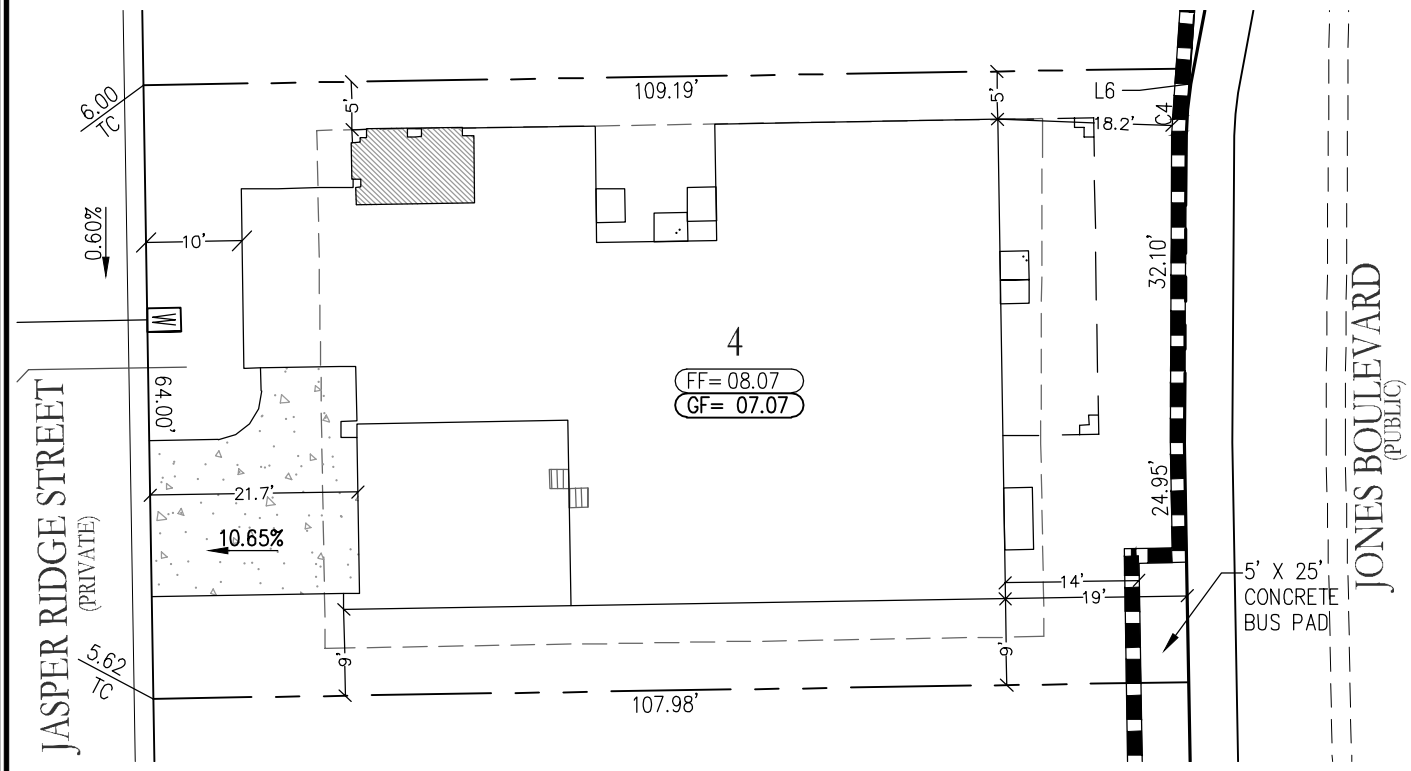
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 4 – PLAN 1X FOOTPRINT

MESA CANYON

VAR-49484



LINE TABLE		
No.	Bearing	Length
L6	N04°08'24"E	4.97'

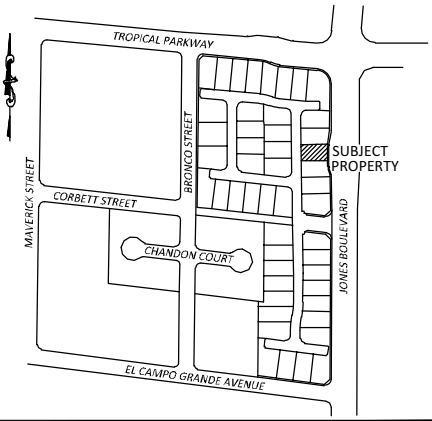
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C4	30.00'	2.02'	1.01'	03°50'55"

LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- RETAINING WALL
- ROLL TYPE CURB
- SETBACK LINE
- LOT NUMBER — 4
- FINISH FLOOR ELEVATION — FF= 07.67
- GARAGE FLOOR ELEVATION — GF= 06.67
- WATER METER — W
- SEWER LATERAL
- STEPPED GARAGE FLOOR (6 INCHES)

1" = 20'

KEY MAP



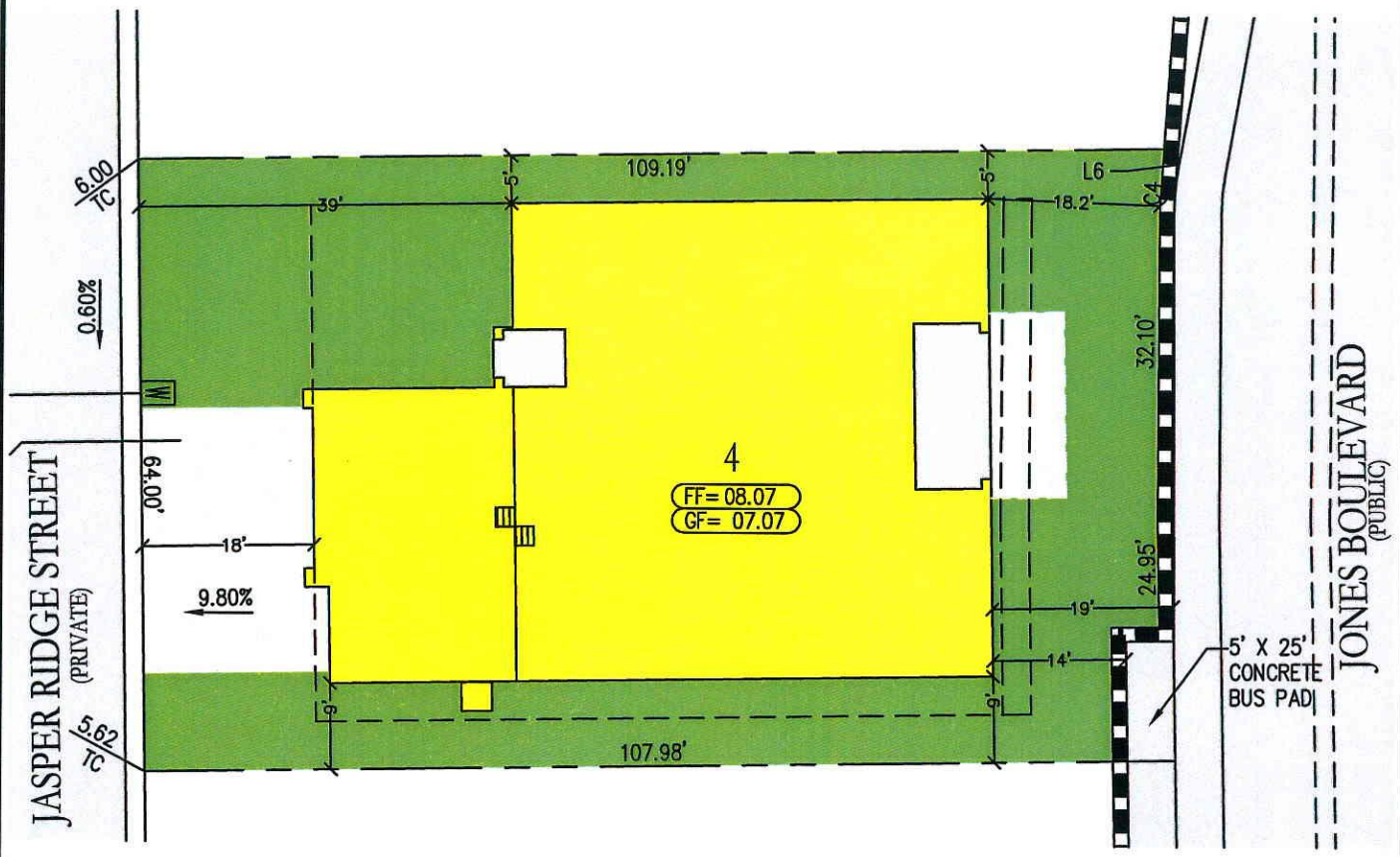
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 4 – PLAN 2 FOOTPRINT

MESA CANYON

VAR-49484



LINE TABLE		
No.	Bearing	Length
L6	N04°08'24"E	4.97'

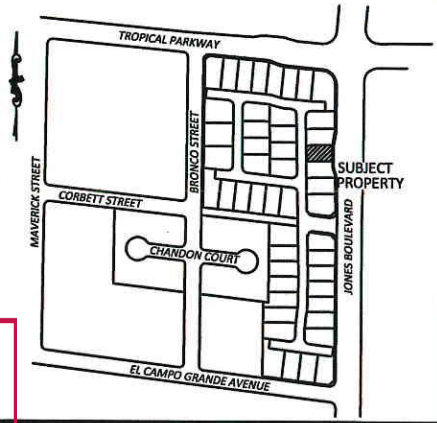
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C4	30.00'	2.02'	1.01'	03°50'55"

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
RETAINING WALL	
ROLL TYPE CURB	
SETBACK LINE	
LOT NUMBER	4
FINISH FLOOR ELEVATION	FF= 07.67
GARAGE FLOOR ELEVATION	GF= 06.67
WATER METER	
SEWER LATERAL	
STEPPED GARAGE FLOOR (6 INCHES)	

1" = 20'

KEY MAP



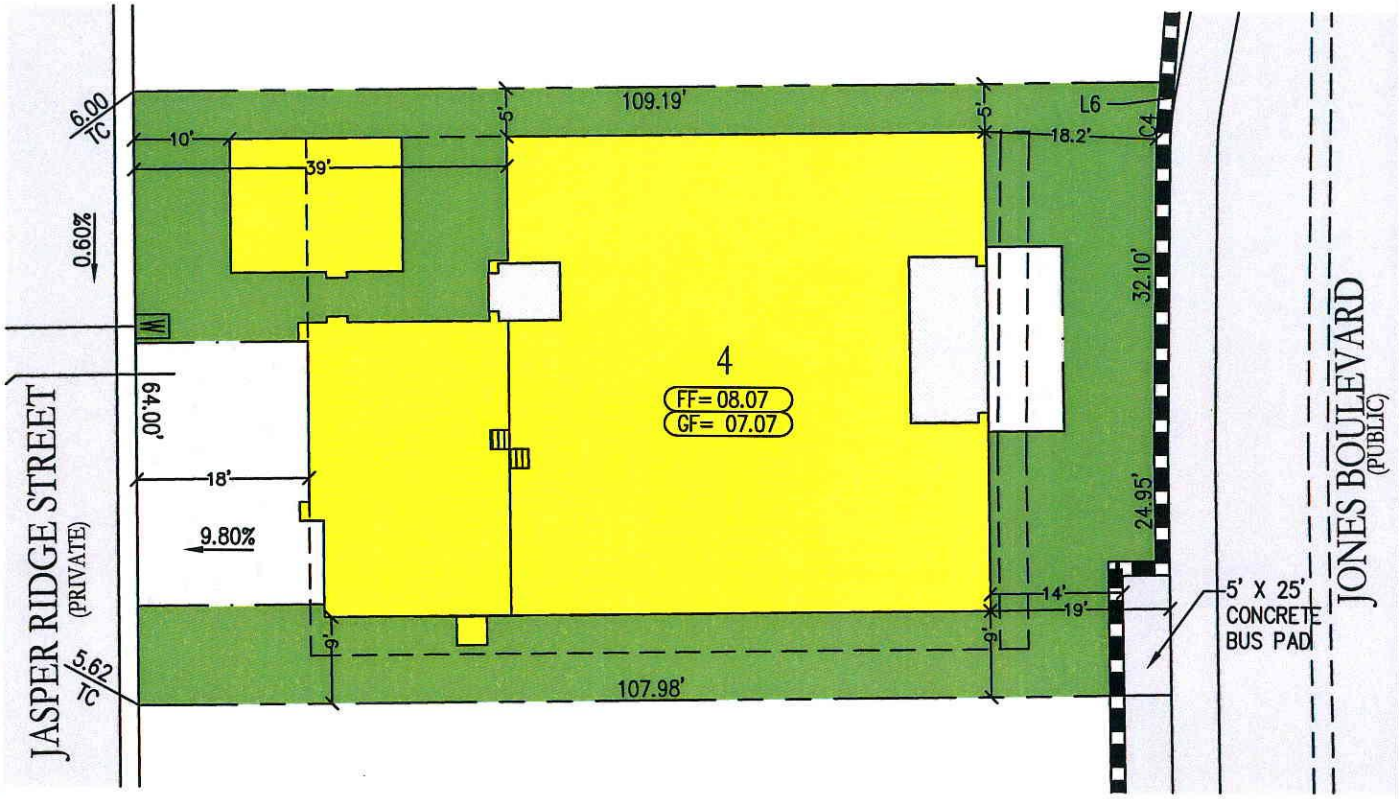
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 4 PLAN 1 FOOTPRINT

MESA CANYON

VAR-49484



LINE TABLE		
No.	Bearing	Length
L6	N04°08'24"E	4.97'

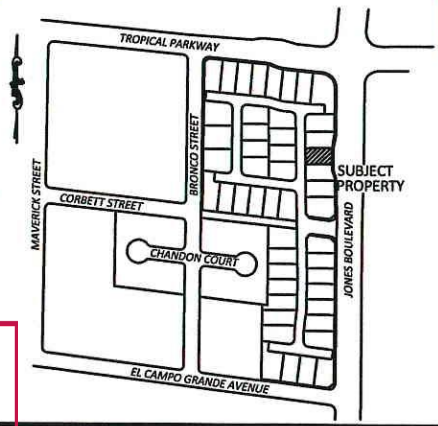
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C4	30.00'	2.02'	1.01'	03°50'55"

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
RETAINING WALL	
ROLL TYPE CURB	
SETBACK LINE	
LOT NUMBER	4
FINISH FLOOR ELEVATION	FF= 07.67
GARAGE FLOOR ELEVATION	GF= 06.67
WATER METER	
SEWER LATERAL	
STEPPED GARAGE FLOOR (6 INCHES)	

1" = 20'

KEY MAP



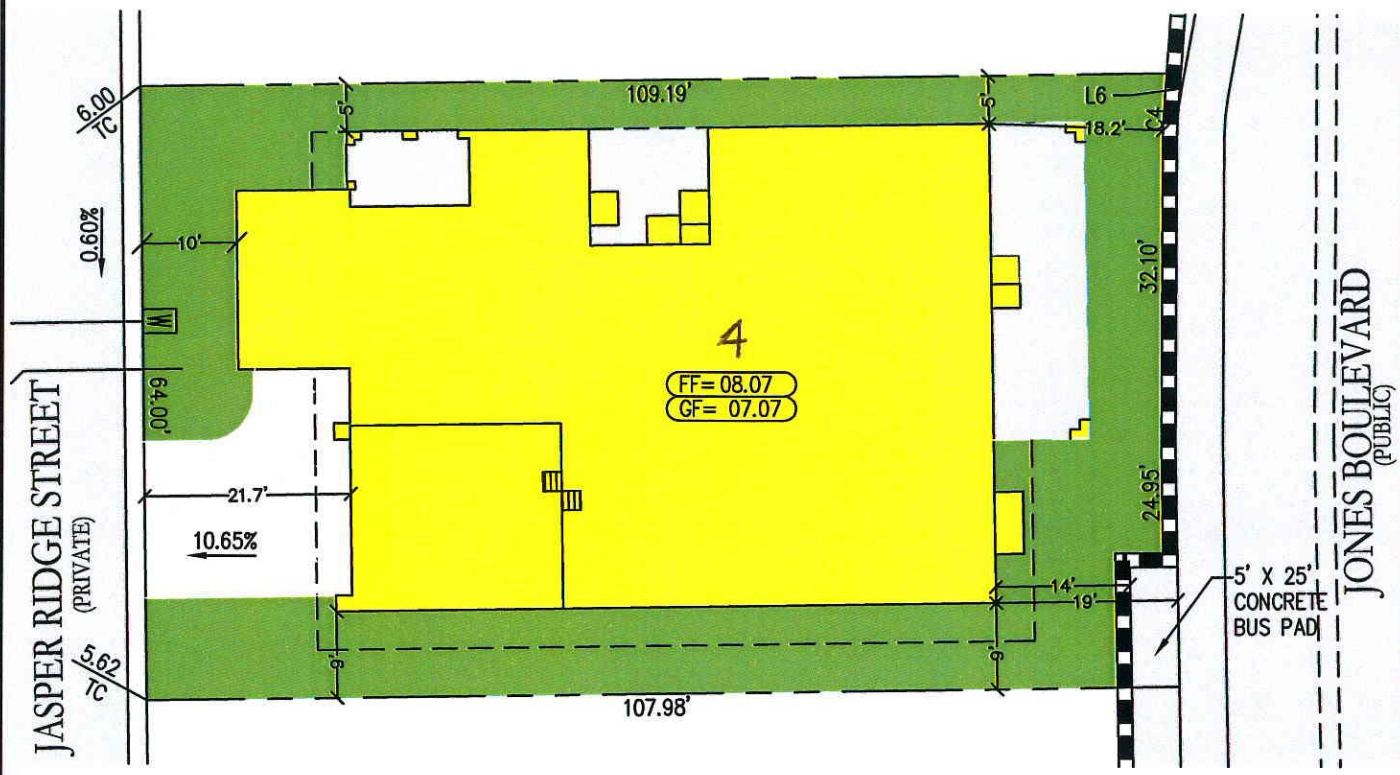
PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 4 PLAN 1X FOOTPRINT

MESA CANYON

VAR-49484



LINE TABLE		
No.	Bearing	Length
L6	N04°08'24"E	4.97'

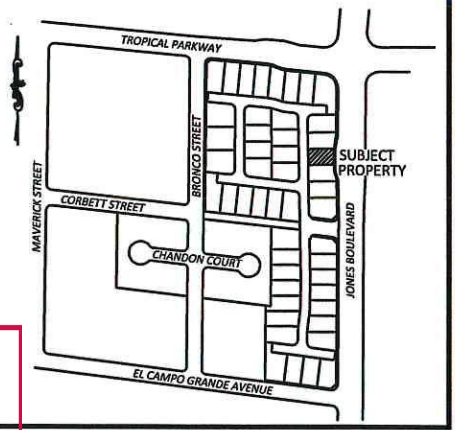
CURVE TABLE				
No.	Radius	Length	Tangent	Delta
C4	30.00'	2.02'	1.01'	03°50'55"

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
RETAINING WALL	
ROLL TYPE CURB	
SETBACK LINE	
LOT NUMBER	4
FINISH FLOOR ELEVATION	FF= 07.67
GARAGE FLOOR ELEVATION	GF= 06.67
WATER METER	W
SEWER LATERAL	
STEPPED GARAGE FLOOR (6 INCHES)	

1" = 20'

KEY MAP



PRJ-49477
05/23/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

WILLIAM LYON HOMES
LOT 4 – PLAN 2 FOOTPRINT

MESA CANYON

VAR-49484

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 23, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Justification letter for Variance Request for Tropical & Jones (125-26-712-004)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, William Lyon Homes, respectfully submits this justification letter in support of the above referenced Variance on the subject site. The subject site is generally located at the southwest corner of Tropical Parkway and Jones Blvd.

Requested variance and justification:

1). Proposed: 14-foot Rear Yard Setback on lot 4 (APN 125-26-712-004)

Justification: Currently the bus loading pad located on Jones Blvd, south of Tropical Parkway is an easement. The developer is concerned that this property will be the responsibility of the homeowner and could cause issues in the future. Therefore, it is the developer intends to dedicate the area where the bus pad is located. We have notified City Right-of-Way and they are in agreement.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Amber L. Dolce
Taney Engineering

PRJ-49477
05/23/13

VAR-49484

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

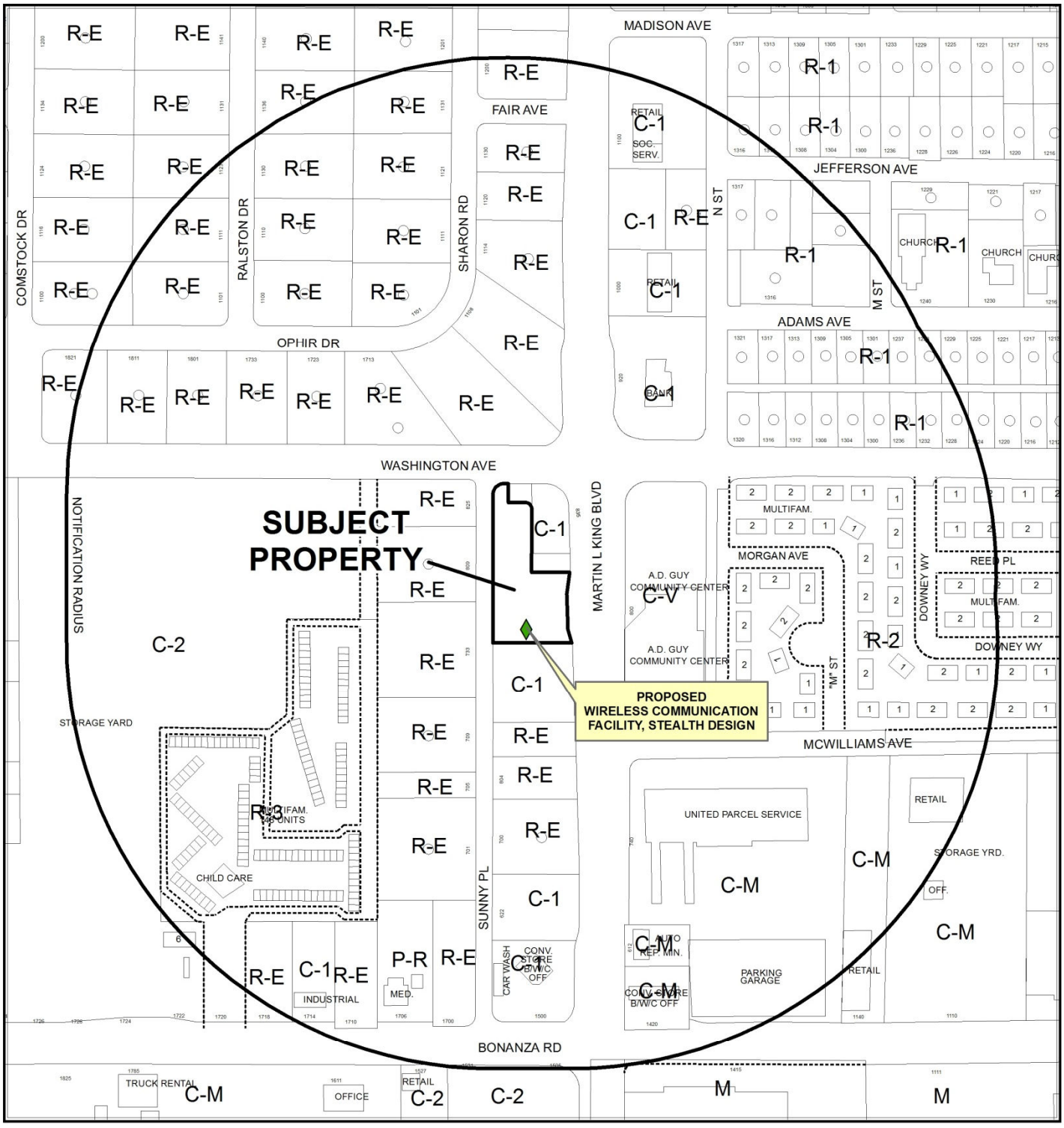
SUBJECT:
VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) on 1.05 acres adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49497 and SUP-49639
2. Conditions and Staff Report - VAR-49497 and SUP-49639
3. Supporting Documentation
4. Photos - VAR-49497 and SUP-49639
5. Justification Letter - VAR-49497 and SUP-49639



0 300 600 Feet

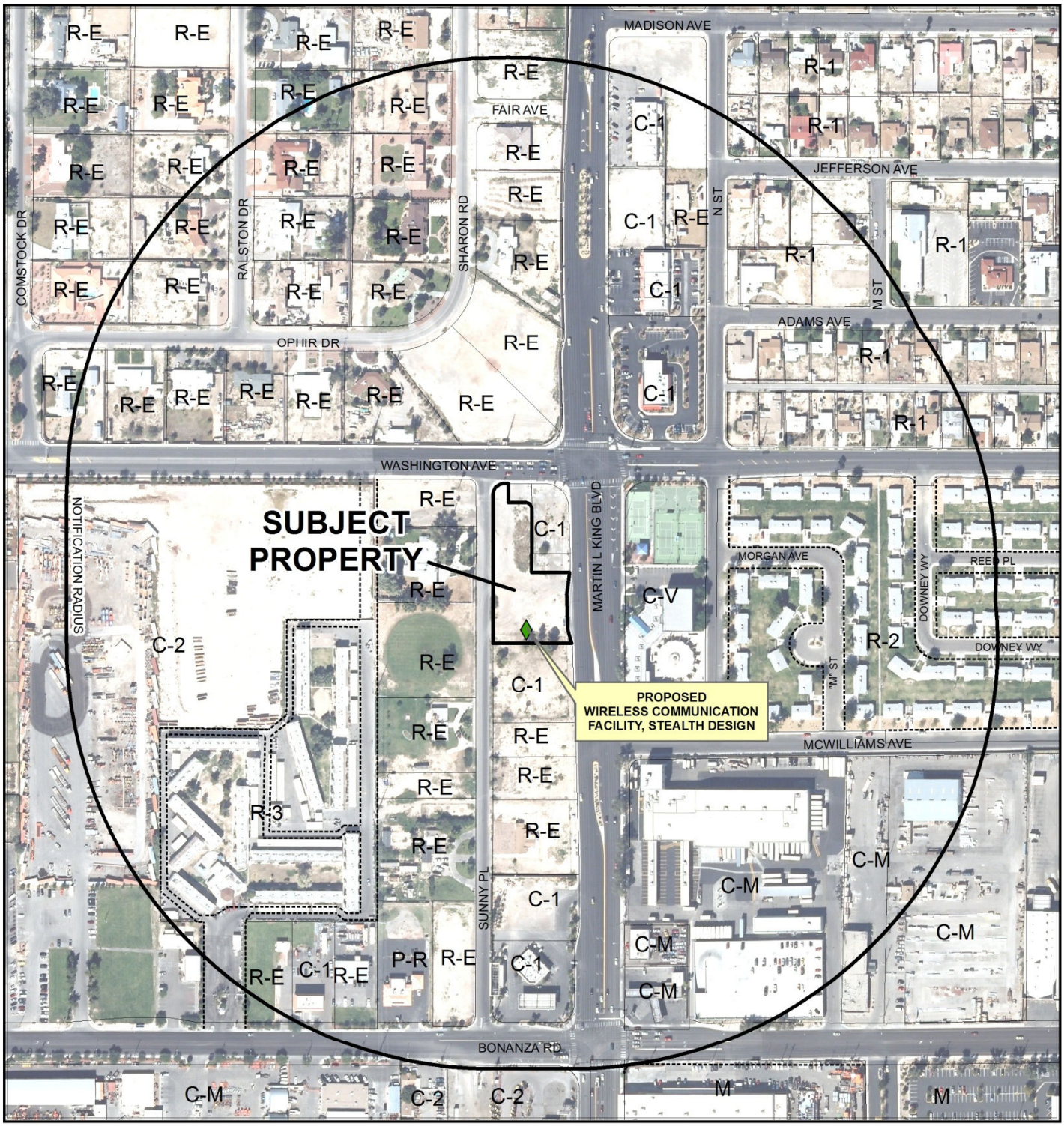
CASE: **VAR-49497 AND SUP-49639 (PRJ-49387)**

RADIUS: 1000 FEET

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

N

49387)



0 300 600 Feet

CASE: **VAR-49497 AND SUP-49639 (PRJ-49387)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49497 APN: 139-28-304-001

Name of Property Owner: Dragon 7 Henderson Properties LLC

Name of Applicant: AT&T

Name of Representative: Chris Dingell

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHNATHAN PAK

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

State of California, County Of Santa Clara
Subscribed & sworn to (or affirmed) before me on this 16 day of May, 2013 by Johnathan Pak proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Signature of Notary Public

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

PRJ-49387
05/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communication Facility

Project Address (Location) 816 Sunny Place

Project Name L175 **Proposed Use** N/A

Assessor's Parcel #(s) 139-28-304-001 **Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 1.05 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Dragon 7 Henderson Properties, **Contact** Joon Shim

Address 2700 Las Vegas Blvd. South # 1811 **Phone:** (702) 376-5988 **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT AT&T **Contact**

Address 3763 Howard Hughes Pkwy. #200 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89169

E-mail Address

REPRESENTATIVE Cortel, LLC **Contact** Chris Dingell

Address 10427 Gunpowder Falls St. **Phone:** (702) 526-2980 **Fax:**

City Las Vegas **State** NV **Zip** 89183

E-mail Address chris.dingell@cortel-llc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* JP

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

Print Name JONATHAN PAK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

SEE ATTACHED JURAT FROM NOTARY

FOR DEPARTMENT USE ONLY	
Case #	VAR-49497
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PRJ-49387
05/22/13

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California }
} ss.
County of Santa Clara }

☑ See Attached Document (Notary to cross out lines 1-8 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary

1
2
3
4
5
6
7
8

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 16th day of May, 2013, by

(1) Johnathan Park

(2) -

proved to me on the basis of satisfactory evidence to be the person(s) who appear before me.

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Place Notary Seal above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application/Petition Form

Document Date: 5/16/2013 Number of Pages: 1

Signer[s] Other than above: -

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

PRJ-49387
05/22/13

WASHINGTON & HIGHLAND
SITE# L-175
USID# 137849
816 SUNNY PLACE
LAS VEGAS, NV 89106

at&t

MONOPALM

ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

- INTERNATIONAL BUILDING CODE 2009 W/STATE AMENDMENTS
- UNIFORM MECHANICAL CODE 2009
- UNIFORM PLUMBING CODE 2009
- NATIONAL ELECTRIC CODE 2008
- INTERNATIONAL FIRE CODE 2006
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE FOLLOWING:

- NEW 80' MONOPALM TOWER
- NEW 11'-5"X28' AT&T SHELTER
- (6) NEW PANEL ANTENNAS ON (3) NEW SECTOR ARRAYS
- (12) NEW 700 MHZ RRH UNITS MOUNTED BEHIND ANTENNAS
- (2) NEW DC6 SURGE PROTECTORS COLLAR MOUNTED ON TOWER
- NEW CONDUIT FOR ELECTRICAL SERVICE FROM EXISTING TRANSFORMER ON MARTIN LUTHER KING BOULEVARD
- NEW CONDUIT FOR FIBER SERVICE FROM EXISTING TELCO VAULT ON MARTIN LUTHER KING BOULEVARD
- NEW 8' WIDE UTILITY EASEMENT
- NEW 12' WIDE ACCESS EASEMENT
- NEW 28'X47'-4, 8' CMU WALL COMPOUND

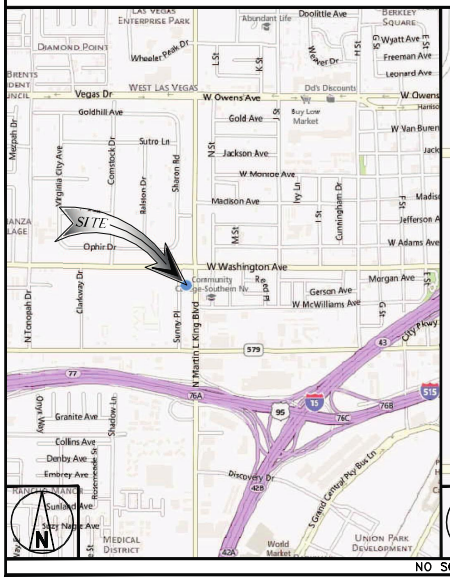
SITE INFORMATION

PROPERTY OWNER:	DRAGON 7 HENDERSON PPTYS LLC 2700 LAS VEGAS BLVD S #1811 LAS VEGAS, NV 89109
TOWER OWNER:	AT&T TOWERS 12555 CINGULAR WAY #1291C ALPHARETTA, GEORGIA 30004
SITE CONTACT:	BLACK & VEATCH 6 SUNSET WAY #108 HENDERSON, NV 89104 CONTACT: EDGARDO ORTIZ CONTACT NUMBER: (913) 458-2000
COUNTY:	CLARK COUNTY
LATITUDE (NAD 83):	36° 10' 47.16"N 36.179767°
LONGITUDE (NAD 83):	-115° 09' 41.22"W -115.16145°
ZONING JURISDICTION:	CITY OF LAS VEGAS
ZONING DISTRICT:	LIMITED COMMERCIAL DISTRICT (C-1)
PARCEL #:	139-28-304-001
OCCUPANCY GROUP:	S-2
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	NV ENERGY CONTACT NUMBER: (800) 331-3103
SITE ACQUISITION MANAGER:	BLACK & VEATCH 6 SUNSET WAY, SUITE B108 HENDERSON, NV 89104
SITE ACQUISITION CONTACT:	DAN DAVIS CONTACT NUMBER: (702) 501-4111
CONSTRUCTION MANAGER:	JON VANDERZEE CONTACT NUMBER: (702) 241-6091
PROJECT MANAGER:	EDGARDO ORTIZ CONTACT NUMBER: (913) 458-2000
RF ENGINEER:	BRIAN CRISS CONTACT NUMBER: (702) 692-1013

CONTACT INFORMATION

PROPERTY OWNER:	BLACK AND VEATCH CORP. 6 SUNSET WAY, SUITE B108 HENDERSON, NV 89104
CONTACT:	EDGARDO ORTIZ
PHONE:	(913) 458-2000

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS FROM LAS VEGAS OFFICE

FROM AT&T OFFICE 10550 W. CHARLESTON, STE B. HEAD WEST ON W CHARLESTON BLVD. TURN RIGHT TO MERGE ONTO CLARK COUNTY 215 N. TAKE EXIT 28 FOR SUMMERLIN PARKWAY TOWARD ANASAZI DRIVE. KEEP RIGHT AT THE FORK AND MERGE ONTO SUMMERLIN PKWY. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR US-95 S AND MERGE ONTO US-95 S 4.4 MI 6. TAKE EXIT 76B FOR I-15 S TOWARD LOS ANGELES/MARTIN L KING 0.6 MI 7. TAKE EXIT 76C TOWARD MARTIN LUTHER KING. TURN LEFT ONTO N MARTIN L KING BLVD. TURN LEFT ONTO W BONANZA RD 295 FT 10. TAKE THE 2ND RIGHT ONTO SUNNY PL. DESTINATION WILL BE ON THE RIGHT. 816 SUNNY PL, LAS VEGAS, NV 89106

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

AT&T COMPLIANCE: _____ DATE: _____

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

AT&T PM: _____ DATE: _____

B&V CONSTRUCTION: _____ DATE: _____

B&V SITE ACQ: _____ DATE: _____

SITE OWNER: _____ DATE: _____

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
LS-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED PROPOSED SITE & ANTENNA PLAN
A-3	TOWER ELEVATIONS

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

PRJ-49387
05/22/13

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

NOT TO BE USED FOR CONSTRUCTION

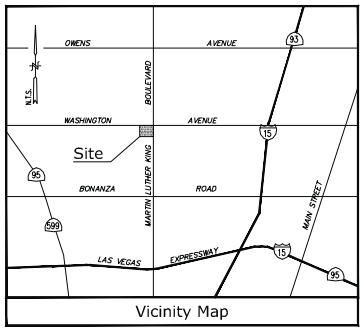
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

VAR-49497
SUP-49639



Vicinity Map

Title Report

PREPARED BY: NEVADA TITLE COMPANY
ORDER No.: 13-04-0465-SD
DATED: APRIL 3, 2013

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28, THENCE SOUTH 00°10'54" WEST ALONG THE EAST LINE THEREOF, 420.00 FEET; THENCE SOUTH 89°27'54" WEST, DEPARTING SAID LINE, 44.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20080508 AS DOCUMENT NO. 03594, CLARK COUNTY OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF PARCEL "B" AS DESCRIBED BY THAT CERTAIN DEED RECORDED MAY 15, 1969, IN BOOK 950 AS INSTRUMENT NO. 762483, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°27'54" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 185.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SUNNY PLACE (40.00 FEET WIDE); THENCE NORTH 00°10'54" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B" AND THE EASTERLY RIGHT OF WAY LINE OF SUNNY PLACE, 348.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'16" WITH AN ARC DISTANCE OF 39.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS; THENCE SOUTH 89°44'50" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 10.63 FEET TO A POINT ON THE WESTERLY LINE OF "SUNNY PLACE PLAZA PHASE 1", A COMMERCIAL SUBDIVISION RECORDED IN BOOK 55, PAGE 41 OF PLATS, CLARK COUNTY OFFICIAL RECORDS;

(THE FOLLOWING FIVE COURSES ARE ALONG THE PLATTED BOUNDARY LINES OF SAID "SUNNY PLACE PLAZA PHASE 1", A COMMERCIAL SUBDIVISION RECORDED IN BOOK 55, PAGE 41 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.)

THENCE SOUTH 00°13'24" WEST, 44.21 FEET; THENCE SOUTH 89°46'36" EAST, 40.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" WITH AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 00°13'24" WEST, 148.00 FEET; THENCE SOUTH 89°46'36" EAST, 90.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS;

(THE FOLLOWING FIVE COURSES ARE ALONG THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS.)

THENCE SOUTH 07°52'33" WEST, DEPARTING THE SOUTHERLY BOUNDARY LINE OF SAID "SUNNY PLACE PLAZA PHASE 1", 50.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44" WITH AN ARC DISTANCE OF 3.30 FEET; THENCE SOUTH 01°35'11" EAST, 75.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11" WITH AN ARC DISTANCE OF 4.90 FEET; THENCE SOUTH 15°37'22" EAST, 31.08 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 22, 2011, IN BOOK 20110622 AS DOCUMENT NO. 0000011, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Assessor's Parcel No.

139-28-304-001

Access Easement/Lease Area & Utility Easement

AS SHOWN HEREON

Easements

(11) AN EASEMENT IN FAVOR OF SOUTHERN NEVADA POWER COMPANY, FOR ELECTRICAL LINES RECORDED JULY 8, 1948 IN BOOK 57 AS DOCUMENT No. 290581 OFFICIAL RECORDS (PLOTTED HEREON)

(13) AN EASEMENT IN FAVOR OF REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA FOR BUS STOP PAD RECORDED JUNE 22, 2011 IN BOOK 20110622 AS DOCUMENT No. 0000012 OFFICIAL RECORDS (PLOTTED HEREON)

Geographic Coordinates at Proposed Monopalm

1983 DATUM: LATITUDE 36° 10' 47.16" N LONGITUDE 115° 09' 41.22" W
ELEVATION = 2055.1 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA EAST.

Bench Mark

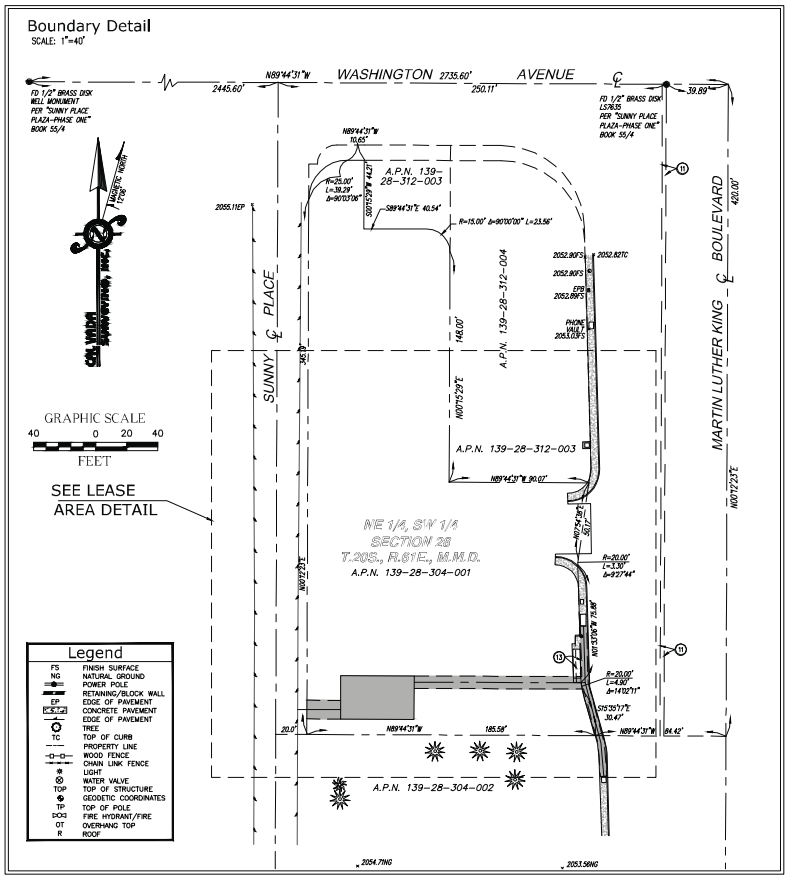
THE NGS MONUMENT "NVCA", ELEVATION = 2211.55 FEET (NAVD 88).

Date of Survey

MARCH 21, 2013.

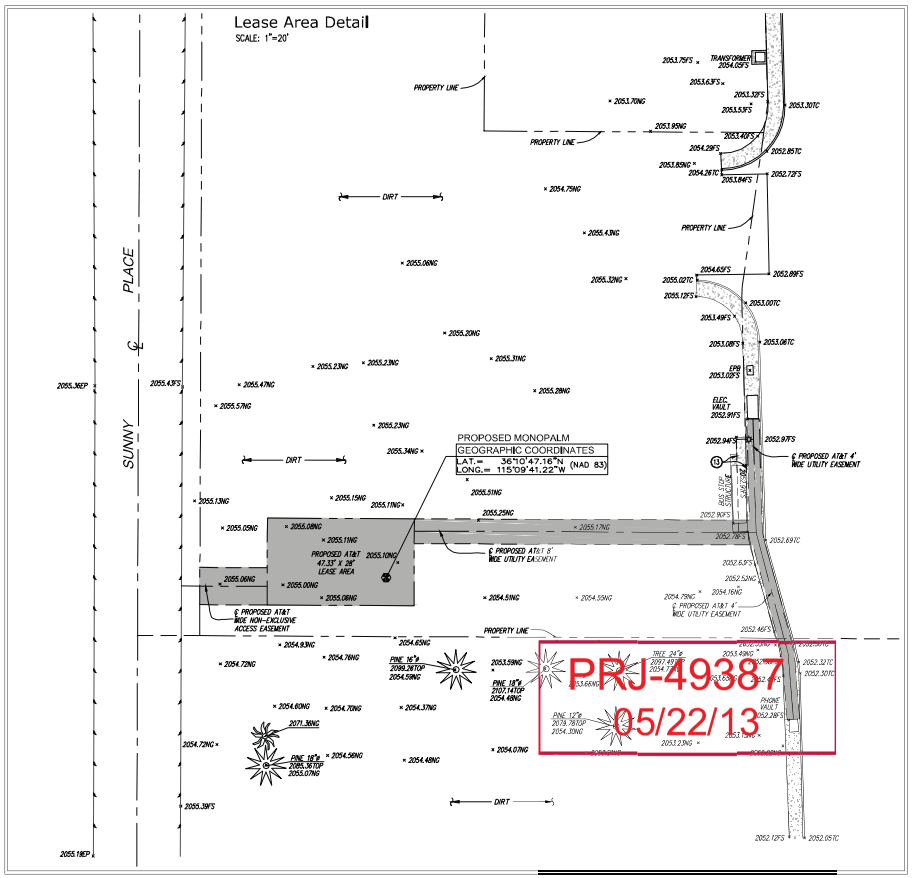
Boundary Detail

SCALE: 1"=40'



Lease Area Detail

SCALE: 1"=20'



at&t
10550 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:
DRAWN BY: HP
CHECKED BY: RG

REV	DATE	DESCRIPTION
1	04-17-13	TITLE REPORT/FINAL
	03-28-13	SUBMITTAL

CAL VADA SURVEYING, INC.
411 Jones Ct., Suite 105, Corona, CA 92880
Phone: 951-808-0880 Fax: 951-808-0748
Toll Free: 800-CAL-VADA www.calvada.com

JOB NO. 13181

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106
CLARK COUNTY

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

VAR-49497
SUP-49639

ABBREVIATIONS

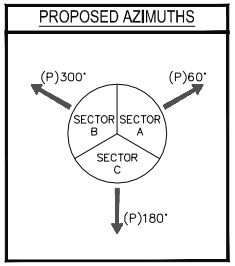
A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE		
DIA	DIAMETER	OC	ON CENTER
DIAG	DIAGONAL	OD	OUTSIDE DIAMETER
DN	DOWN	PLYWD	PLYWOOD
DET	DETAIL	PROJ	PROJECT
DWG	DRAWING	PROP	PROPERTY
		PT	PRESSURE TREATED
EA	EACH		
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXT	EXTERIOR		
		SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STUD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND		
GYP BD	GYPSUM WALL BOARD	THRU	THROUGH
		TMA	TOWER MOUNT AMPLIFIER
HORZ	HORIZONTAL	TNND	TINNED
HR	HOUR	TYP	TYPICAL
HT	HEIGHT		
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
ID	INSIDE DIAMETER	VIF	VERIFY IN FIELD
IN	INCH		
INFO	INFORMATION	W/	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WP	WATER PROOF
IBC	INTERNATIONAL BUILDING CODE		

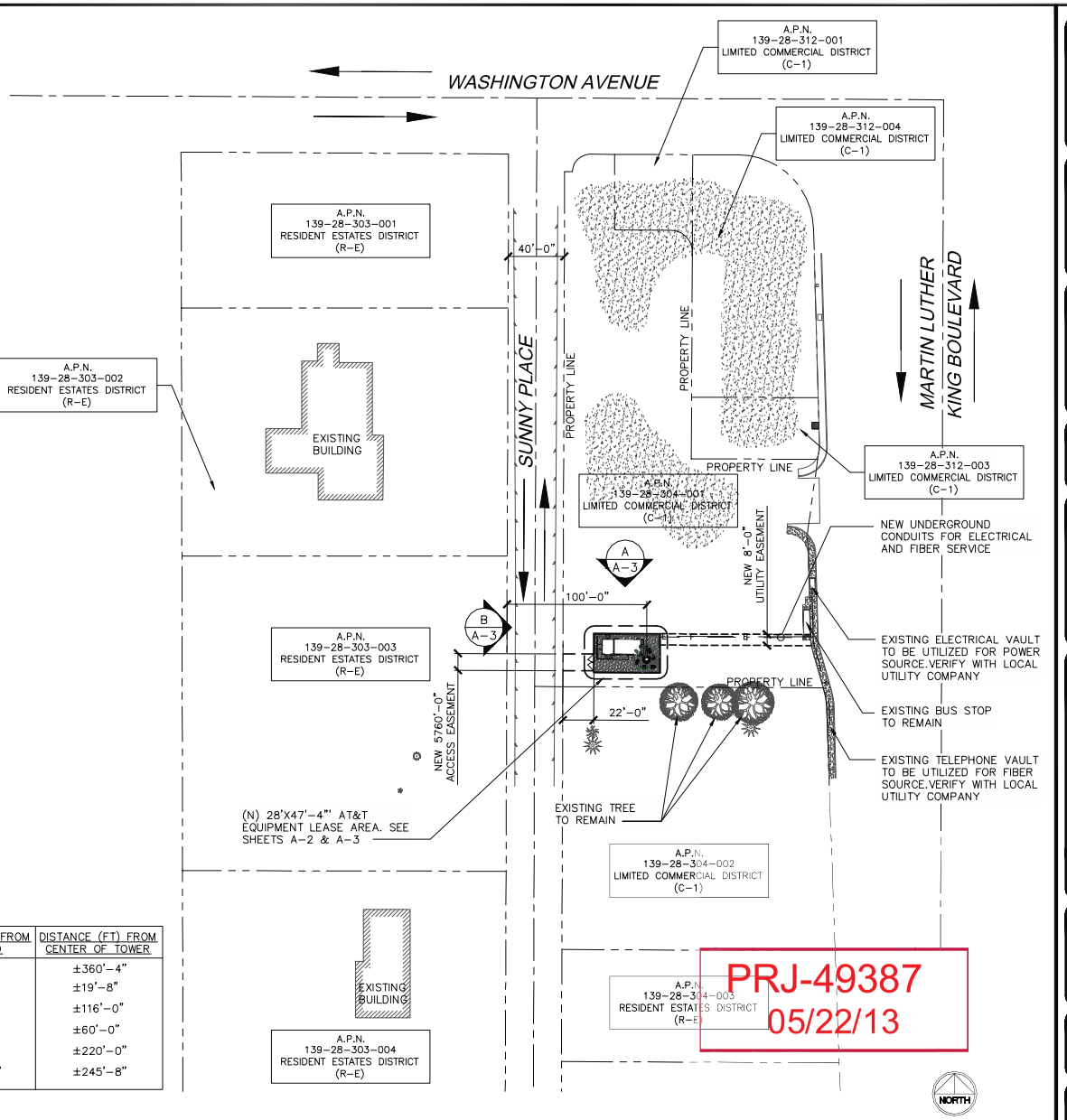
LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- OHP — OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- G — BURIED GAS LINE
- OHT — OVERHEAD TELEPHONE LINE
- T — BURIED TELEPHONE LINE
- W — W — BURIED WATER LINE
- SS — BURIED SANITARY SEWER
- SD — BURIED STORM DRAIN
- VEGETATION LINE
- x — x — x — x — CHAIN LINK FENCE
- WOOD FENCE

- TRANSFORMER
- LIGHT STANDARD
- P — POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- T — TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 234.21 — SPOT ELEVATION

PROPOSED AZIMUTHS





PROPERTY SETBACK	DISTANCE (FT) FROM COMPOUND	DISTANCE (FT) FROM CENTER OF TOWER
NORTH	±342'-0"	±360'-4"
SOUTH	±10'-0"	±19'-8"
EAST	±116'-10"	±116'-0"
WEST	±22'-0"	±60'-0"
NW RESIDENCE	±178'-4"	±220'-0"
SW RESIDENCE	±213'-10"	±245'-8"

PRJ-49387
05/22/13

OVERALL SITE PLAN | SCALE: 1"=40' | A

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

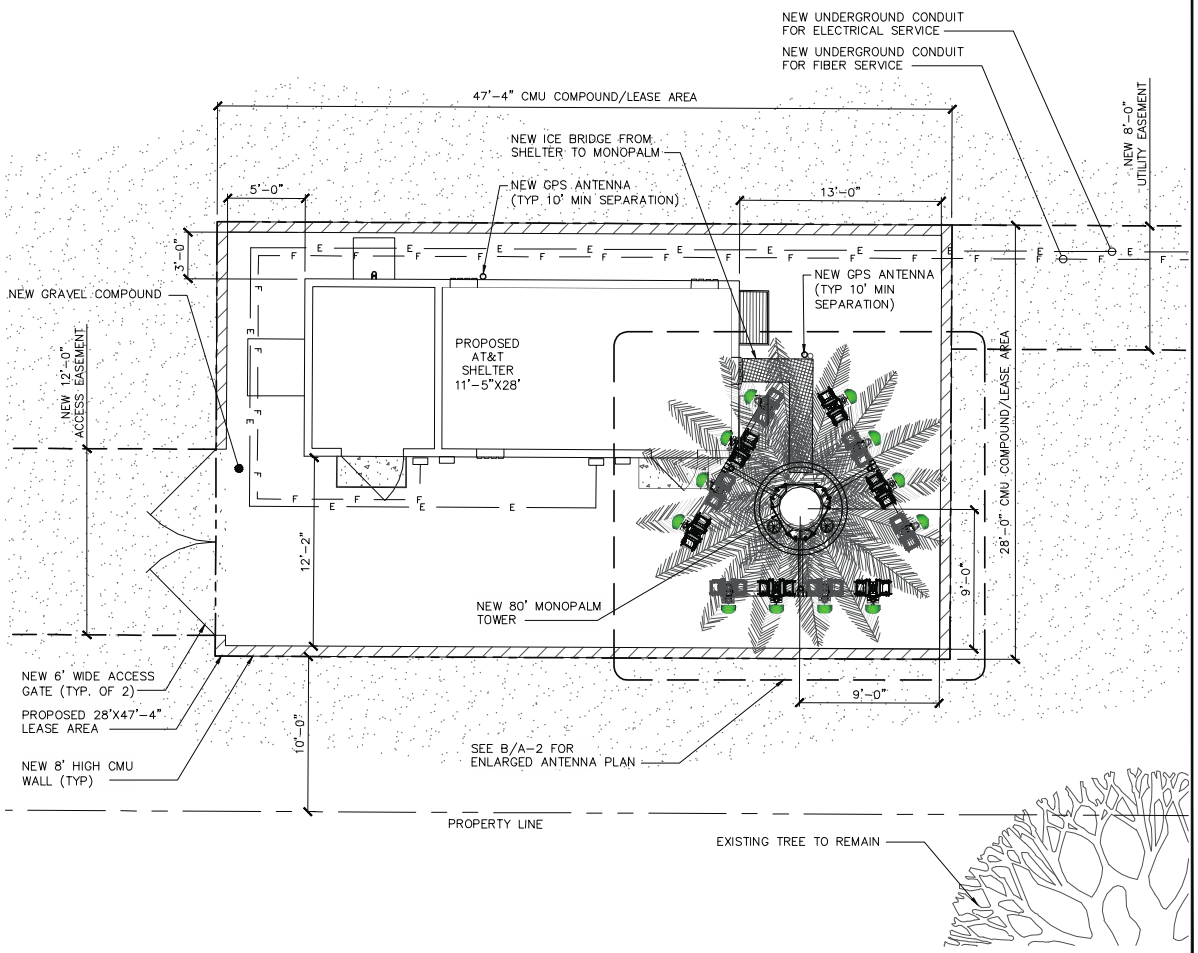
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

VAR-49497
SUP-49639

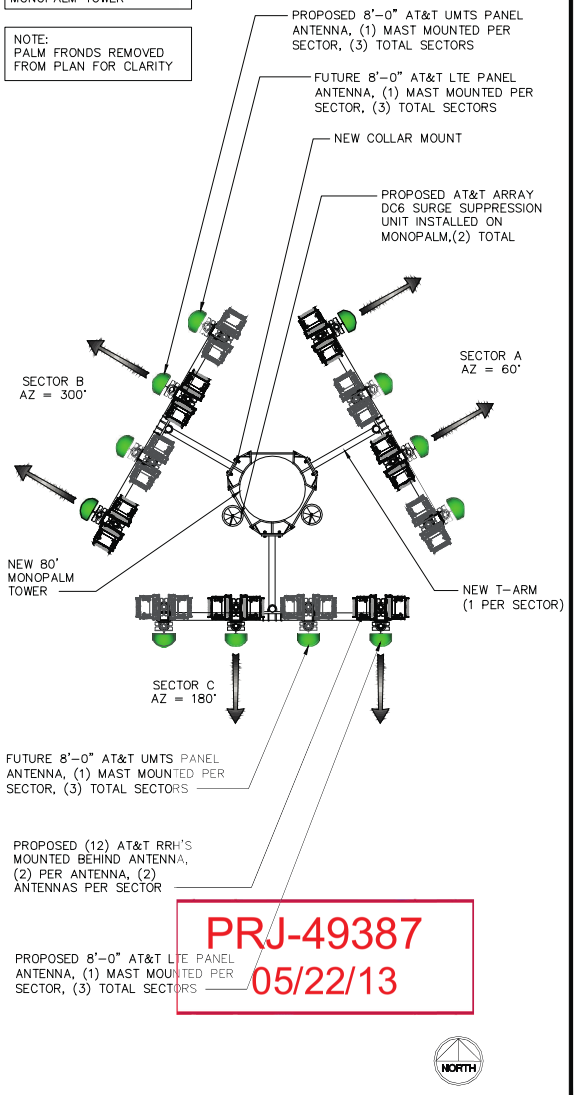


ENLARGED PROPOSED SITE PLAN | SCALE: 1/4"=1' | A

NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH PALM FRONDS.

ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPALM TOWER

NOTE:
PALM FRONDS REMOVED FROM PLAN FOR CLARITY



PROPOSED ANTENNA PLAN | SCALE: 3/8"=1' | B

PRJ-49387
05/22/13

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 2934333 FAX: (224) 2934444
www.wtengineering.com
COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

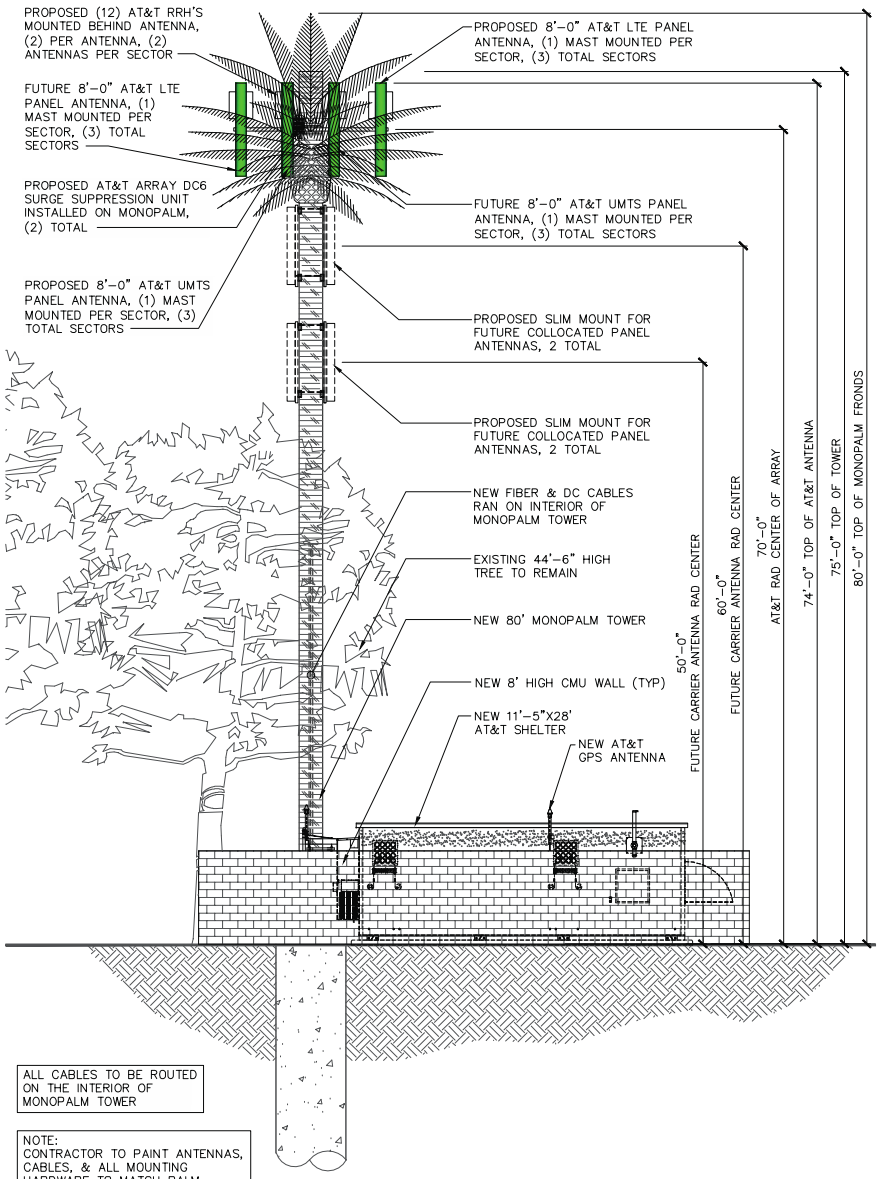
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
ENLARGED PROPOSED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

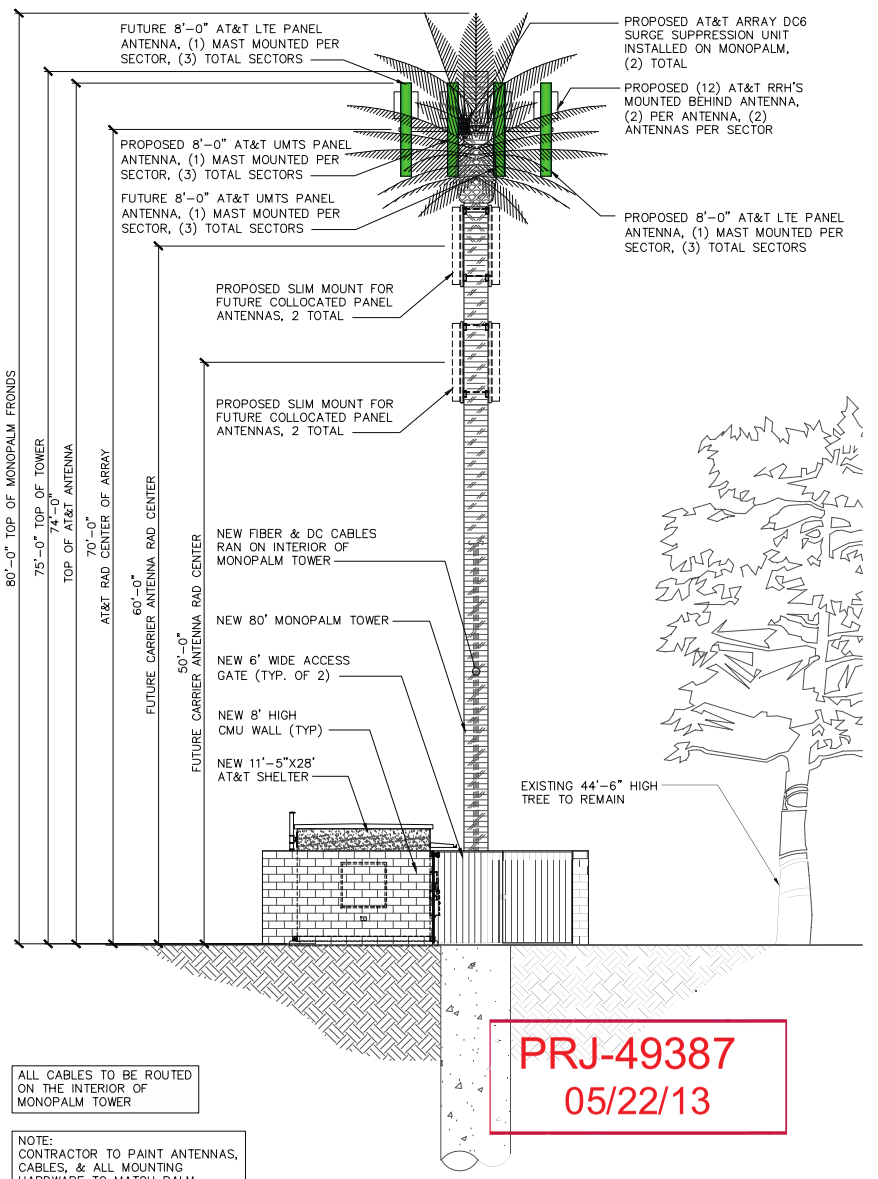
VAR-49497
SUP-49639



ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPALM TOWER

NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH PALM FRONDS.

PROPOSED NORTH ELEVATION | SCALE: 3/16"=1' | 2



ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPALM TOWER

NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH PALM FRONDS.

PROPOSED WEST ELEVATION | SCALE: 3/16"=1' | 1

PRJ-49387
05/22/13

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-4333 FAX: (224) 293-4444
www.wtengineering.com
COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.

PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER
A-3

VAR-49497
SUP-49639

BLACK & VEATCH
Building a world of difference.

at&t

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

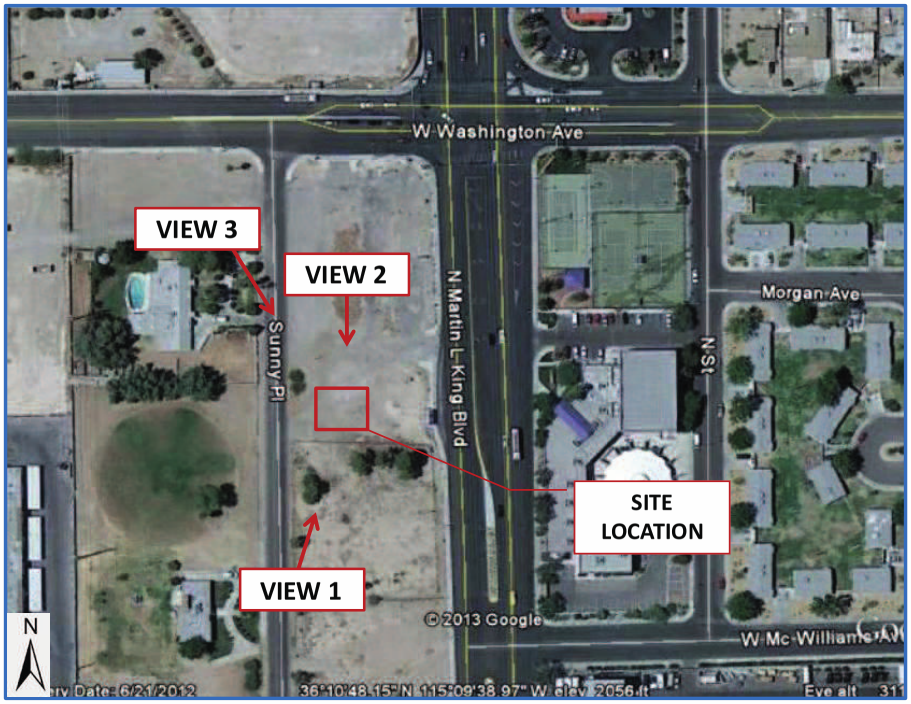


Image ©Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	L175
SITE NAME:	WASHINGTON & HIGHLAND
SITE ADDRESS:	816 SUNNY PLACE LAS VEGAS, NV 89106
DATE:	05/17/13
APPLICANT:	AT&T WIRELESS
CONTACT:	JASON FRAYER BLACK & VEATCH (913) 458-3958

PRJ-49387
05/22/13

VAR-49497
SUP-49639



EXISTING VIEW 1 –
LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION –
VIEW 1 - LOOKING NORTHEAST



BLACK & VEATCH
Building a world of difference.®



EXISTING VIEW 2 –
LOOKING SOUTH

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTH



BLACK & VEATCH
Building a world of difference.®

VAR-49497
SUP-49639



EXISTING VIEW 3 –
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTHEAST



BLACK & VEATCH
Building a world of difference.

VAR-49497
SUP-49639

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

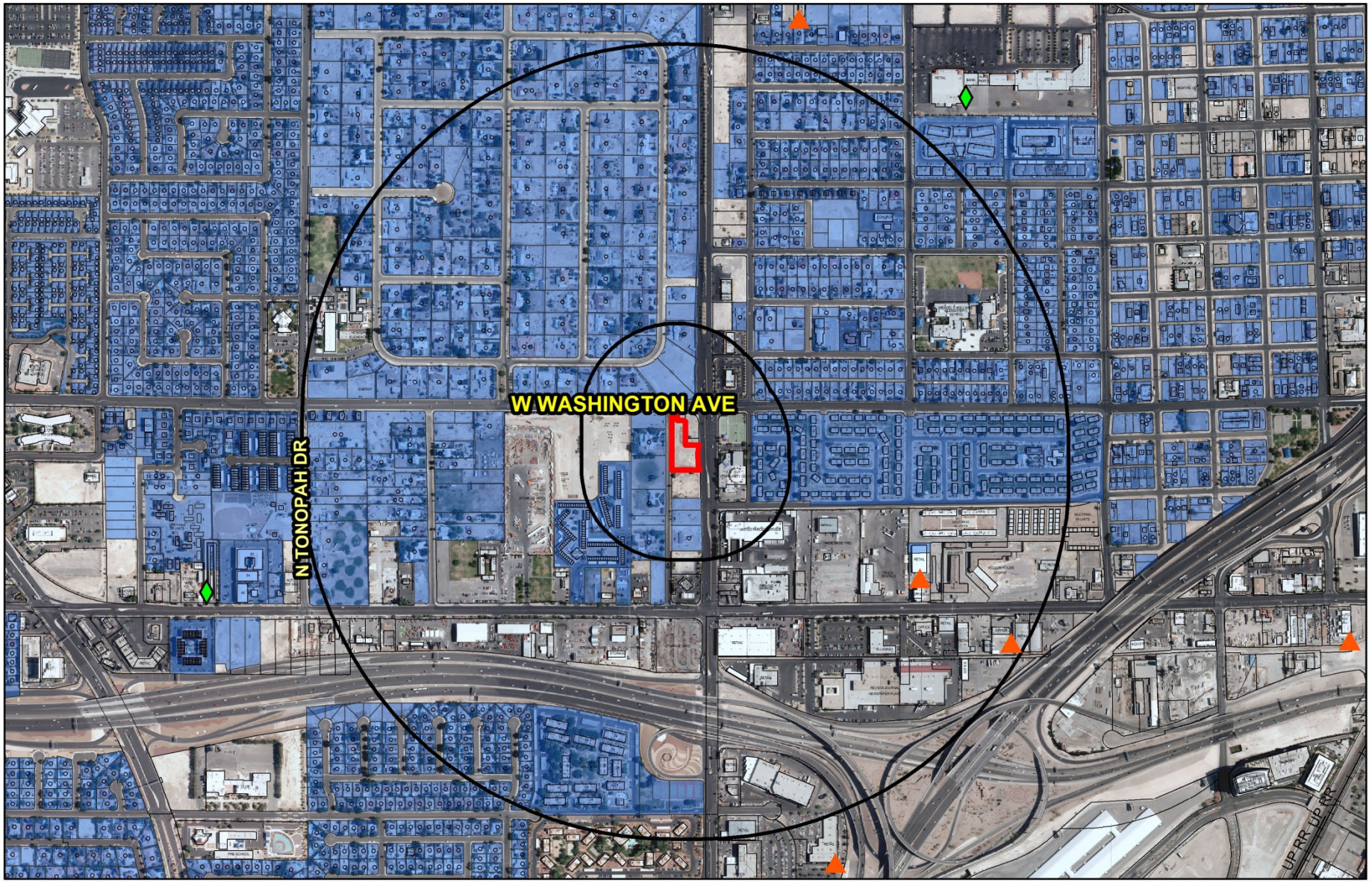
MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-49639 (PRJ-49387)

Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

Protected Uses

- Residential Property
- Subject Property
- 600ft & 1/2 mile Buffer

N

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

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

Date: Thursday, May 30, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49639 APN: 139-28-304-001

Name of Property Owner: Dragon 7 Henderson Properties LLC

Name of Applicant: AT&T

Name of Representative: Chris Dingell

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHNATHAN PAK

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

State of California, County Of Santa Clara

Subscribed & sworn to (or affirmed) before me on this 16 day of May, 2013 by Johnathan Pak proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Signature of Notary Public

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Revised 11-14-06

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

PRJ-49387
05/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communication Facility

Project Address (Location) 816 Sunny Place

Project Name L175 **Proposed Use** N/A

Assessor's Parcel #(s) 139-28-304-001 **Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 1.05 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Dragon 7 Henderson Properties, **Contact** Joon Shim

Address 2700 Las Vegas Blvd. South # 1811 **Phone:** (702) 376-5988 **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT AT&T **Contact**

Address 3763 Howard Hughes Pkwy. #200 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89169

E-mail Address

REPRESENTATIVE Cortel, LLC **Contact** Chris Dingell

Address 10427 Gunpowder Falls St. **Phone:** (702) 526-2980 **Fax:**

City Las Vegas **State** NV **Zip** 89183

E-mail Address chris.dingell@cortel-llc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name JOHNATHAN PAK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHED JURAT FROM NOTARY

FOR DEPARTMENT USE ONLY

Case #	SUP-49639
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49387
05/22/13

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California }
} ss.
County of Santa Clara }

☑ See Attached Document (Notary to cross out lines 1-8 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary

1
2
3
4
5
6
7
8

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 16th day of May, 2013, by

(1) Johnathan Park

(2) —

proved to me on the basis of satisfactory evidence to be the person(s) who appear before me.

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Place Notary Seal above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application/Petition Form

Document Date: 5/16/2013 Number of Pages: 1

Signer[s] Other than above: —

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

PRJ-49387
05/22/13

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

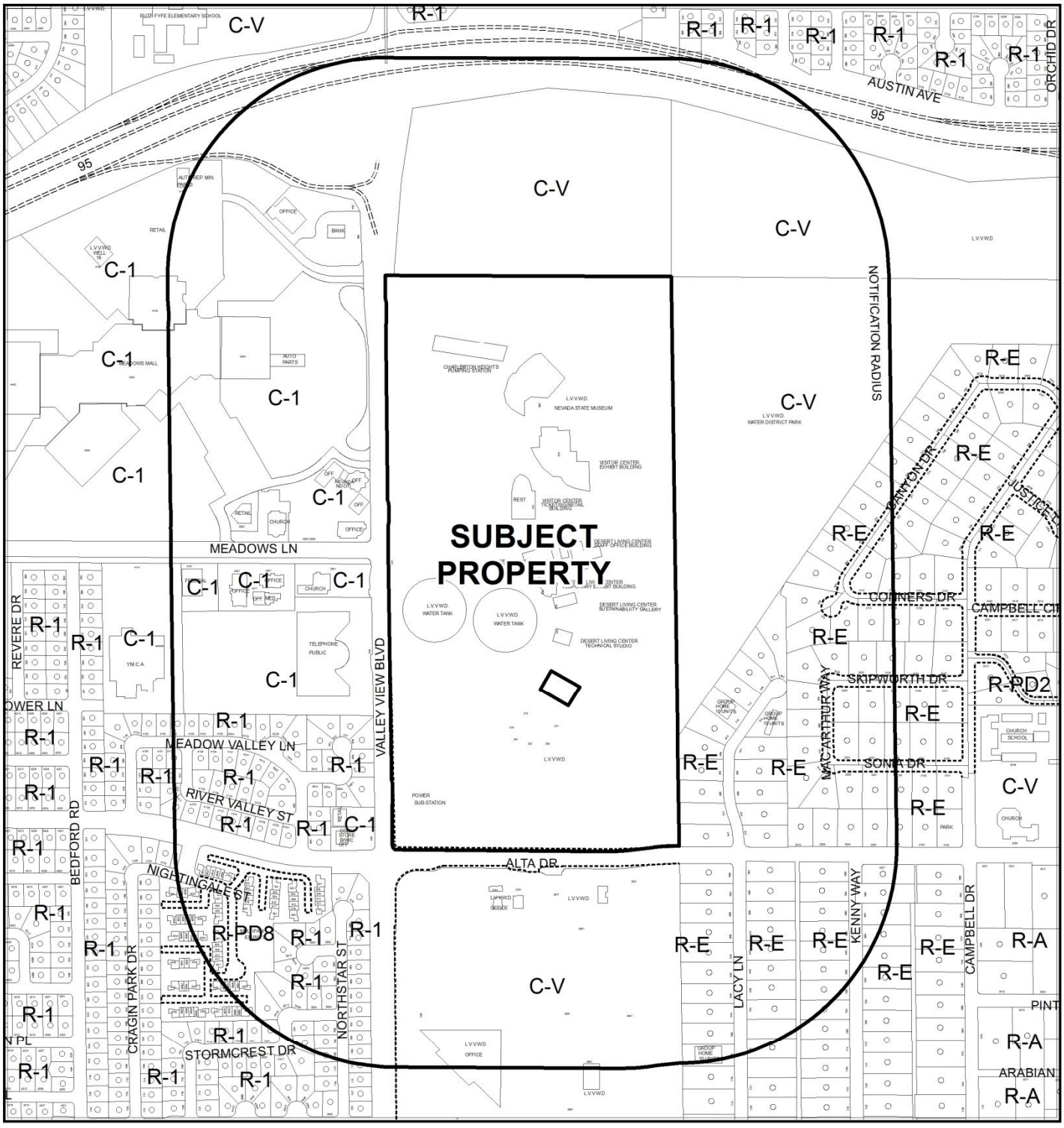
SUBJECT:
VAR-49529 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Variance TO ALLOW AN EIGHTH FREESTANDING SIGN ALONG VALLEY VIEW BOULEVARD THAT IS 30 FEET IN HEIGHT AND 328 SQUARE FEET WHERE 12 FEET IN HEIGHT AND 48 SQUARE FEET ARE THE MAXIMUM ALLOWED AND WHERE SEVEN SIGNS WERE APPROVED on a portion of 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49529 and MSP-49527
2. Conditions and Staff Report - VAR-49529 and MSP-49527
3. Supporting Documentation
4. Photos - VAR-49529 and MSP-49527
5. Justification Letter - VAR-49529 and MSP-49527



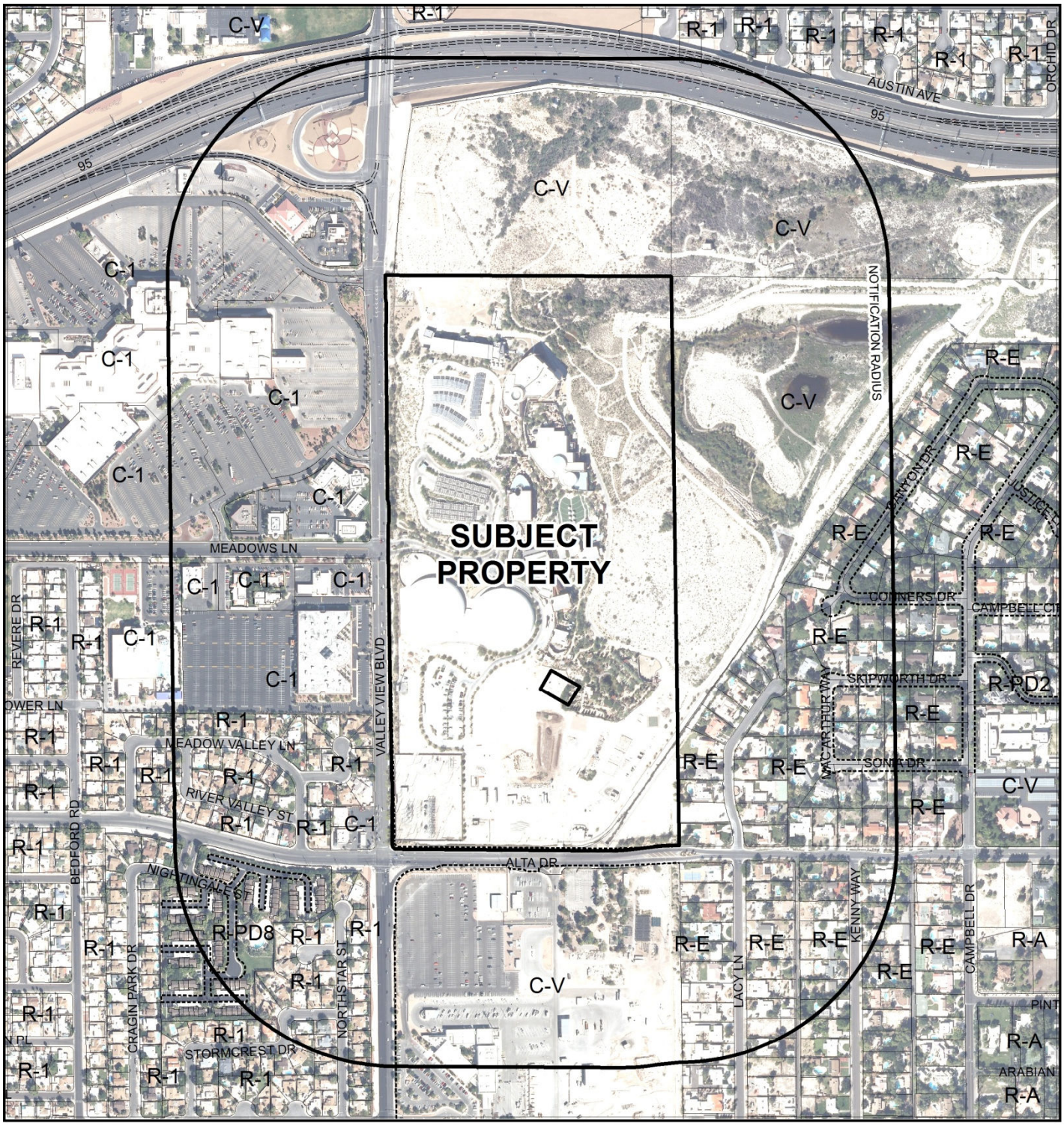
0 500 1,000 Feet

CASE: **VAR-49529 AND MSP-49527**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 500 1,000 Feet

CASE: **VAR-49529 AND MSP-49527**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

RECEIVED
MAY 2 3 2013

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-49529** APN: 139-31-602-003

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Julie A. Wilcox, Director - Las Vegas Valley Water District Public Services

Name of Representative: Lisa H. Riess, Senior Public Information Coordinator

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

~~Print Name: Patricia Mulroy~~

Subscribed and sworn before me

This 2nd day of May, 20 13

Joan Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For VARIANCE - SIGN STANDARDS

Project Address (Location) 309 S. VALLEY VIEW BOULEVARD

Project Name SPRINGS PRESERVE ENTRANCE SIGN **Proposed Use** NO CHANCE(NC)

Assessor's Parcel #(s) 139-31-602-003 **Ward #** 1-TARKANIAN

General Plan: existing PF proposed NC **Zoning:** existing C-V proposed NC

Commercial Square Footage 98SF(SIGNS & POLE) **Floor Area Ratio** N/A

Gross Acres Portion of 80.45ac **Lots/Units** N/A **Density** N/A

Additional Information MSP-18047 - MASTER SIGN PLAN

PROPERTY OWNER Las Vegas Valley Water District **Contact** Patricia Mulroy

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

City Las Vegas **State** NV **Zip** 89153

E-mail Address julie.wilcox@lvvwd.com

APPLICANT Las Vegas Valley Water District **Contact** Julie Wilcox

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

City Las Vegas **State** NV **Zip** 89153

E-mail Address julie.wilcox@lvvwd.com

REPRESENTATIVE Las Vegas Valley Water District **Contact** Lisa Riess

Address 1001 S. Valley View Boulevard **Phone:** (702) 822-8577 **Fax:** (702) 258-7146

City Las Vegas **State** NV **Zip** 89153

E-mail Address lisa.riess@lvvwd.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* P Mulroy

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

Print Name Patricia Mulroy

Subscribed and sworn before me

This 2nd day of May, 20 13.

Joan S. Wakley

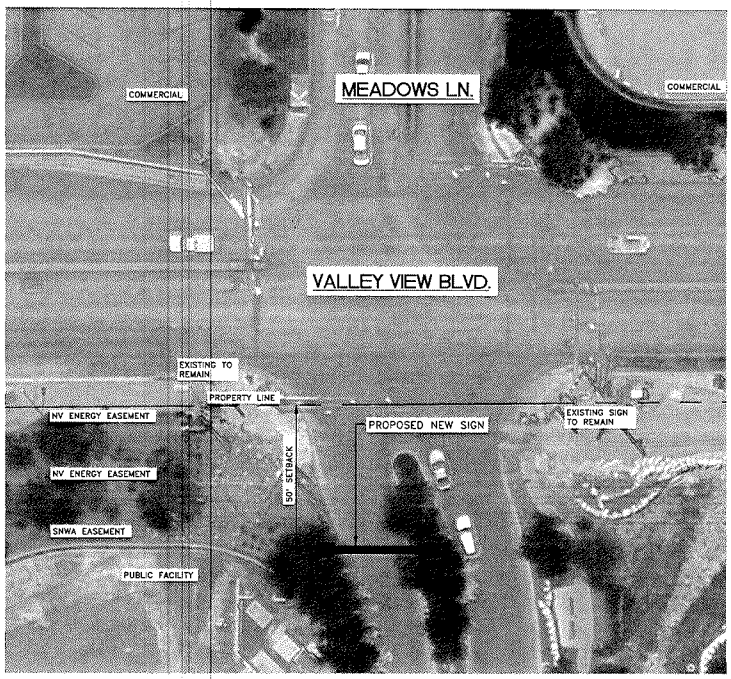
Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

FOR DEPARTMENT USE ONLY

Case #	49529 - VAR
Meeting Date:	07/09/13
Total Fee:	830.00
Date Received:*	5/23/13
Received By:	K. Edwards

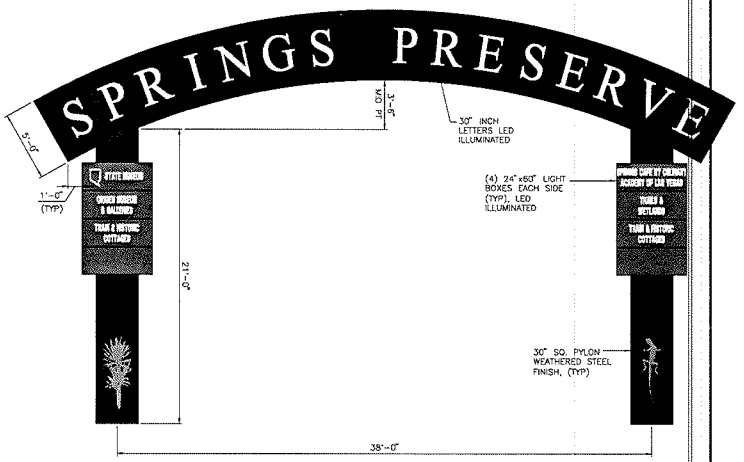
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



PLAN
SCALE: 1" = 20'

RECEIVED
MAY 23 2013

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



SPRINGS PRESERVE - DOUBLE POLE SIGN
SCALE: 1/4" = 1'

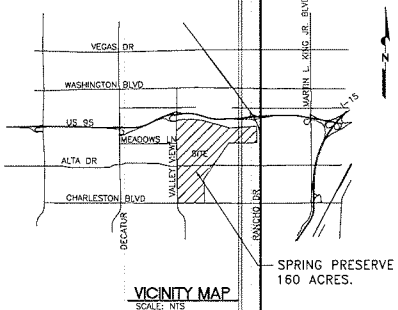
SIGN AREA

MAIN MARQUEE -	248 SF
LIGHT BOX LEFT SIDE	40 SF
LIGHT BOX RIGHT SIDE	40 SF
TOTAL AREA	328 SF

MATERIALS OF CONSTRUCTION.

STEEL OR ALUMINUM SHEET METAL PAINTED. LETTERING AND LIGHT BOX FACES DURABLE PLASTIC.

PARCEL NO. 139-31-602-003
LAS VEGAS SPRINGS PRESERVE
333 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV. 89107



VICINITY MAP
SCALE: NTS

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-2011

VERIFY SCALE
1/2 0 1/2
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

SPRINGS PRESERVE
ENTRANCE SIGN
SITE PLAN
SCALE AS NOTED

DRAWN BY: R.C. WELDEN	05/08/13	
CHECKED BY: L. STEVEN ANDERSON	05/08/13	
RECOMMENDED BY: L. STEVEN ANDERSON	DATE	
ACCEPTED BY: PETER J. JAUCH	DATE	

CONTRACT NUMBER
80101
DRAWING NUMBER C1
SHEET 1 OF 1

REVISIONS:

VAR-49529
MSP-49527

LAS VEGAS VALLEY
WATER DISTRICT

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

February 21, 2013

City of Las Vegas
Development Services Center
333 North Rancho Drive
Las Vegas, Nevada 89106

Attention: Department of Planning

SUBJECT: SPRINGS PRESERVE ENTRANCE SIGN, MAJOR MASTER SIGN PLAN AMENDMENT AND VARIANCE (JUSTIFICATION)

The Las Vegas Valley Water District (District) is in the process of designing infrastructure to support the visitorship at the Las Vegas Springs Preserve (Springs Preserve), a 180-acre property owned by the District located at 309 South Valley View Boulevard (APN 139-31-602-003).

The District is planning the installation of an entrance sign which will be located at the Valley View Boulevard entrance to the Springs Preserve. The entrance sign will be free standing and will include eight (8) smaller placard signs placed on the posts. Approval of the major amendment to the approved Master Sign Plan (MSP-18047) and Variance of the City of Las Vegas Unified Development Code Title 19 are requested.

If you have any questions, or require additional information, please contact Lisa Riess, Senior Public Information Coordinator, at (702) 822 -8577.

Sincerely,

Julie A Wilcox

Julie A. Wilcox
Director Public Services

KMH:LHR
Attachment

RECEIVED

MAY 23 2013

VAR-49529
MSP-49527

[redacted]Signage\Entry Sign\ltr.CLV.Justification.Admin VAR.docx

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
MSP-49527 - MASTER SIGN PLAN RELATED TO VAR-49529 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-18047) TO ADD A PROPOSED FREESTANDING SIGN AT AN EXISTING GOVERNMENT FACILITY on 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Planning Commission Approval Letter - MSP-18047

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-49527** APN: 139-31-602-003

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Julie A. Wilcox, Director - Las Vegas Valley Water District Public Services

Name of Representative: Lisa H. Riess, Senior Public Information Coordinator

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

~~Print Name: Patricia Mulroy~~

Subscribed and sworn before me

This 2nd day of May, 20 13

Joan Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

RECEIVED
MAY 23 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR AMENDMENT TO MASTER SIGN PLAN

Project Address (Location) 309 S. VALLEY VIEW BOULEVARD

Project Name SPRINGS PRESERVE ENTRANCE SIGN **Proposed Use** NO CHANCE(NC)

Assessor's Parcel #(s) 139-31-602-003 **Ward #** 1-TARKANIAN

General Plan: existing PF proposed NC **Zoning:** existing C-V proposed NC

Commercial Square Footage 98SF(SIGNS & POLE) **Floor Area Ratio** N/A

Gross Acres Portion of 80.45ac **Lots/Units** N/A **Density** N/A

Additional Information MSP-18047 - MASTER SIGN PLAN

PROPERTY OWNER Las Vegas Valley Water District **Contact** Patricia Mulroy

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

City Las Vegas **State** NV **Zip** 89153

E-mail Address julie.wilcox@lvvwd.com

APPLICANT Las Vegas Valley Water District **Contact** Julie Wilcox

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

City Las Vegas **State** NV **Zip** 89153

E-mail Address julie.wilcox@lvvwd.com

REPRESENTATIVE Las Vegas Valley Water District **Contact** Lisa Riess

Address 1001 S. Valley View Boulevard **Phone:** (702) 822-8577 **Fax:** (702) 258-7146

City Las Vegas **State** NV **Zip** 89153

E-mail Address lisa.riess@lvvwd.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* P Mulroy

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

Print Name Patricia Mulroy

Subscribed and sworn before me

This 2nd day of May, 20 13.

Joan Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

RECEIVED
MAY 23 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	49527-MSP
Meeting Date:	07/09/13
Total Fee:	830.00
Date Received:*	5/23/13
Received By:	K. Eddelman

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

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 26, 2006

CORRECTED LETTER

Ms. Patricia Mulroy
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

RE: MSP-18047 - MASTER SIGN PLAN

Dear Ms. Mulroy:

Your request for a Master Sign Plan FOR AN APPROVED GOVERNMENT FACILITY at 333 South Valley View Boulevard (APNs 139-31-602-003, 139-29-401-001, 139-30-804-001, and 139-32-101-001), C-V (Civic) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. If dynamic video display signage is proposed within any segment of the park trail, such signage shall be oriented away from the adjacent residential properties.

2. Lighting along the trail system shall be restricted to internal illumination and shall not be directed towards any adjacent residentially zoned property.

3. All street frontage signage shall have a 5-foot minimum setback from the property line.

4. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

5. The proposed signs shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

RECEIVED
MAY 23 2013

MSP-49527

This action by the Planning Commission on **December 21, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***December 22, 2006.***

Sincerely,

Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Ms. Francis Beland
Springs Preserve
333 South Valley View Boulevard
Las Vegas, Nevada 89107

Mr. Jeff Roberts
Lucchesi Galati
500 Pilot Road, Suite A
Las Vegas, Nevada 89119

RECEIVED
MAY 23 2013

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

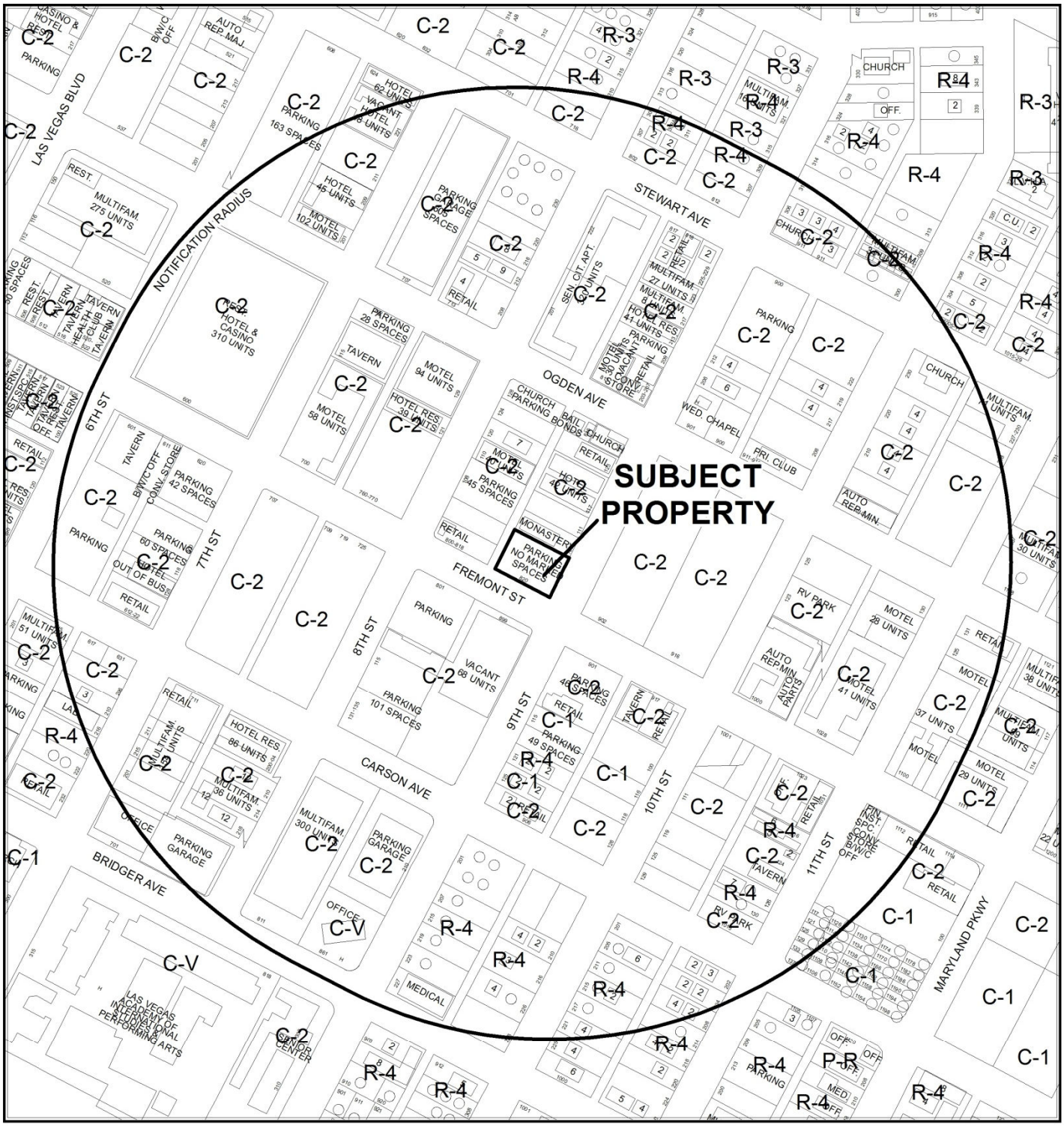
SUBJECT:
VAR-49536 - VARIANCE - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC - For possible action on a request for a Variance TO ALLOW A TEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND ON THE SIDE AND REAR YARDS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.31 acres at 820 Fremont Street (APN 139-34-612-055), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49470]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49536 and SDR-49532
2. Conditions and Staff Report - VAR-49536 and SDR-49532
3. Supporting Documentation
4. Photos - VAR-49536 and SDR-49532
5. Justification Letter - VAR-49536 and SDR-49532



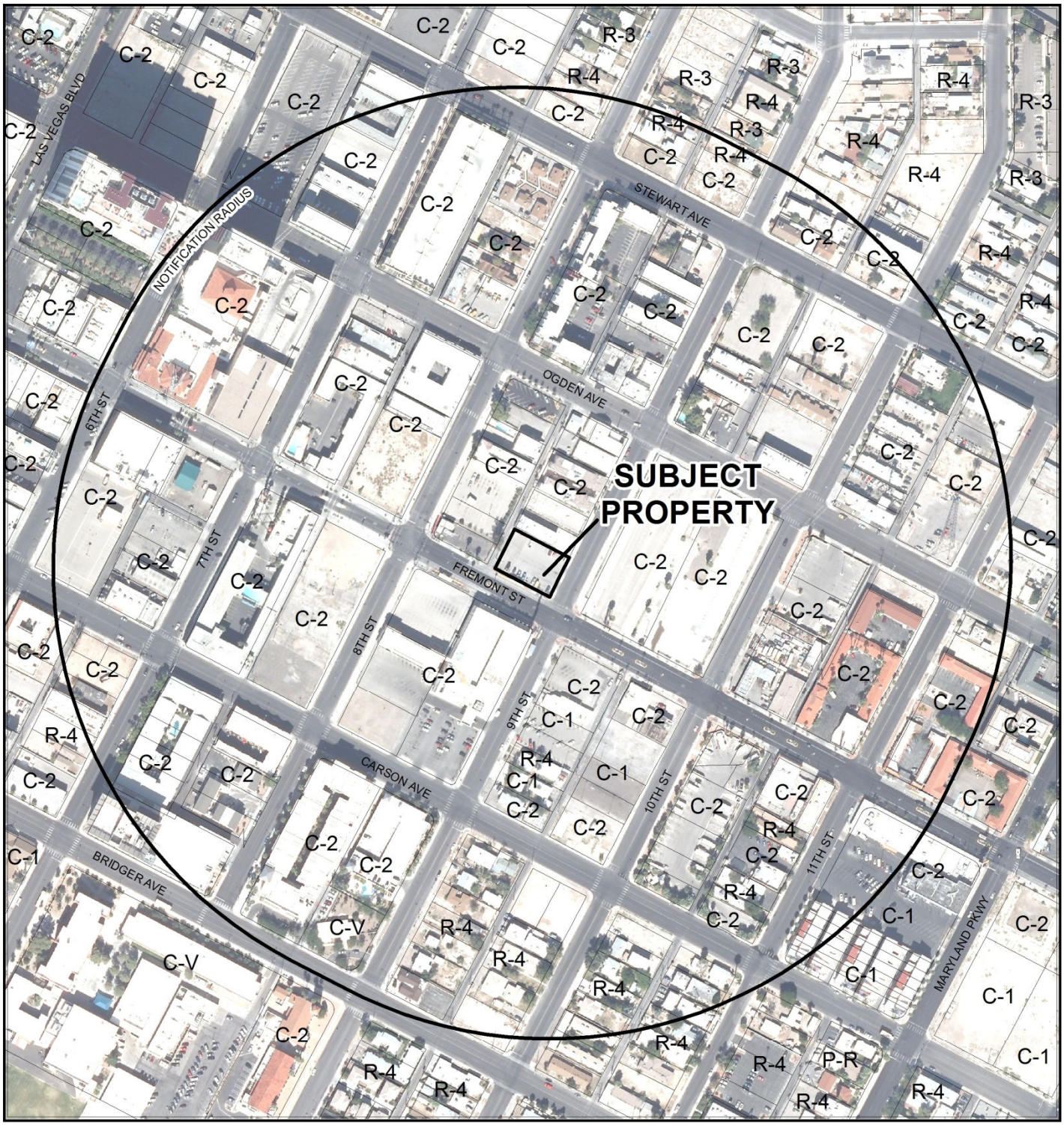
0 300 600 Feet

CASE: **VAR-49536 AND SDR-49532 (PRJ-49470)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-49536 AND SDR-49532 (PRJ-49470)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49536 APN: 139-34-612-055

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 900 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Kessler

Print Name: Todd Kessler attorney in fact under Power of attorney dated 4/2/03

Subscribed and sworn before me

This 22 day of May, 2013

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR, VAR, WAV

Project Address (Location) 820 Fremont Street Las Vegas, NV 89101

Project Name Private Dog Park **Proposed Use** Private Club

Assessor's Parcel #(s) 139-34-612-055 **Ward #** 3

General Plan: existing C2 proposed N/A **Zoning:** existing C2 proposed C2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas, **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address 300 Las Vegas Blvd., North #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Todd Kessler attorney in fact under Power of attorney dated 4/2/13

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

Print Name Todd Kessler

Subscribed and sworn before me

This 22 day of May, 20 13.

Darlene Nepp Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

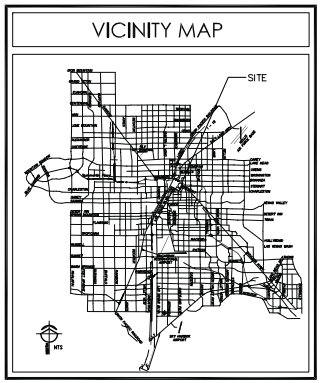
FOR DEPARTMENT USE ONLY

Case #	VAR-49536
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

F:\depot\Application Packet\Application Form.pdf



EXISTING BUILDING
APN: 139-34-612-054
C-2 GENERAL COMMERCIAL

PROPERTY LINE
140'
LAURUS NOBILIS - BAY LAUREL
1 - 24" BOX TREE
12'-5" SETBACK
GUEST ENTRY
DOG SCREENING AREA
TRASH ENCL
WATER FEATURE/SPLASH PAD & DRINKING FTN
PRUNUS CER. - PLUM
1 - 24" BOX TREE
MAINT. GATE
TEMPORARY OFFICE TRAILER
MEMBER ENTRY
SIGN
GATE
AGILITY AREA
GRASS AREA
7571 S.F. 63% OF LOT
CONC. MOW CURB
PRUNUS CER. - PLUM
1 - 24" BOX TREE
SEATWALL-TYP.
FRAXINUS - RAYWOOD ASH
8 - 36" BOX TREES
SEATWALL-TYP.
FLAT-TOP BOULDERS
QUERCUS - LIVE OAK
1 - 36" BOX TREE
RAISED GRASS AREA
PRUNUS CER. - PLUM
1 - 24" BOX TREE
ALLEY
FENCE
PROPERTY LINE
GRASS AREA
SIGN
GATE
MEMBER ENTRY
THEMED ENTRY MONUMENT
EXISTING SIDEWALK
EXISTING BUS STOP
EXISTING SIDEWALK
COBBLE/LANDSCAPE BARRIER
8' HT. WIRE MESH FENCE
VERTICAL FENCE ELEMENTS
PROPERTY LINE
100'
EXISTING SIDEWALK
9TH STREET
PROPERTY LINE
SHRUBS: 1/5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY
PYRACANTHA LOWBOY - PYRACANTHA
CALLIANDRA - FAIRY DUSTER
LANTANA MONTEVIDENSIS - PURPLE LANTANA
ACCENT SHRUBS: 1/5 GALLON
DASYLIRION WHEELERI - DESERT SPOON
HESPERLOE PARVIFLORA - RED YUCCA
HESPERLOE FUNIFERA - GIANT YUCCA
NOLINA MICROCARPA - BEAR GRASS
8' HT. WIRE MESH FENCE AT 9TH STREET
SHRUB SCREEN
VERTICAL FENCE ELEMENTS
ART FEATURE
10' RADIUS TO BE DEDICATED

FREMONT STREET

NORTH

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

Revisions

Consultants:
9516 W. Flamingo
Rd, Suite 210
Las Vegas, NV 89147
Ph 702.255.7160
Fx 702.255.7169

Project: PRIVATE DOG PARK
820 E. Fremont Street, Las Vegas, NV 89101

Drawings:

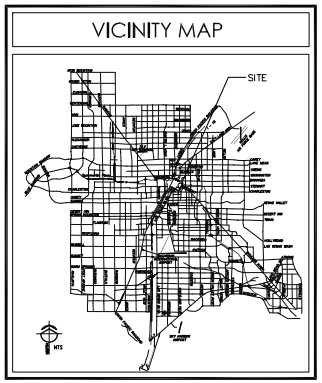
CSPA
CRAIG SEAR PALACIOS Architect
702-374-6409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 05.02.13
Project No.: 13-0401
Sheet No.: L-1.01

VAR-49536
SDR-49532



EXISTING BUILDING
APN: 139-34-612-054
C-2 GENERAL COMMERCIAL

PROPERTY LINE
140'
GUEST ENTRY
LAURUS NOBILIS - BAY LAUREL
1 - 24" BOX TREE
12'-5" SETBACK
DOG SCREENING AREA
TRASH ENCL.
PRUNUS CER. - PLUM
1 - 24" BOX TREE
WATER FEATURE/SPLASH PAD & DRINKING FTN.
MAINT. GATE
AGILITY AREA
TEMPORARY OFFICE TRAILER
MEMBER ENTRY
SIGN
GATE
GRASS AREA
7571 S.F. 63% OF LOT
CONC. MOW CURB
PRUNUS CER. - PLUM
1 - 24" BOX TREE
SEATWALL-TYP.
FRAXINUS - RAYWOOD ASH
8 - 36" BOX TREES
SEATWALL-TYP.
ALLEY
FENCE
FLAT-TOP BOULDERS
QUERCUS - LIVE OAK
1 - 36" BOX TREE
RAISED GRASS AREA
PRUNUS CER. - PLUM
1 - 24" BOX TREE
PROPERTY LINE
GRASS AREA
SIGN
GATE
SIGN
MEMBER ENTRY
THEMED ENTRY MONUMENT
EXISTING SIDEWALK
EXISTING BUS STOP
EXISTING SIDEWALK
COBBLE/LANDSCAPE BARRIER
8' HT. WIRE MESH FENCE
VERTICAL FENCE ELEMENTS
PROPERTY LINE
100'
EXISTING SIDEWALK
9TH STREET
FREMONT STREET

PROPERTY LINE
SHRUBS: 1/5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY
PYRACANTHA LOWBOY - PYRACANTHA
CALLIANDRA - FAIRY DUSTER
LANTANA MONTEVIDENSIS - PURPLE LANTANA
ACCENT SHRUBS: 1/5 GALLON
DASYLIRION WHEELERI - DESERT SPOON
HESPERLOE PARVIFLORA - RED YUCCA
HESPERLOE FUNIFERA - GIANT YUCCA
NOLINA MICROCARPA - BEAR GRASS
8' HT. WIRE MESH FENCE AT 9TH STREET
SHRUB SCREEN
VERTICAL FENCE ELEMENTS
ART FEATURE
10' RADIUS TO BE DEDICATED

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

VAR-49536
SDR-49532

Revisions

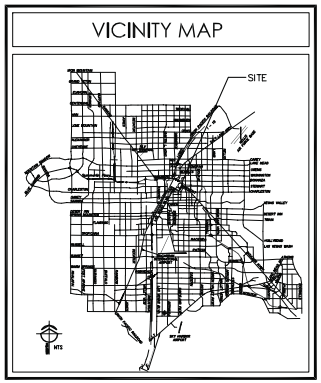
Consultants:
9516 W. Flamingo
Rd, Suite 210
Las Vegas, NV 89147
Ph 702.255.7160
Fx 702.255.7169

Project: PRIVATE DOG PARK
820 E. Fremont Street, Las Vegas, NV 89101
Drawings:

CSPA
CRAIG SEAR PALACIOS Architect
702-374-6409
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 05.02.13
Project No.: 13-0401
Sheet No.:
L-1.01



EXISTING BUILDING
APN: 139-34-612-054
C-2 GENERAL COMMERCIAL

PROPERTY LINE
140'
GUEST ENTRY
LAURUS NOBILIS - BAY LAUREL
1 - 24" BOX TREE
12'-5" SETBACK
DOG SCREENING AREA
TRASH ENCL.
WATER FEATURE/SPLASH PAD & DRINKING FTN.
PRUNUS CER. - PLUM
1 - 24" BOX TREE
MAINT. GATE
AGILITY AREA
TEMPORARY OFFICE TRAILER
MEMBER ENTRY
SIGN
GATE
GRASS AREA
7571 S.F. 63% OF LOT
CONC. MOW CURB
PRUNUS CER. - PLUM
1 - 24" BOX TREE
SEATWALL-TYP.
FRAXINUS - RAYWOOD ASH
8 - 36" BOX TREES
SEATWALL-TYP.
FLAT-TOP BOULDERS
QUERCUS - LIVE OAK
1 - 36" BOX TREE
RAISED GRASS AREA
PRUNUS CER. - PLUM
1 - 24" BOX TREE
GRASS AREA
SIGN
GATE
MEMBER ENTRY
THEMED ENTRY MONUMENT
EXISTING SIDEWALK
EXISTING BUS STOP
EXISTING SIDEWALK
COBBLE/LANDSCAPE BARRIER
8' HT. WIRE MESH FENCE
VERTICAL FENCE ELEMENTS
PROPERTY LINE
100'
EXISTING SIDEWALK
PROPERTY LINE
SHRUBS: 1/5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY
PYRACANTHA LOWBOY - PYRACANTHA
CALLIANDRA - FAIRY DUSTER
LANTANA MONTEVIDENSIS - PURPLE LANTANA
ACCENT SHRUBS: 1/5 GALLON
DASYLIRION WHEELERI - DESERT SPOON
HESPERLOE PARVIFLORA - RED YUCCA
HESPERLOE FUNIFERA - GIANT YUCCA
NOLINA MICROCARPA - BEAR GRASS
9TH STREET
8' HT. WIRE MESH FENCE AT 9TH STREET
SHRUB SCREEN
VERTICAL FENCE ELEMENTS
ART FEATURE
10' RADIUS TO BE DEDICATED
ALLEY
FENCE
PROPERTY LINE
FREMONT STREET

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

Revisions

Consultants:
9516 W. Flamingo
Rd, Suite 210
Las Vegas, NV 89147
Ph 702.255.7160
Fx 702.255.7169

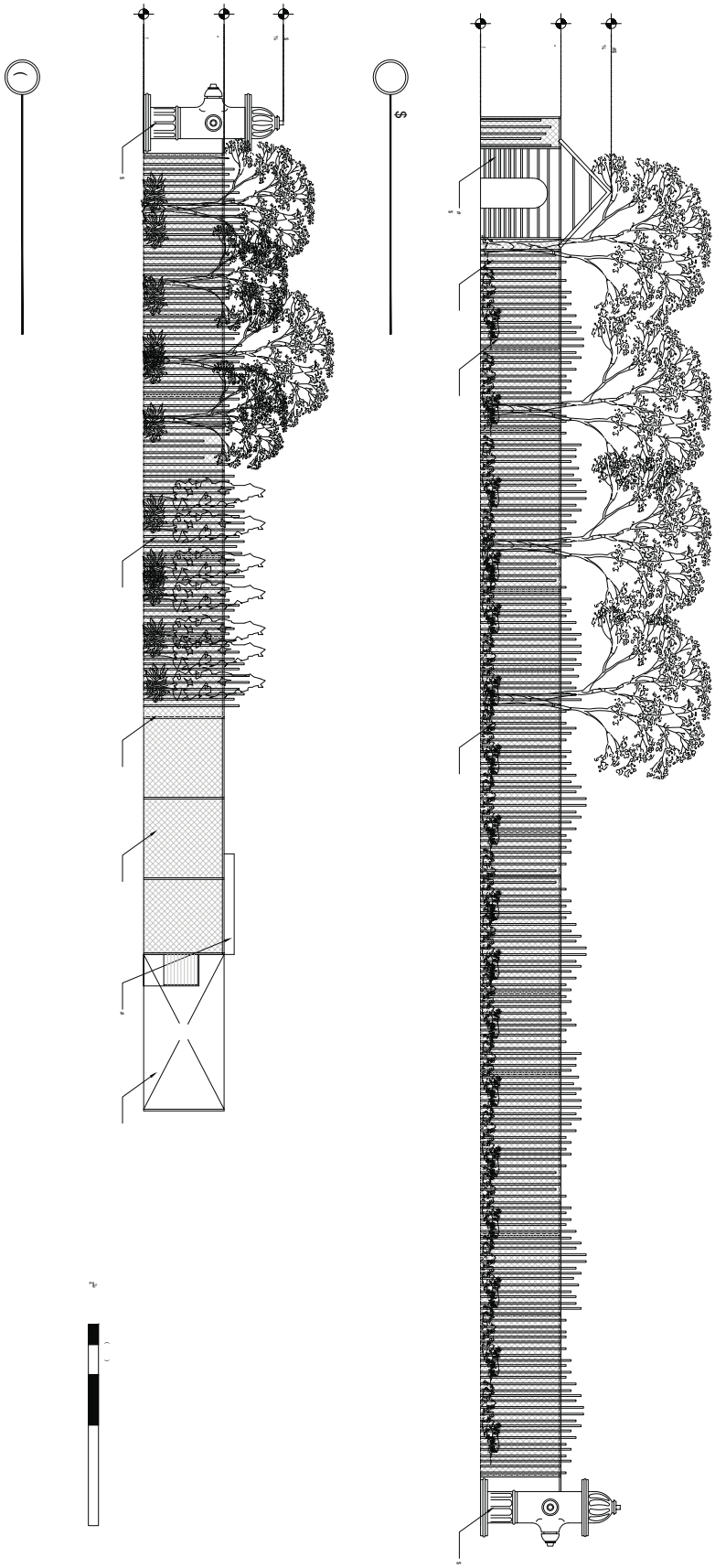
Project: PRIVATE DOG PARK
820 E. Fremont Street, Las Vegas, NV 89101
Drawings:

CSPA
CRAIG SEARI PALACIOS Architect
702-374-6409
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 05.02.13
Project No.: 13-0401
Sheet No.: L-1.01

VAR-49536
SDR-49532



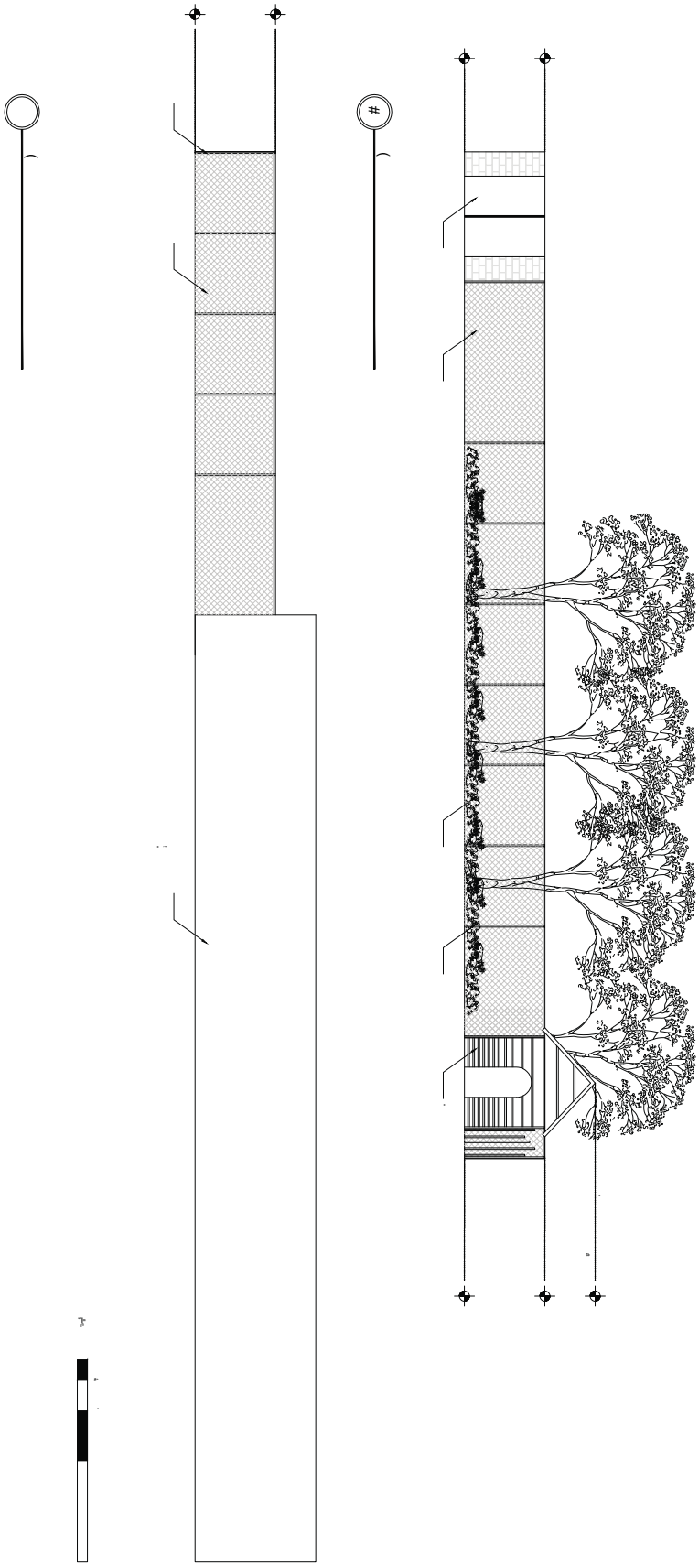
VAR-49536
SDR-49532

15

CSPA

.’1-"3214

#"""&”1-.3



VAR-49536
SDR-49532

15!

CSPA

.’1-"3214

#"""&"’1-.3

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

May 23, 2013

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

Re: JUSTIFICATION LETTER – SDR, WAV and VAR Application - APN 139-34-612-055

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR for proposed Private Club/Dog Park, a VAR encompassing the proposed front yard fence, a WAV for greater than 25% of turf and a WAV for greater than a 25 SF water feature. The Application is for a SDR FOR A PROPOSED PRIVATE CLUB, A VARIANCE TO ALLOW A FRONT YARD FENCE TO BE GREATER THAN FIVE FEET TALL, A WAIVER TO ALLOW TURF TO BE GREATER THAN TWENTY FIVE PERCENT OF THE SITE AND A WAIVER TO ALLOW A WATER FEATURE TO BE GREATER THAN TWENTY FIVE SQUARE FEET on 0.32 acres at 820 Fremont Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed Private Club/ Dog Park will add a much needed amenity to the new wave of urbanites that are now living Downtown as well as attract other dog owners from suburban area to come experience what is occurring Downtown. There will no parking at the project, however there is a 2.75 acre surface parking lot being constructed across the street at the old Ambassador Motel site by the same property owner and patrons of the Private Club/ Dog Park will be allowed to park there for a discounted fee as part of their membership.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This Private Club/Dog Park will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

VAR-49536
SDR-49532

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-49532 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE (PRIVATE DOG PARK) WITH A WAIVER TO ALLOW 55 PERCENT TURF COVERAGE WHERE 12.5 PERCENT IS THE MAXIMUM TURF COVERAGE ALLOWED on 0.31 acres at 820 Fremont Street (APN 139-34-612-055), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49470]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-49532 APN: 139-34-612-055

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 900 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Kessler

Print Name: Todd Kessler attorney in fact under Power of attorney dated 4/2/03

Subscribed and sworn before me

This 22 day of May, 2013

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-49470
05/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR, VAR, WAV

Project Address (Location) 820 Fremont Street Las Vegas, NV 89101

Project Name Private Dog Park **Proposed Use** Private Club

Assessor's Parcel #(s) 139-34-612-055 **Ward #** 3

General Plan: existing C2 proposed N/A **Zoning:** existing C2 proposed C2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas, **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address 300 Las Vegas Blvd., North #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Todd Kessler Attorney in Fact under Power of Attorney dated 4/2/13

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

Print Name Todd Kessler

Subscribed and sworn before me

This 22 day of May, 20 13.

Darlene Nepp Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-49532
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49470
05/23/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

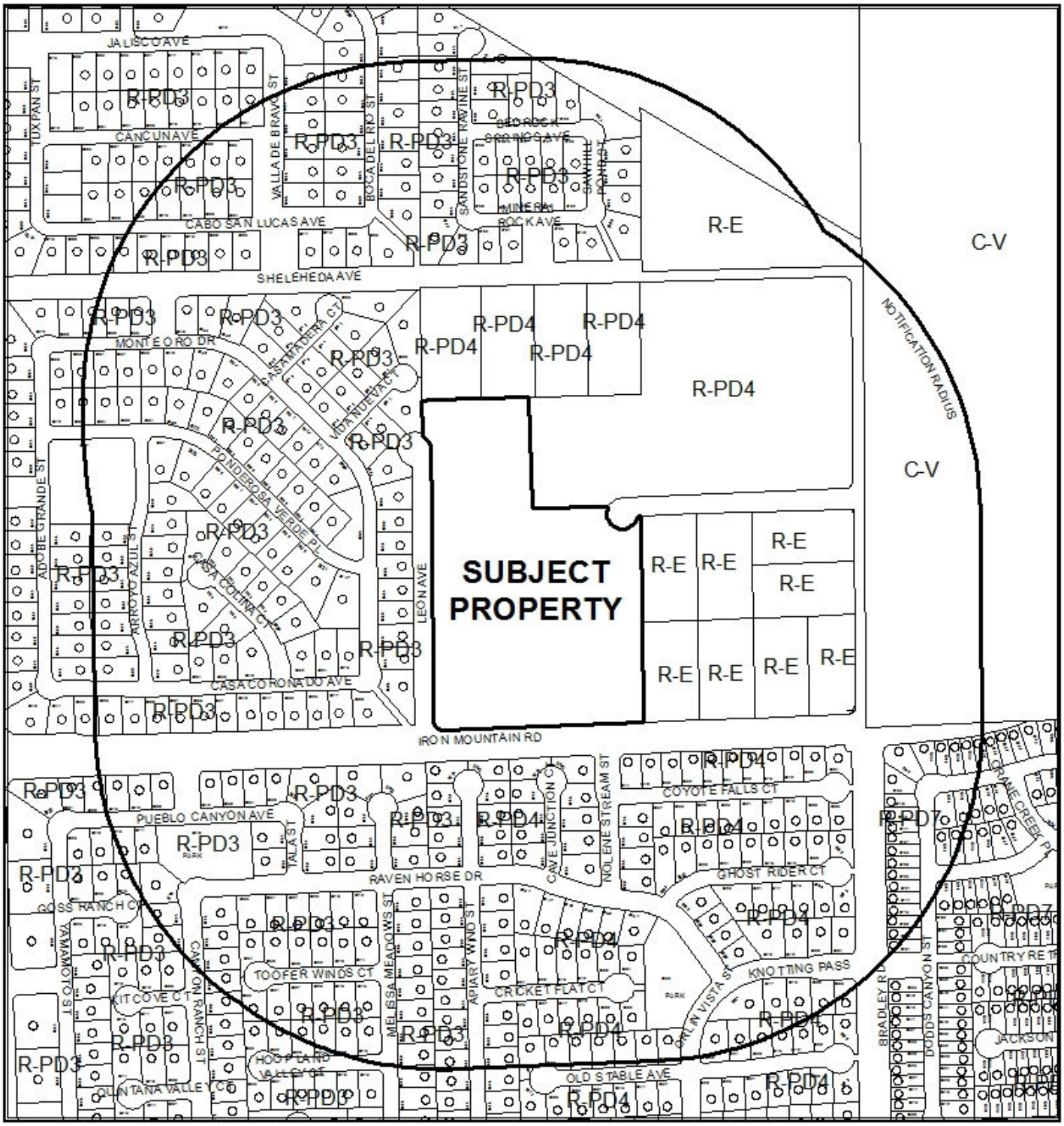
SUBJECT:
TMP-49575 - TENTATIVE MAP - IRON MOUNTAIN/BRADLEY - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Tentative Map FOR A PROPOSED 50-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **TMP-49575 (PRJ-49528)**

RADIUS: 1000 FEET

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



CASE: **TMP-49575 (PRJ-49528)**

0 310 620 Feet

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49575 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

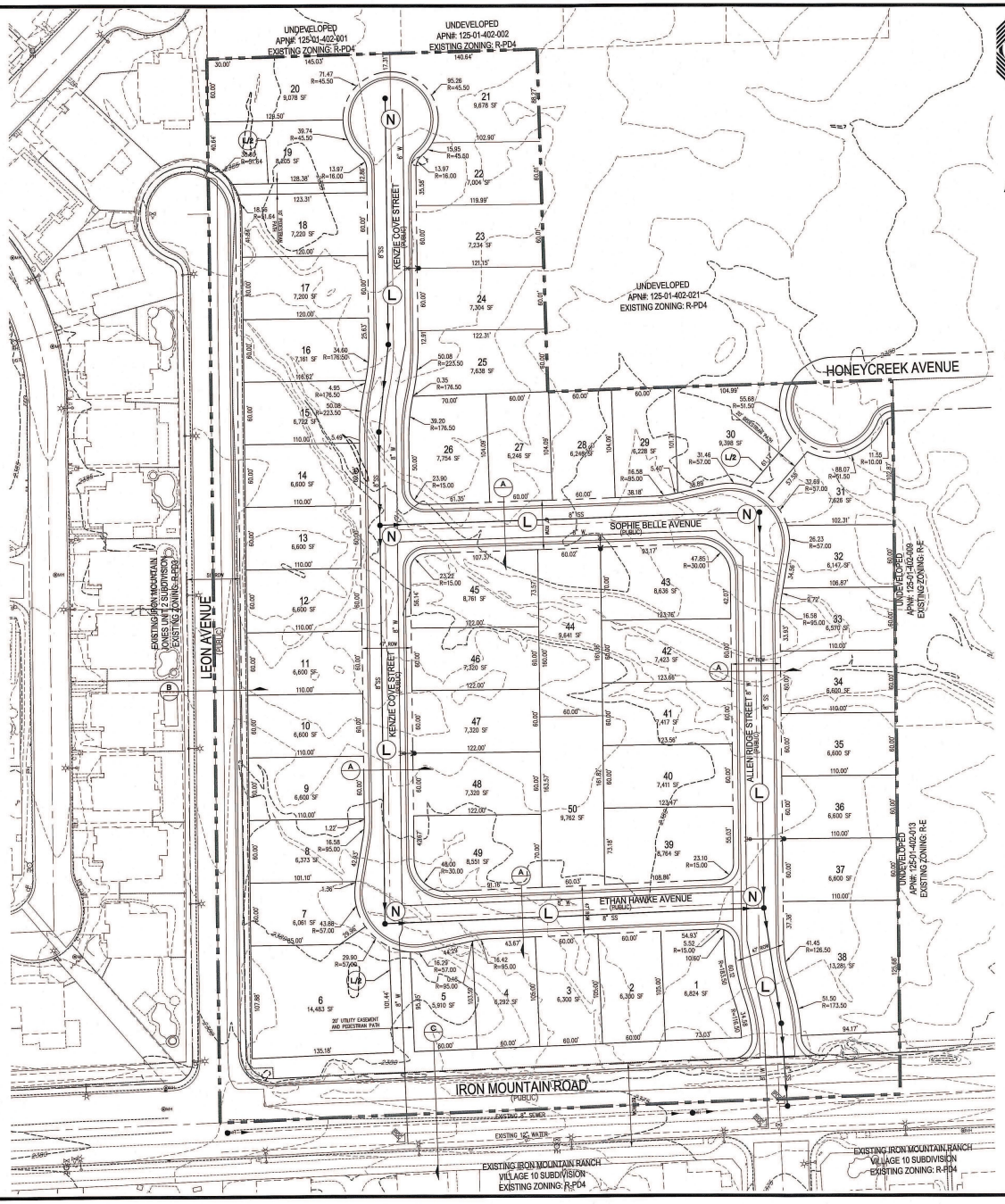
Case #	TMP-49575
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-6400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

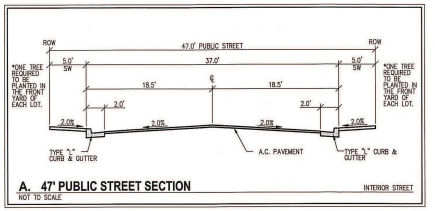
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

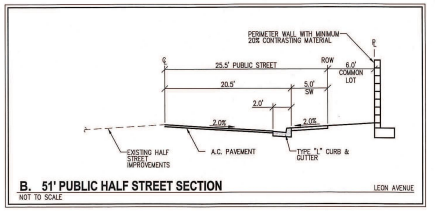
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

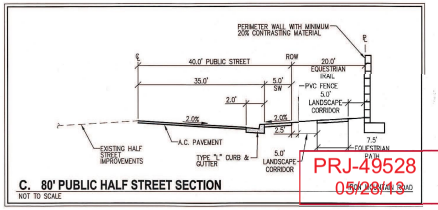
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

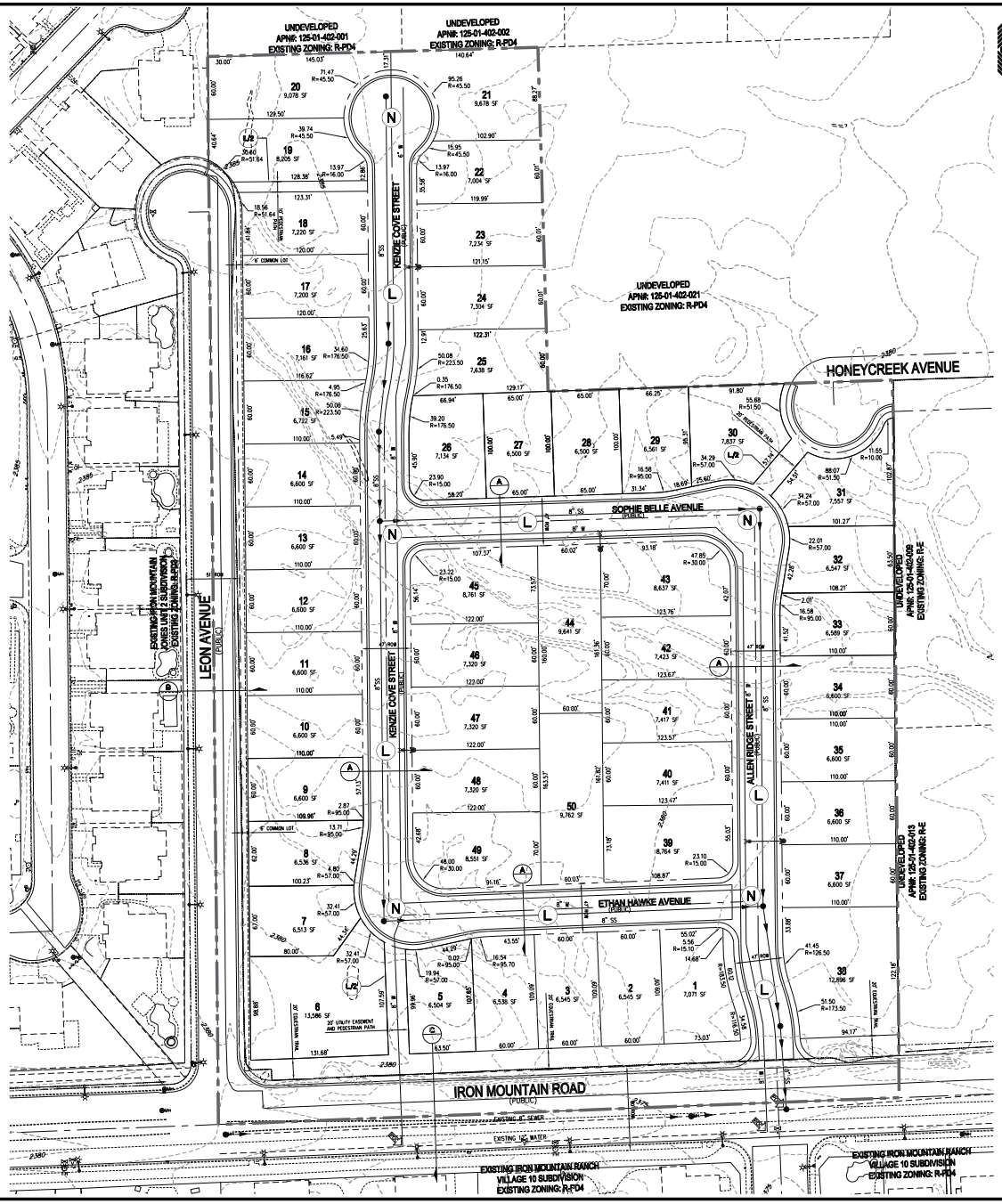
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

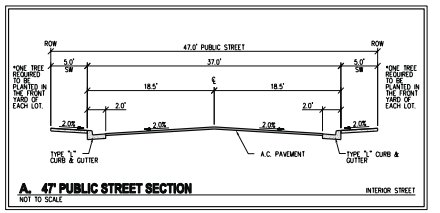
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

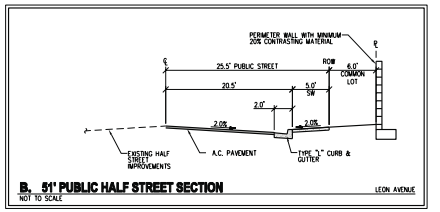
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

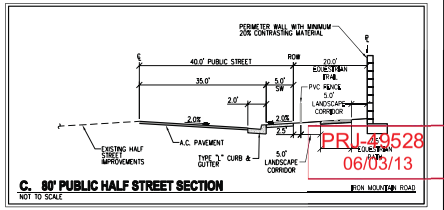
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION
NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

TMP-49575

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

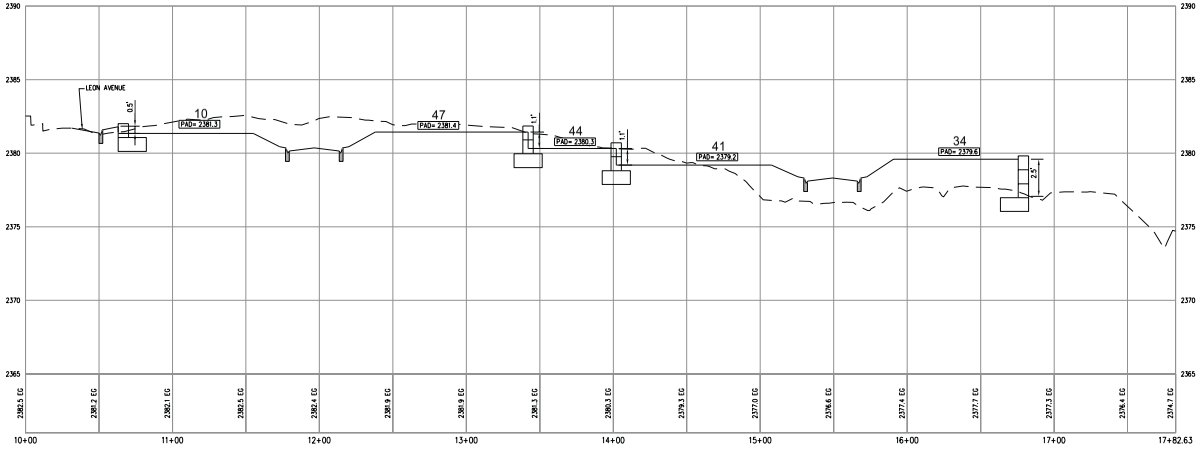
S11 T20 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

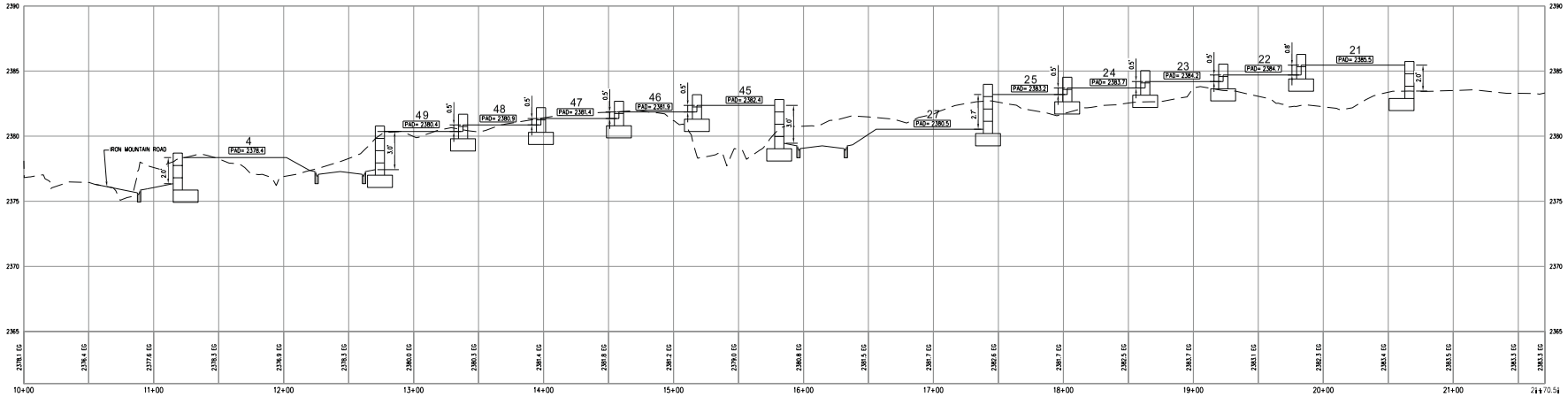
TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

TMP-49575

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

TMP-49575

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

TMP-49575

PRJ-49528
05/28/13

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:

VAR-49577 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

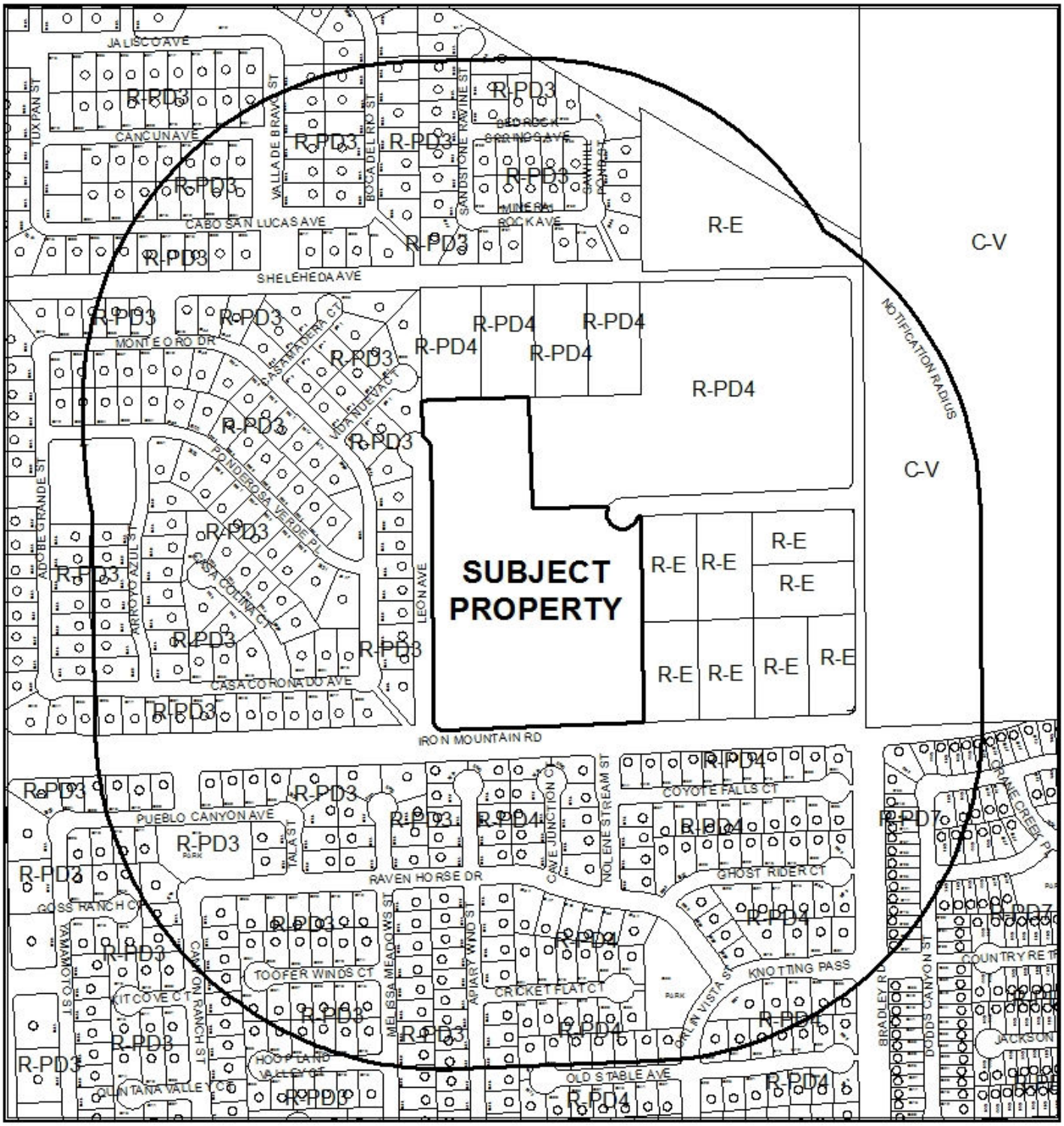
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



CASE: **VAR-49577 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49577 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49577 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

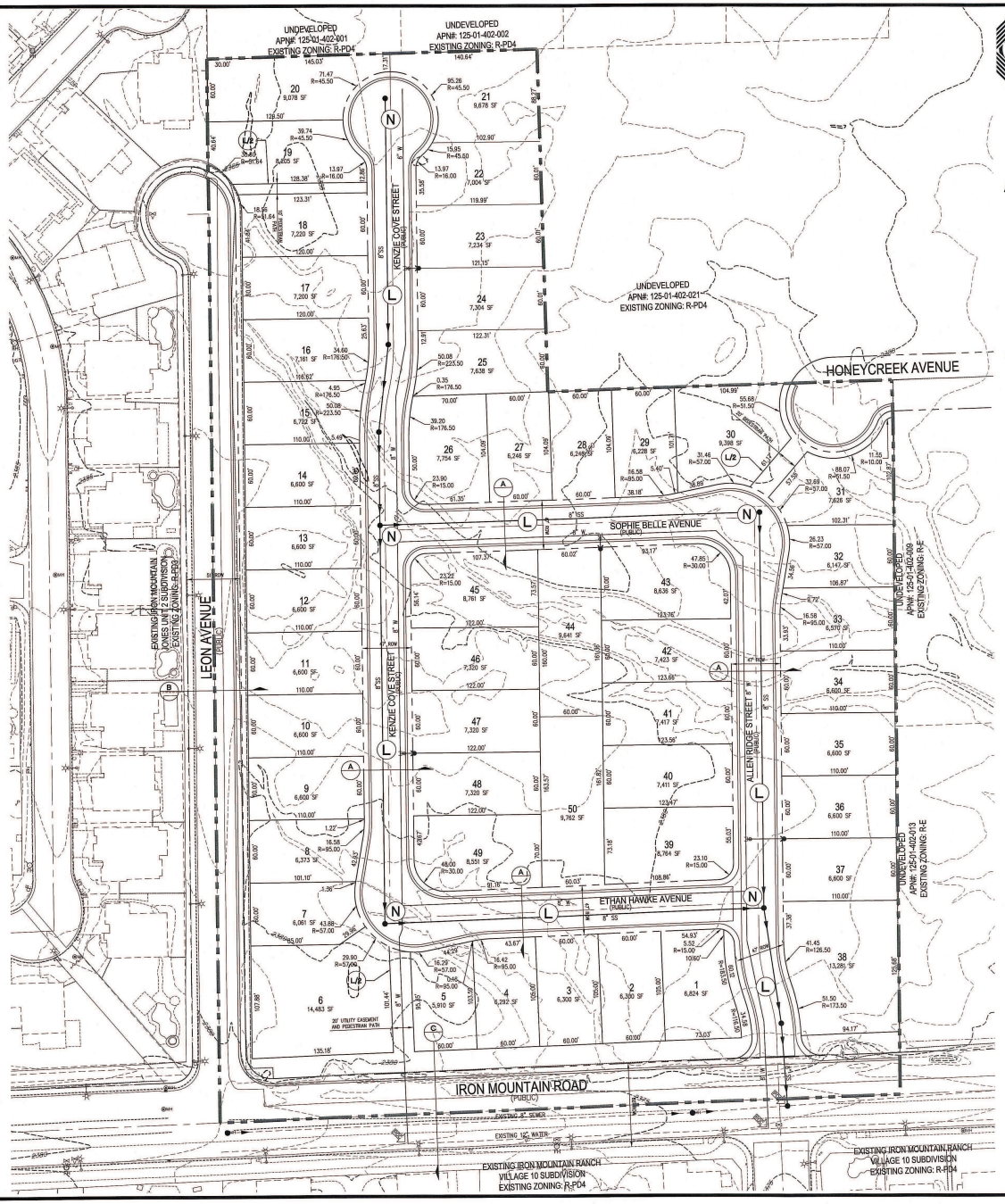
Case #	VAR-49577
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-6400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

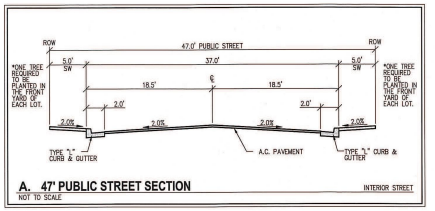
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

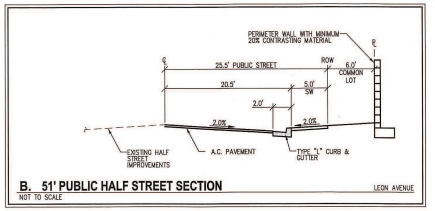
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

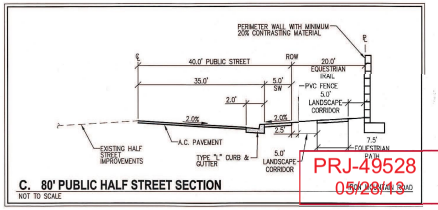
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

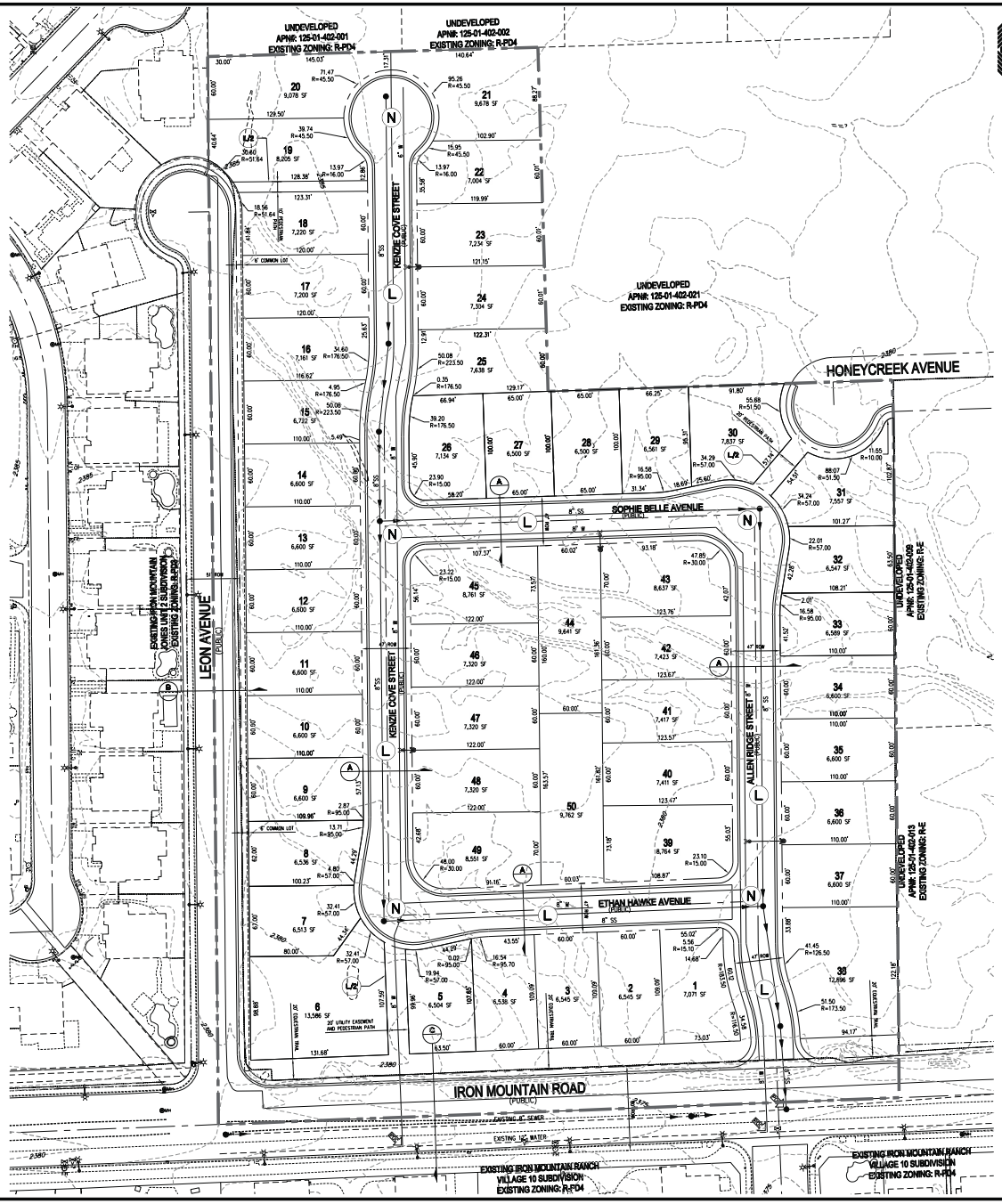
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2



RICHMOND AMERICAN HOMES

APN 125-01-402-020

SCALE – 1"=50' FEET

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'

REAR
15'
5' TO PATIO COVER OVERHANG

SIDE
INTERIOR
5'
CORNER
15'

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

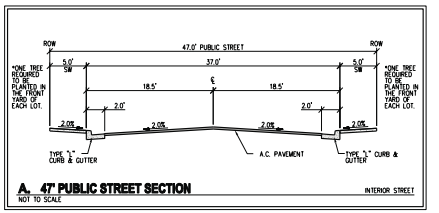
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

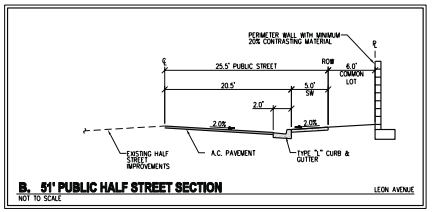
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

LEGEND

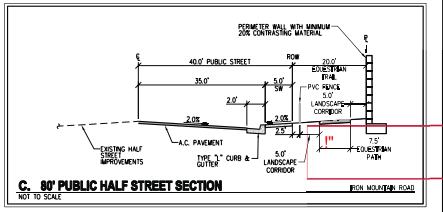
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

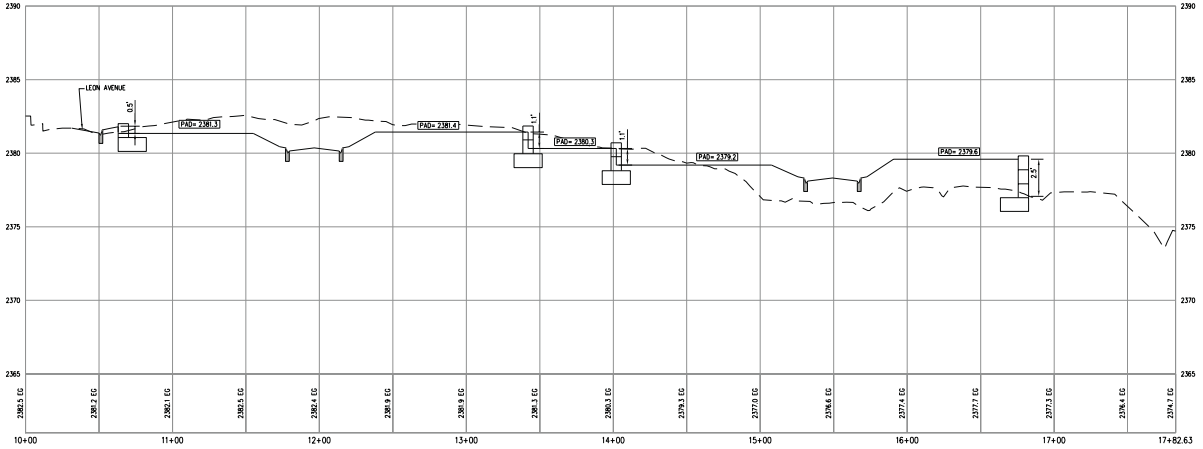
TM-1
SHEET 1 OF 2

VAR-49577

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham

RICHMOND AMERICAN HOMES

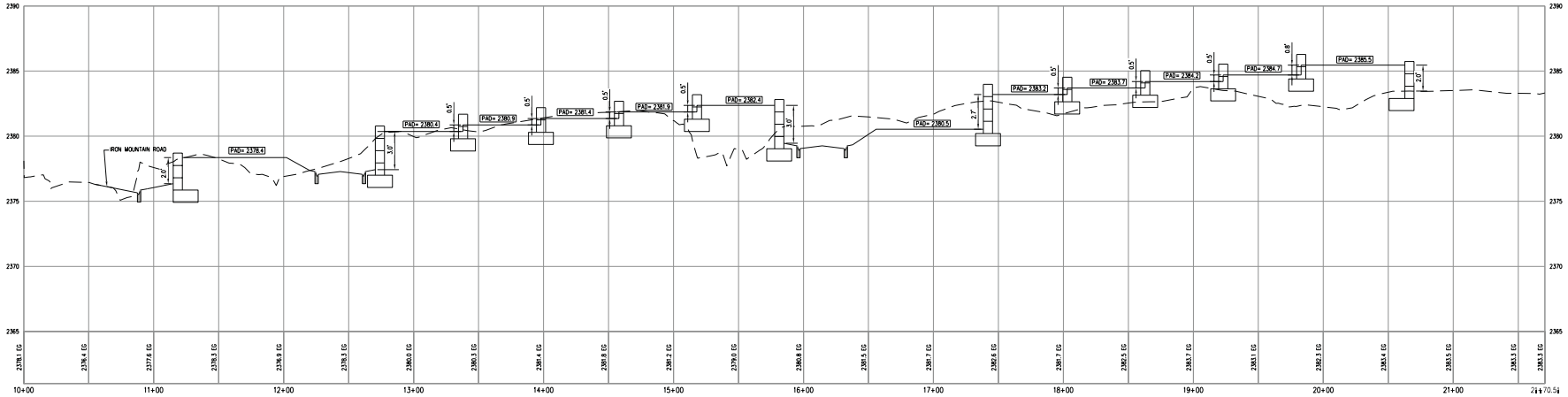
WEST-EAST SECTION PROFILE



APN 125-01-402-020

SCALE - 1"=40' FEET

SOUTH-NORTH SECTION PROFILE



"#

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49577

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangtson

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49577

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49577

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

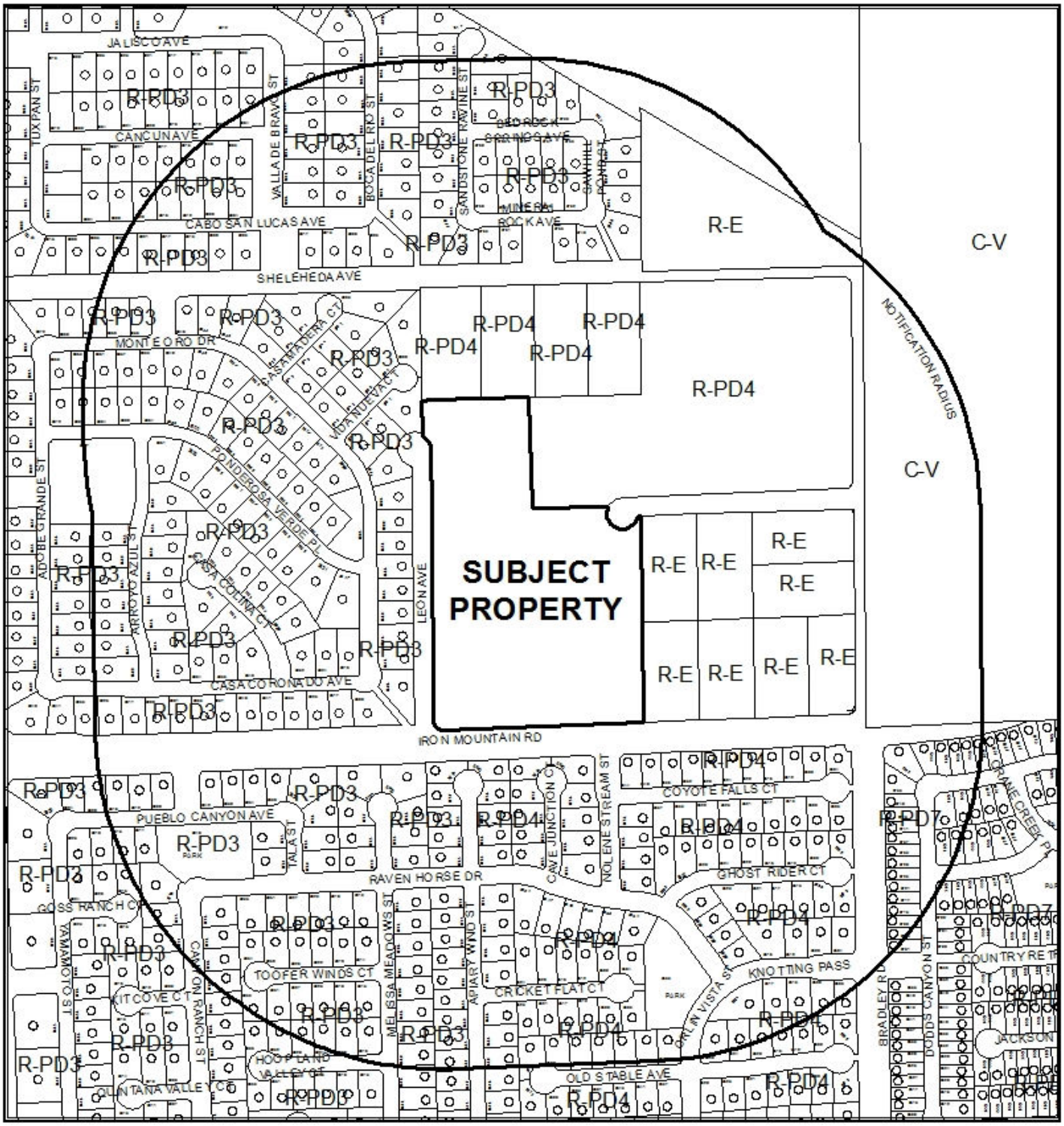
SUBJECT:
VAR-49578 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 2 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49578 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49578 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49578 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

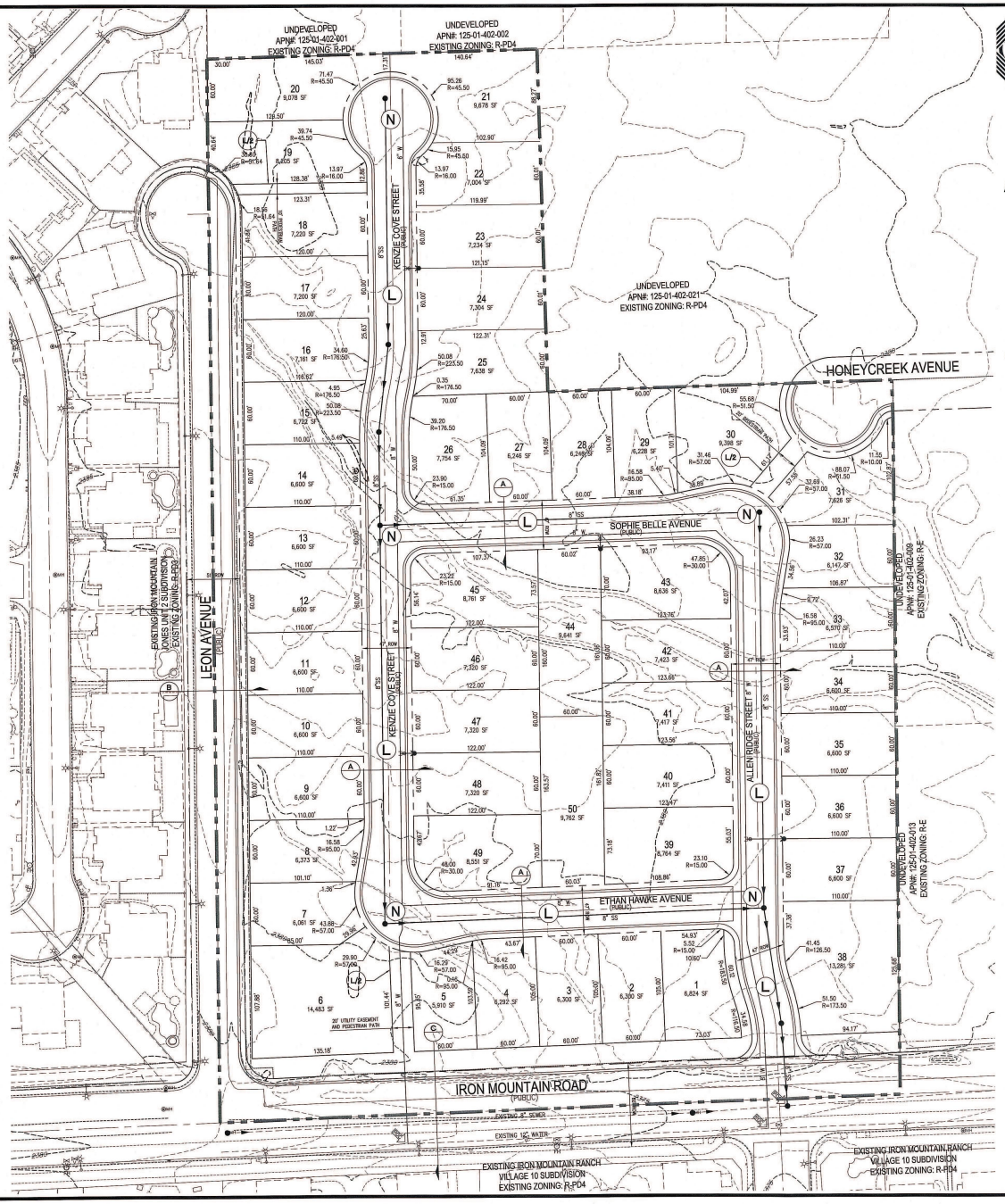
Case #	VAR-49578
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

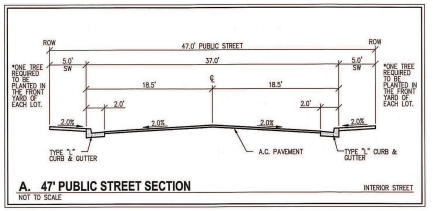
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

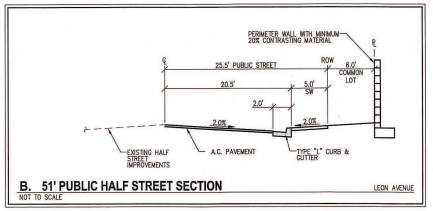
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

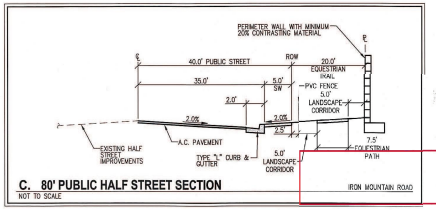
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

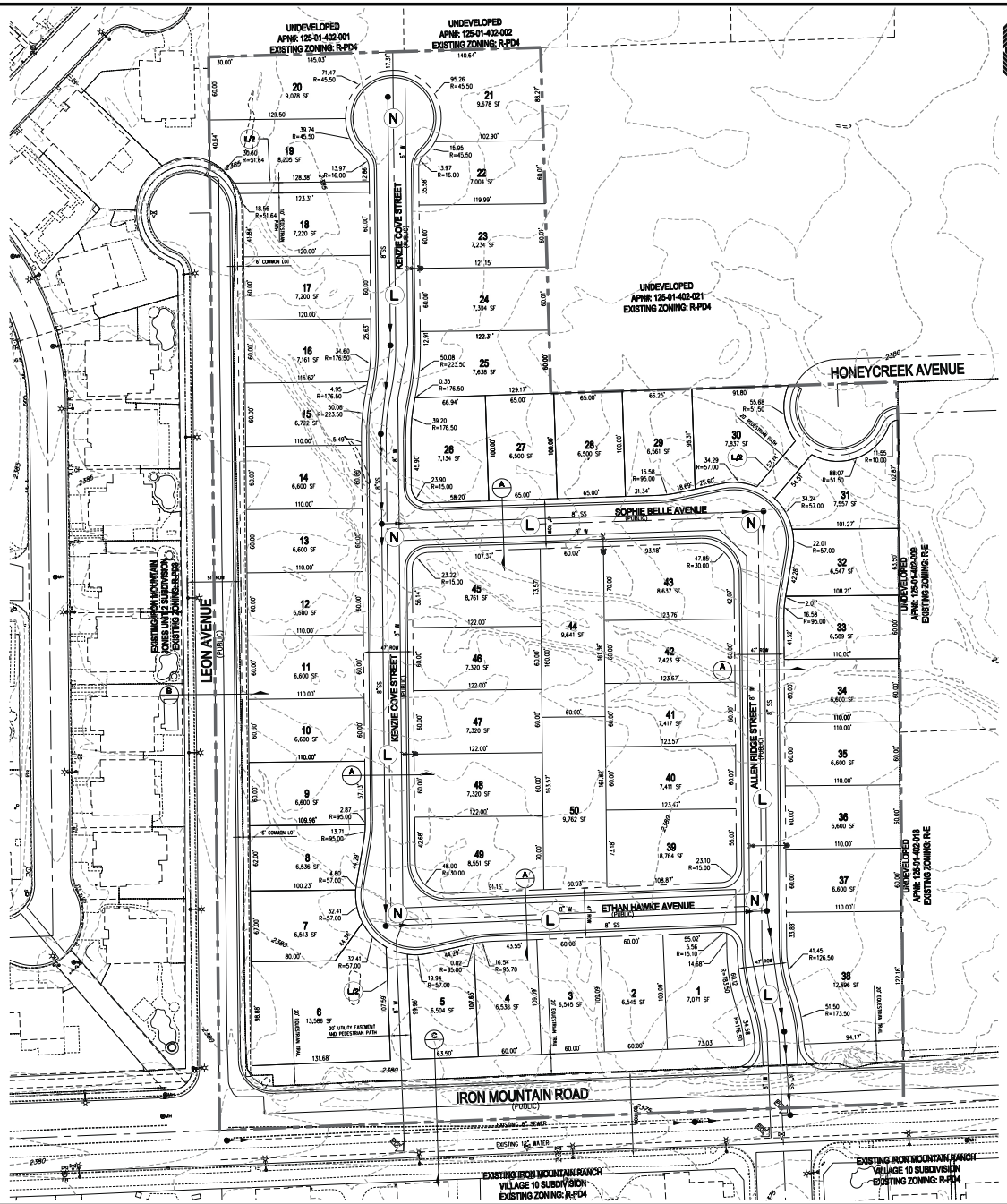
S1 - T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

PROFESSIONAL ENGINEER — STATE OF NEVADA — DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108

TM-1
SHEET 1 OF 2

VAR-49578



RICHMOND AMERICAN HOMES

APN 125-01-402-020

SCALE – 1"=50' FEET

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'

REAR
15'
5' TO PATIO COVER OVERHANG

SIDE
INTERIOR
5'
CORNER
15'

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

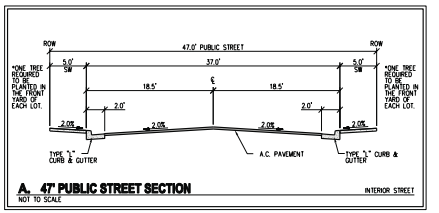
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

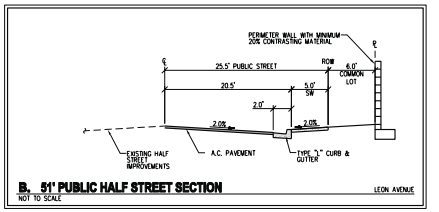
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

LEGEND

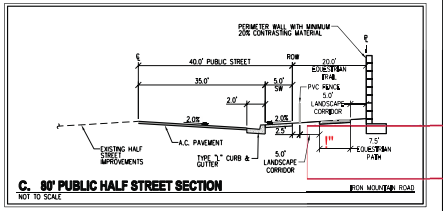
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

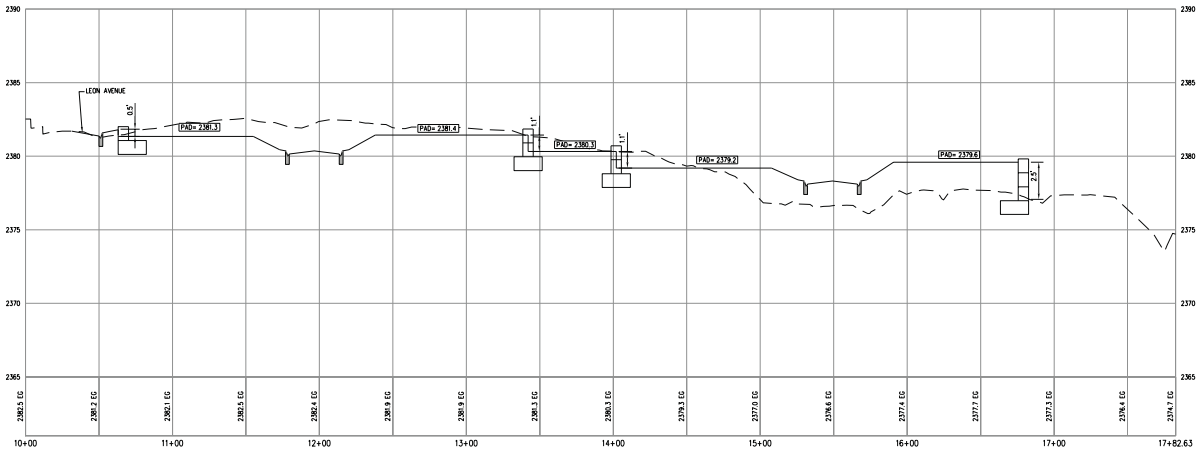
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

VAR-49578

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom

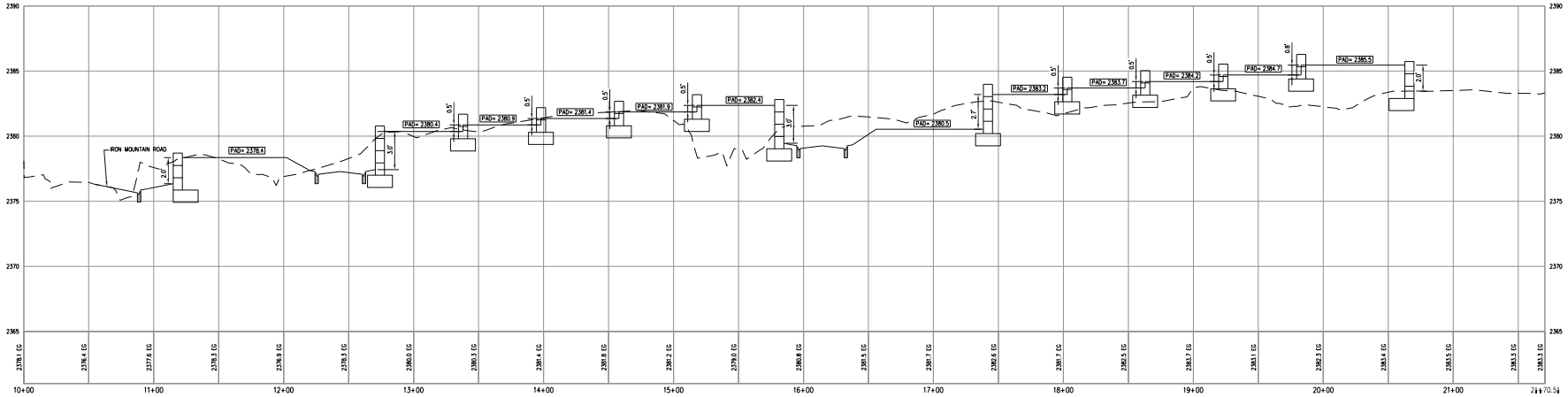
WEST-EAST SECTION PROFILE



APN 125-01-402-020

SCALE - 1"=40' FEET

SOUTH-NORTH SECTION PROFILE



"#

VAR-49578

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49578

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49578

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

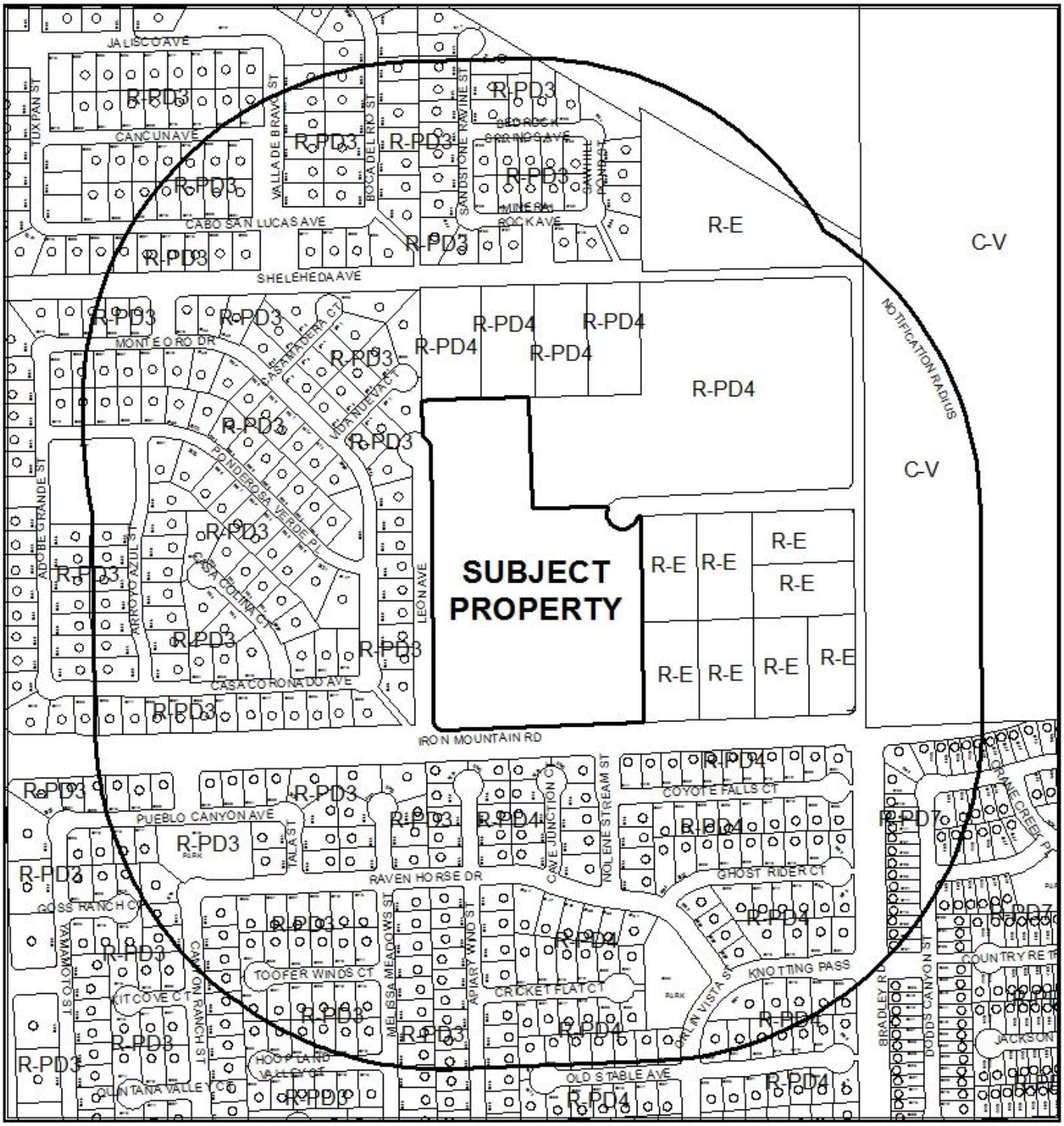
SUBJECT:
VAR-49579 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 3 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49579 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49579 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49579 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

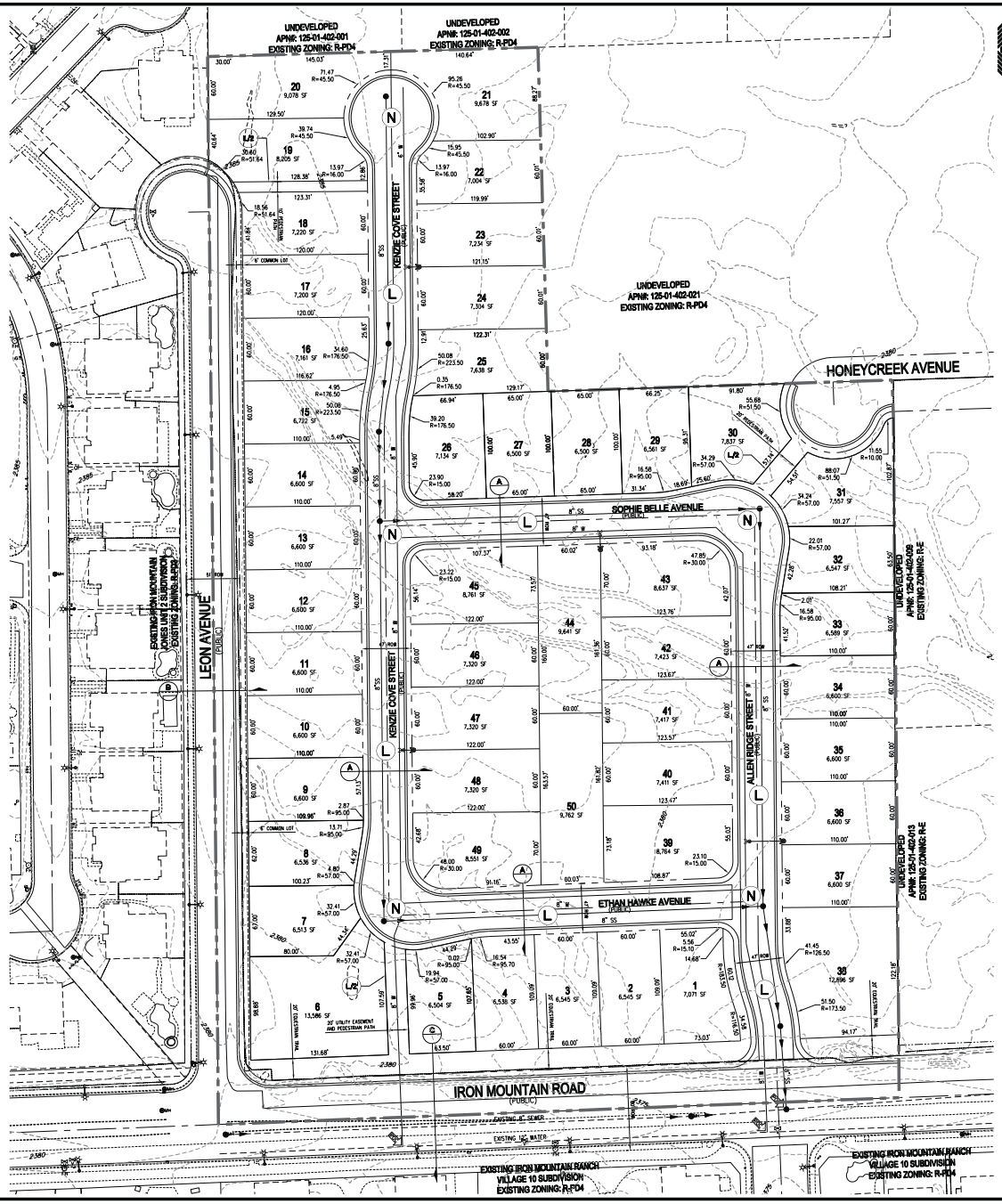
Case #	VAR-49579
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' (0 / 50 / 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

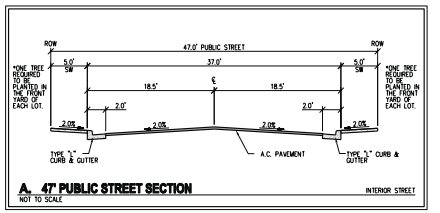
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

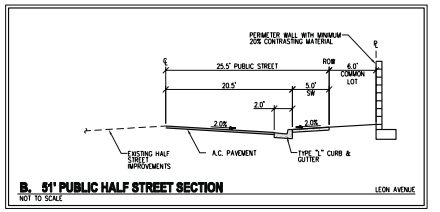
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

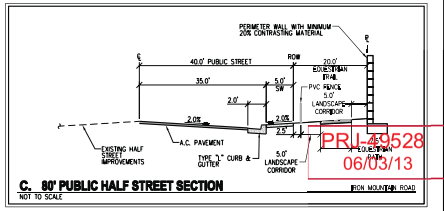
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49579

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

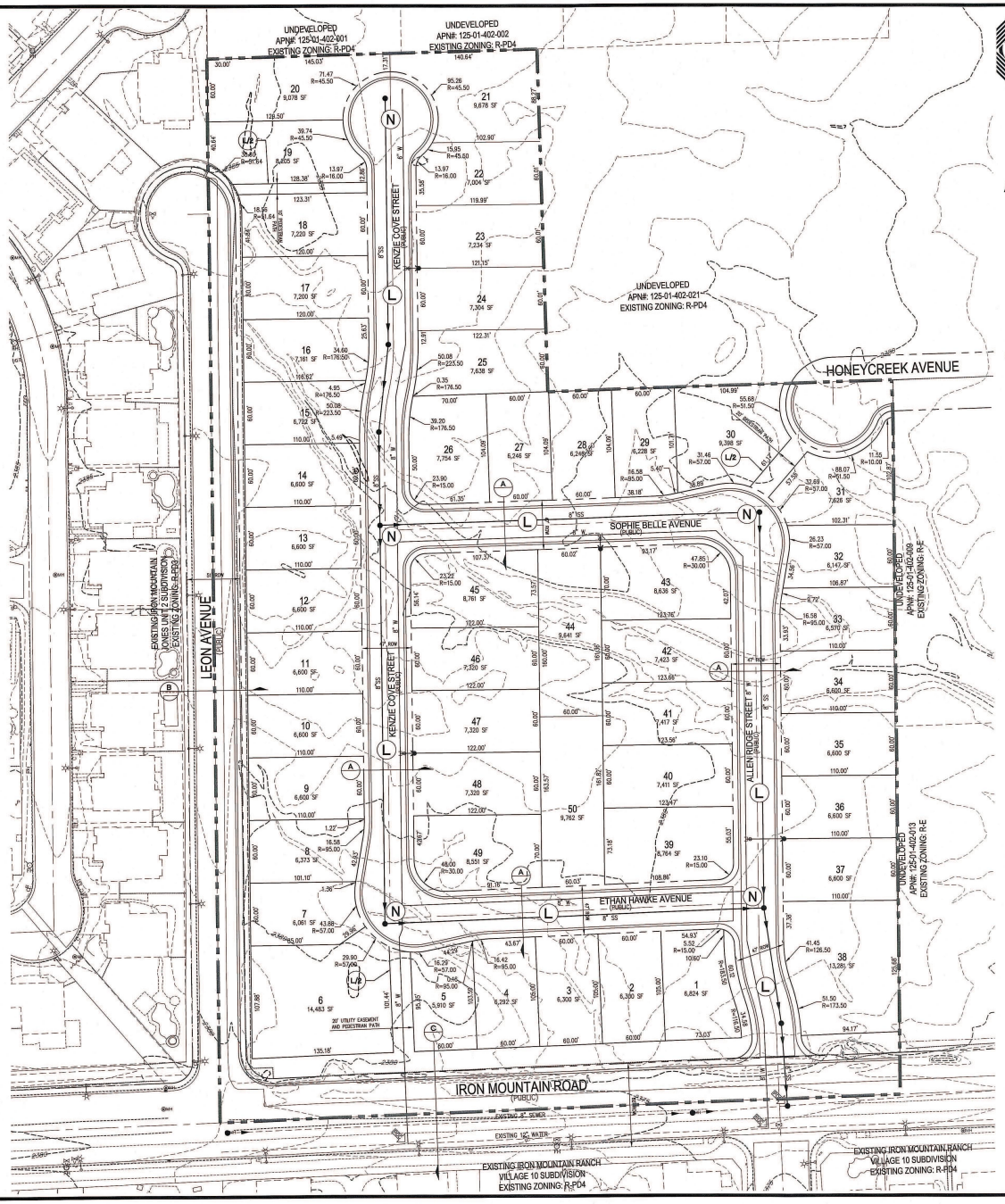
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

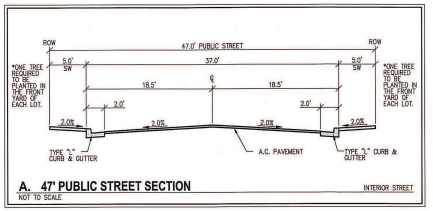
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

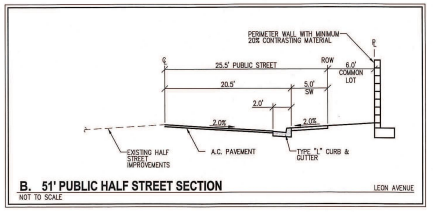
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

LEGEND

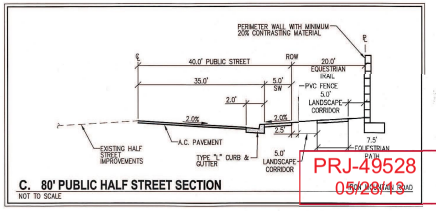
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

VAR-49579

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

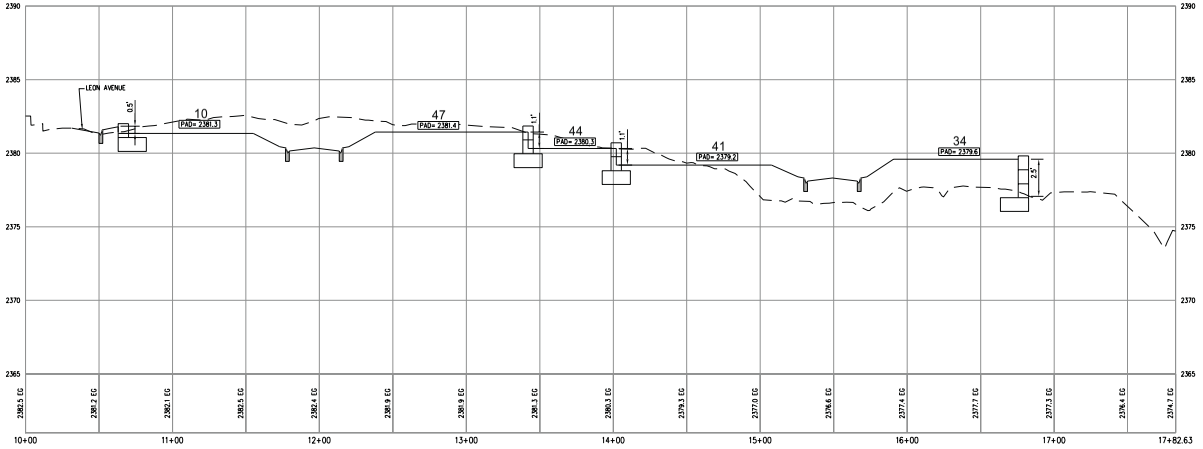
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

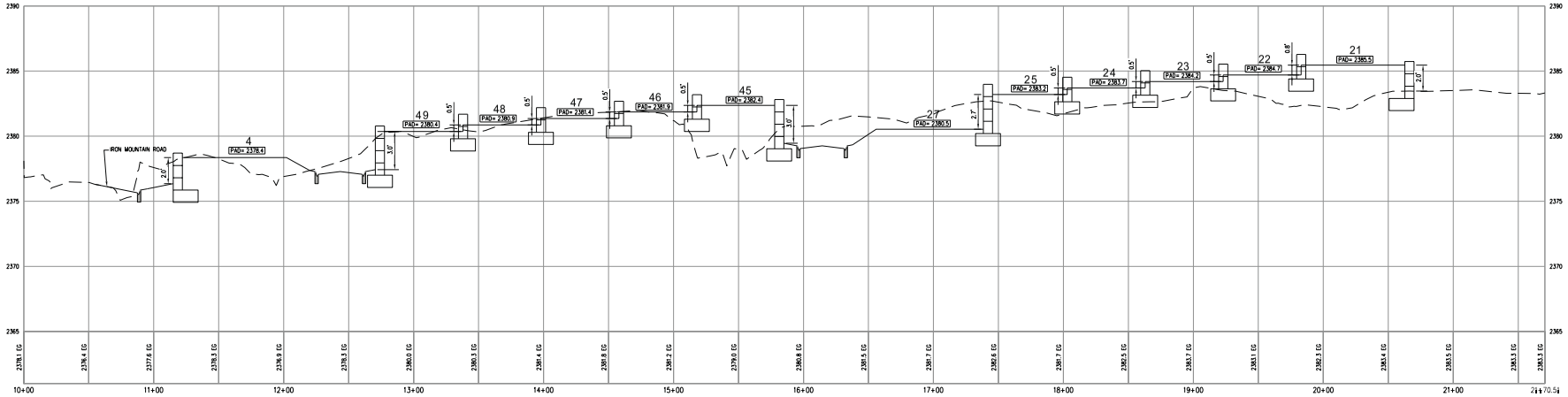
PROFESSIONAL ENGINEER — STATE OF NEVADA — DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49579

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49579

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49579

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

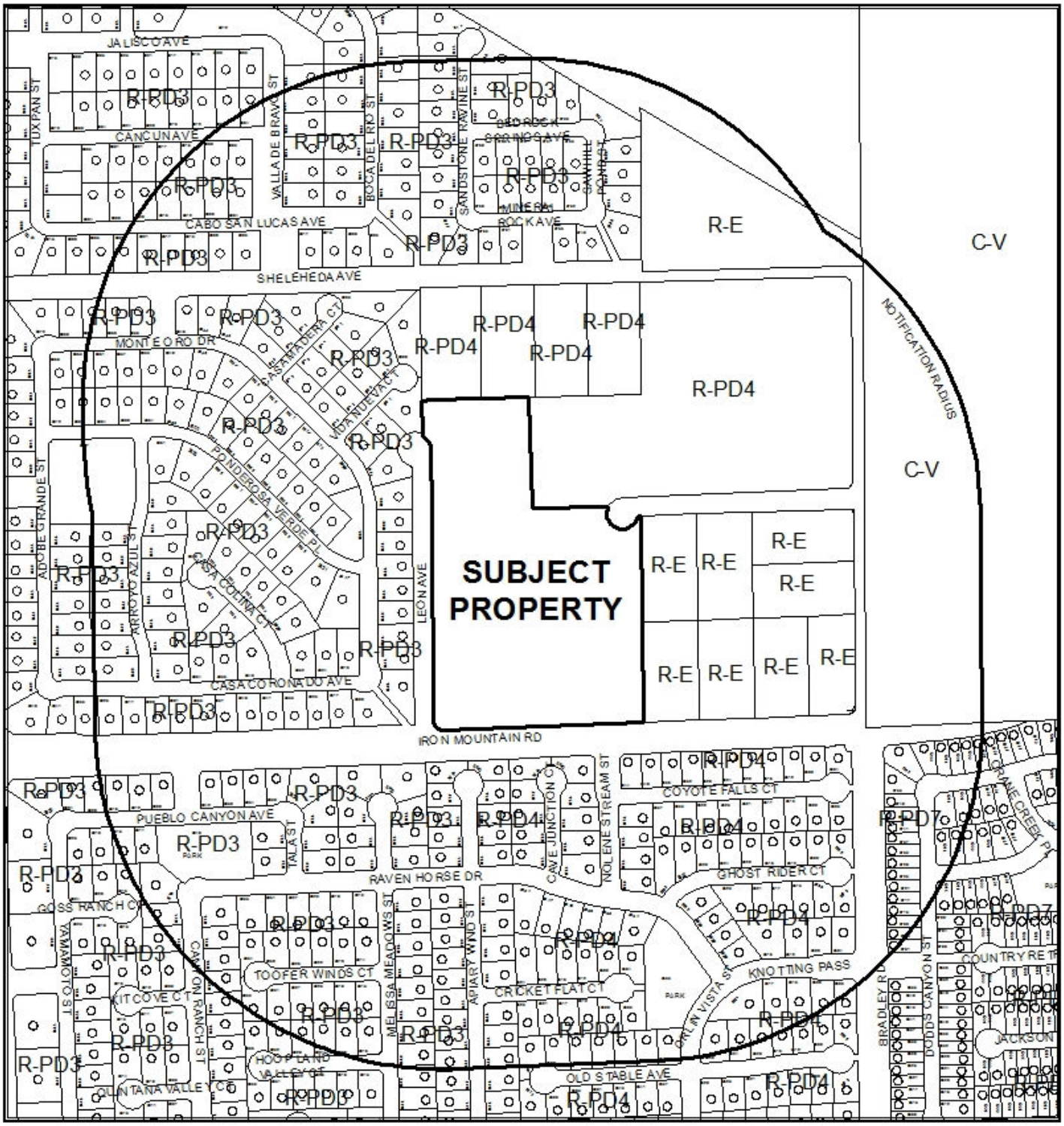
SUBJECT:
VAR-49580 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 4 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49580 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49580 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49580 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

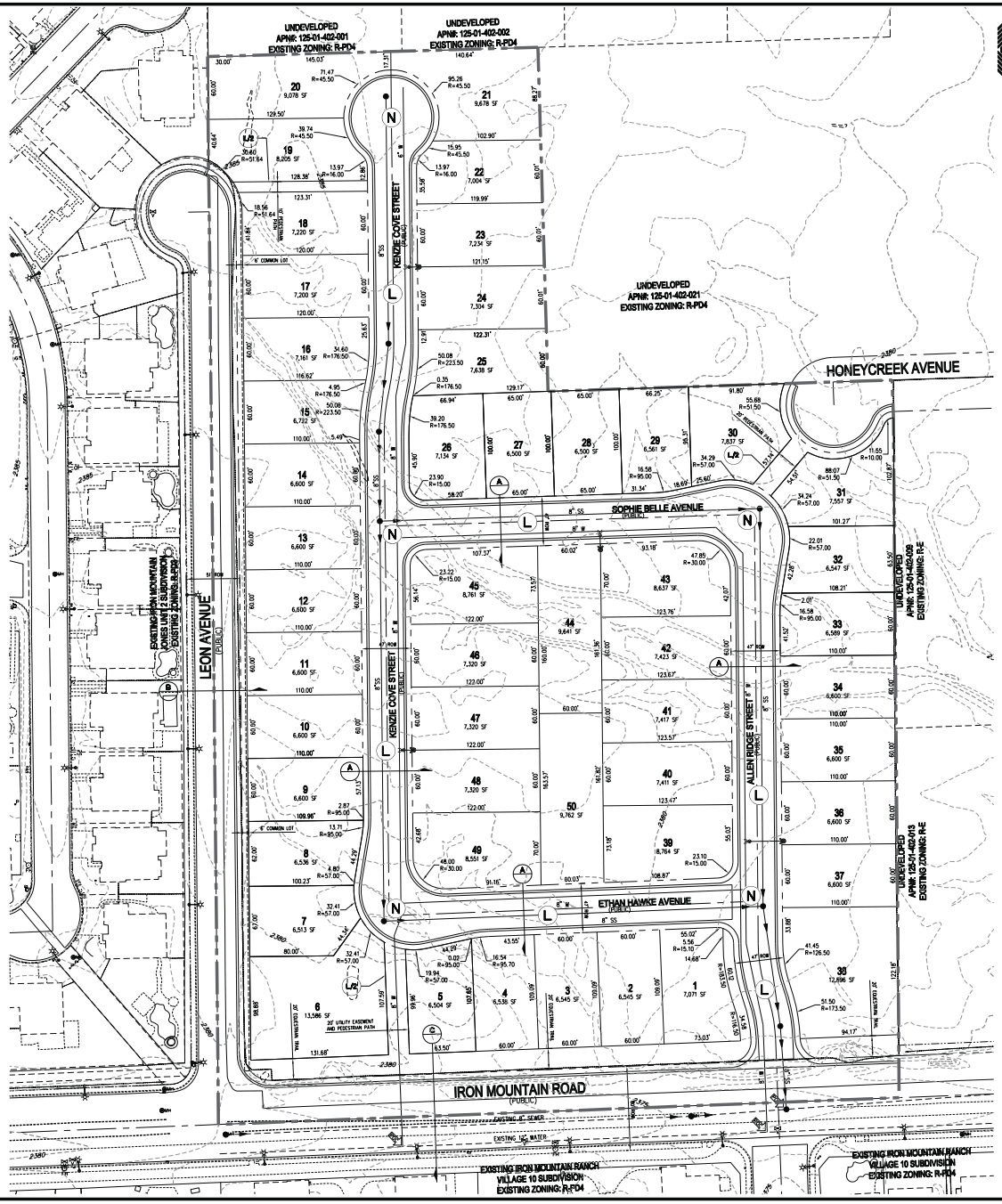
Case #	VAR-49580
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
5' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

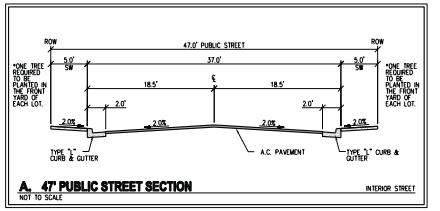
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

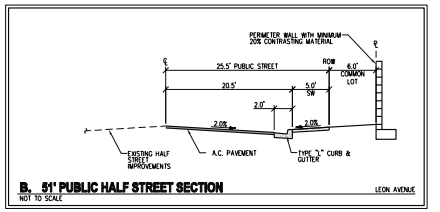
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

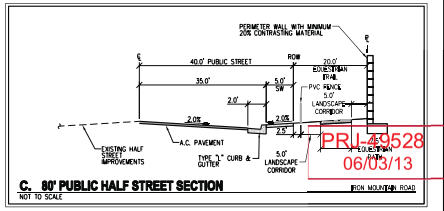
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49580

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

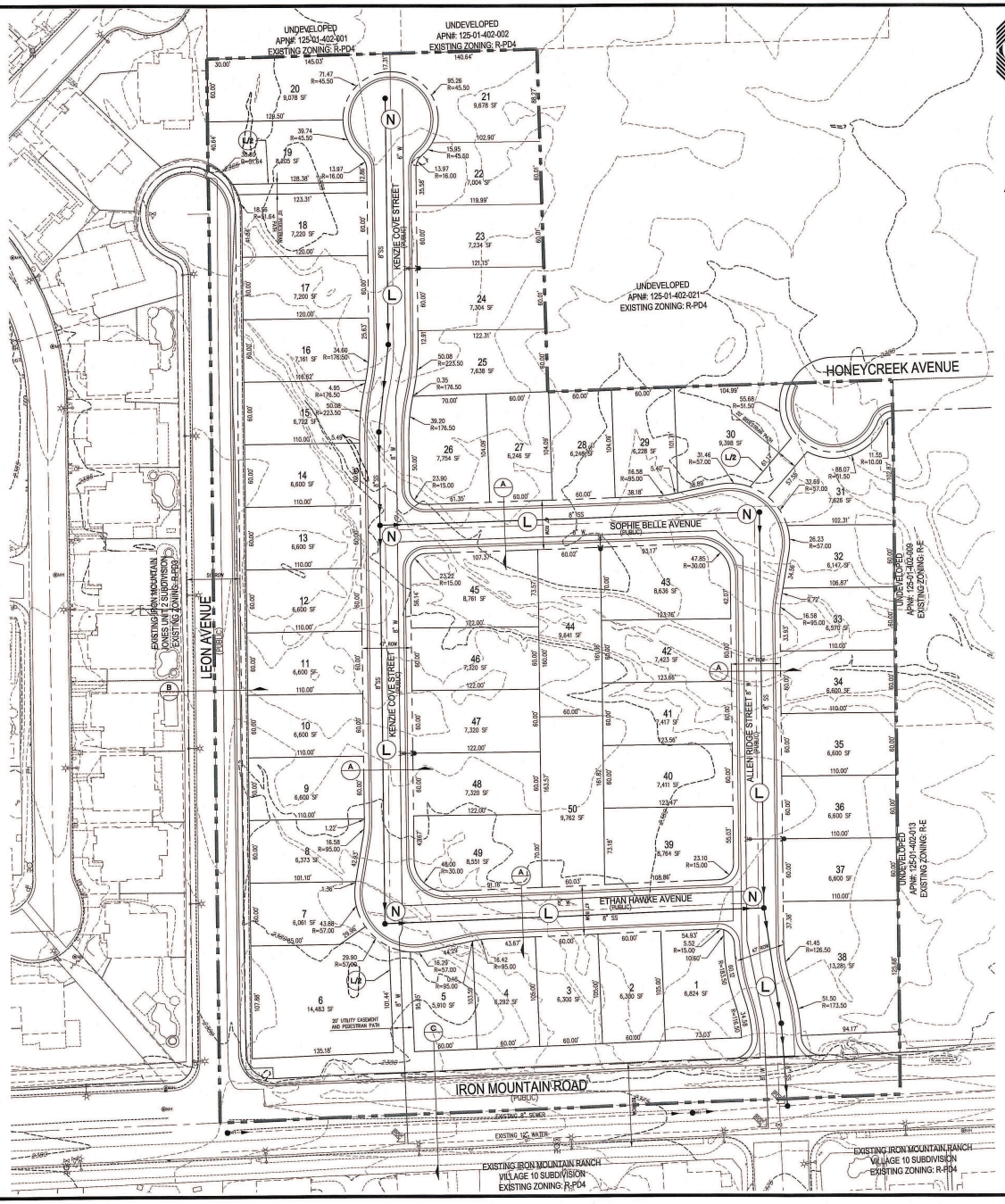
TENTATIVE MAP

S11 T19 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 20'
REAR: 15'
SIDE: 3' TO PATIO COVER OVERHANG
INTERIOR: 5'
CORNER: 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

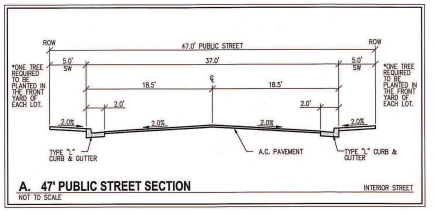
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(.5 L) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

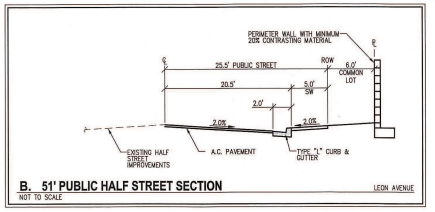
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

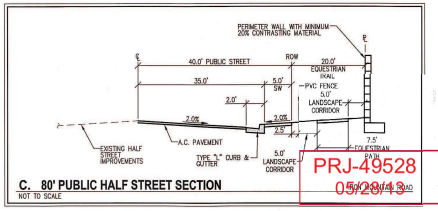
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

VAR-49580

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

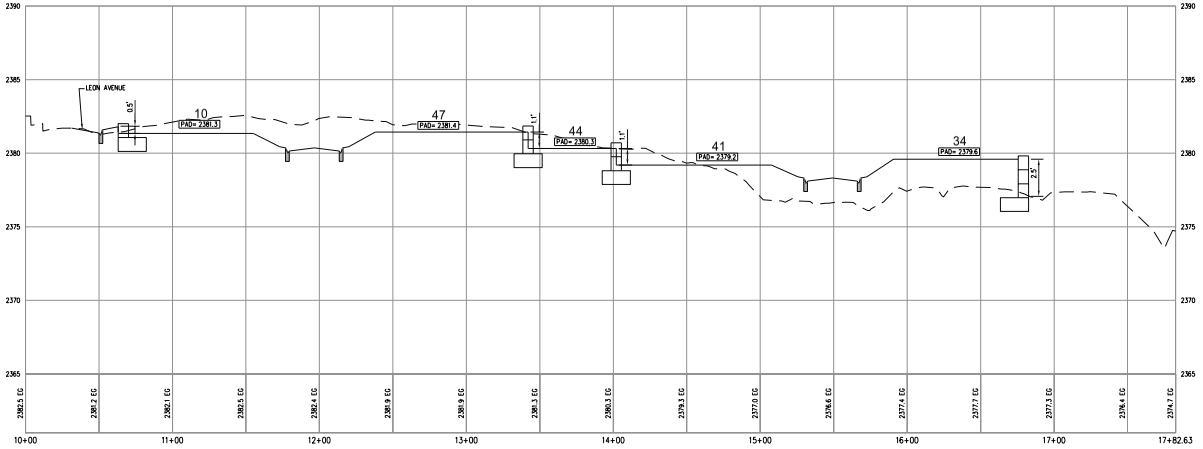
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

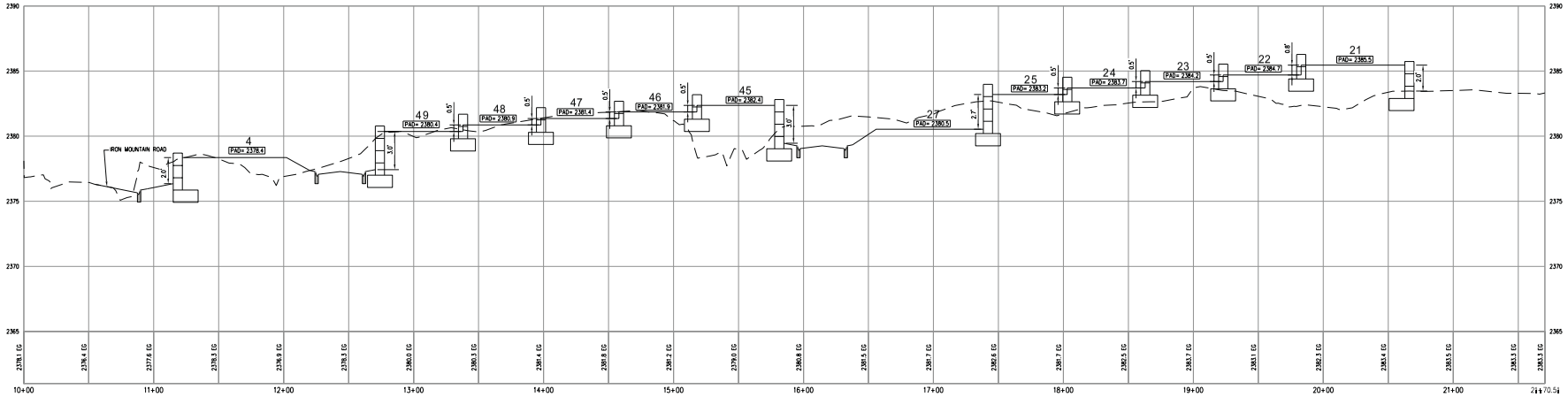
PROFESSIONAL ENGINEER — STATE OF NEVADA — DOUGLAS E. BERGSTROM — EXP. 12-31-14 — CIVIL — No. 17108

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49580

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49580

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49580

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

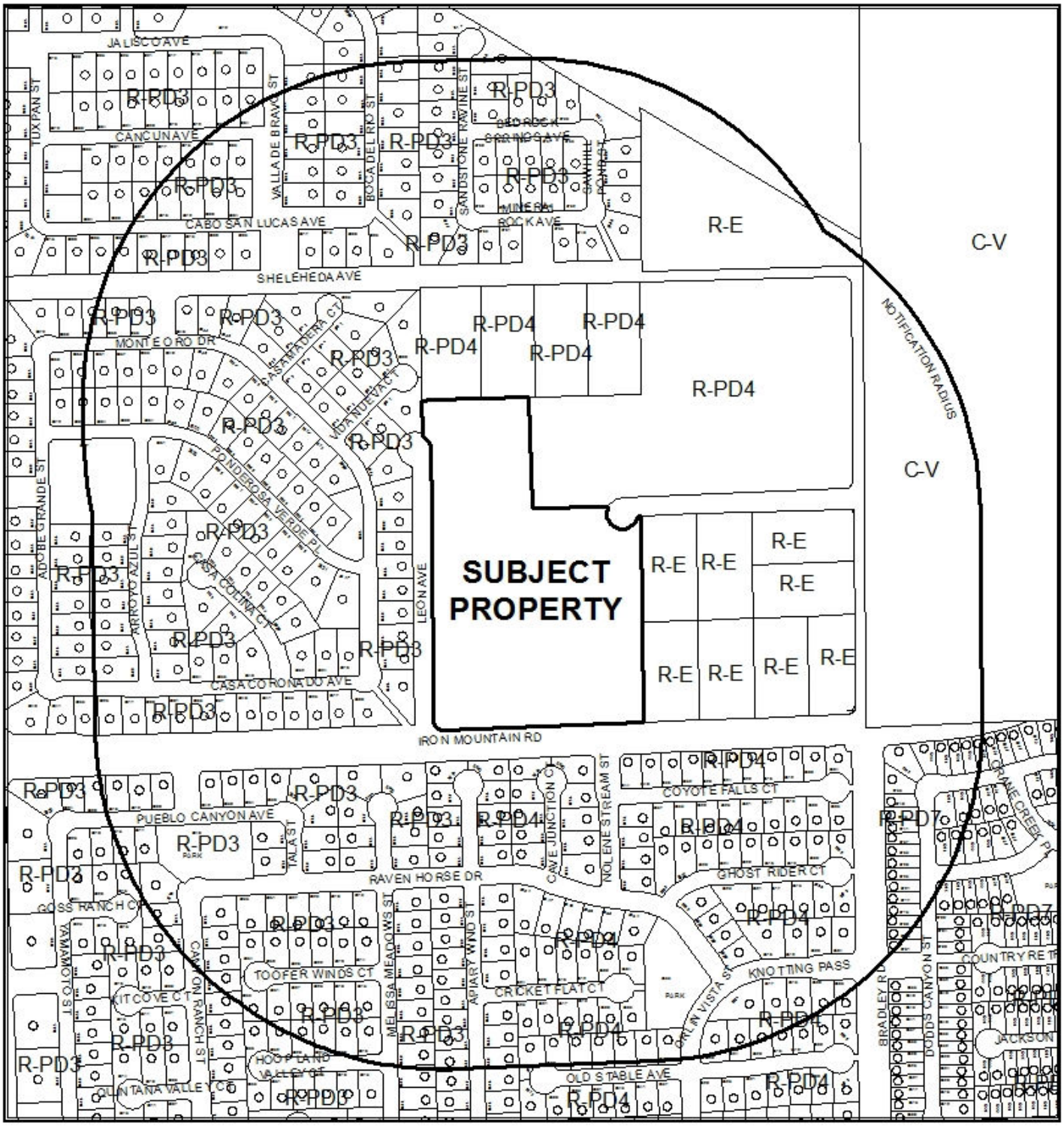
SUBJECT:
VAR-49581 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 5 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49581 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49581 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49581 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

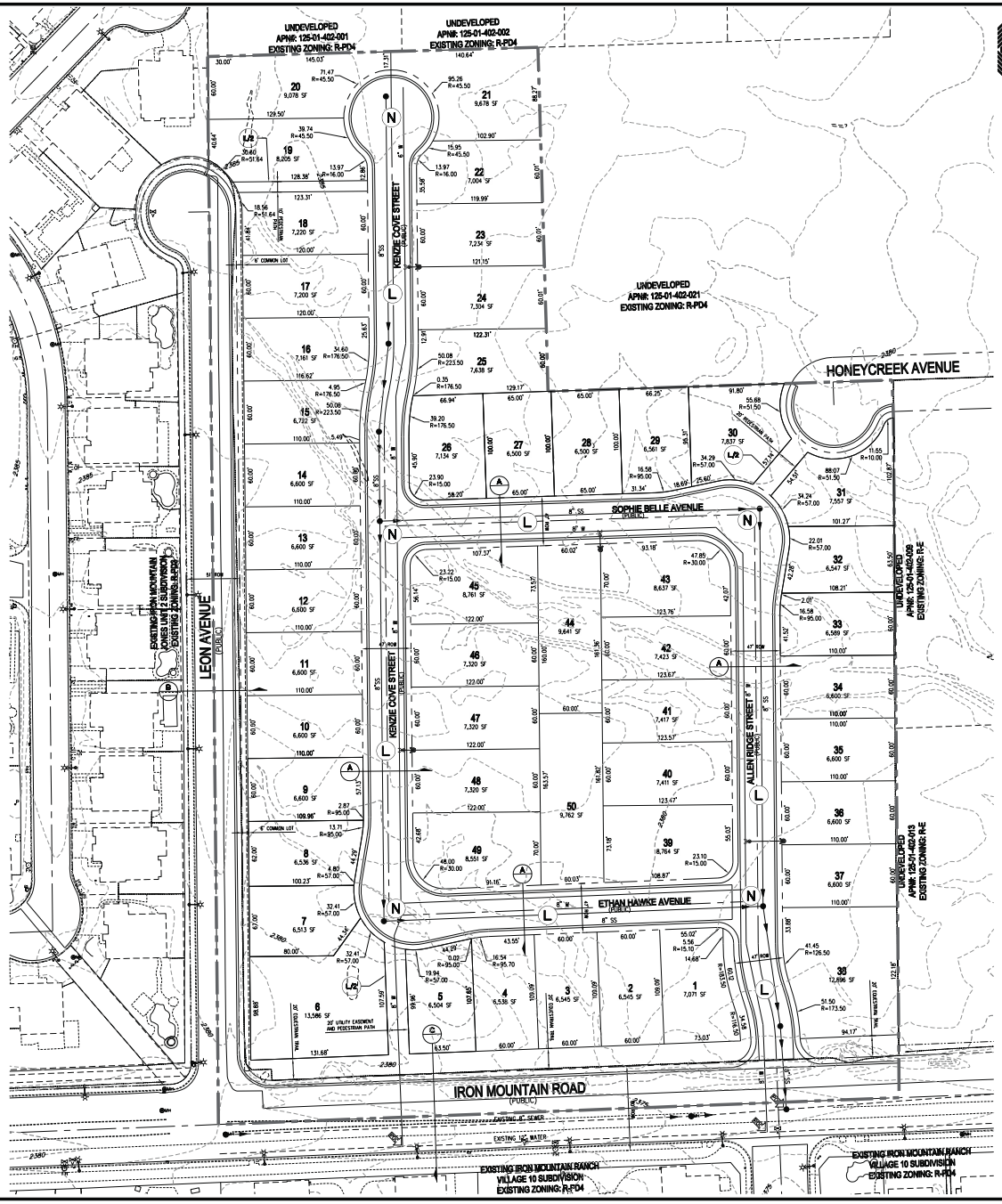
Case #	VAR-49581
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
5' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 51ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

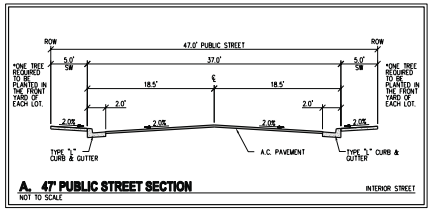
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

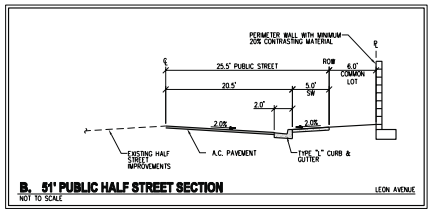
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

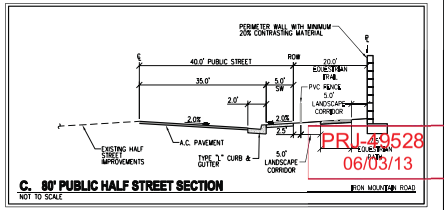
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

PRJ-49528
06/03/13

VAR-49581

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

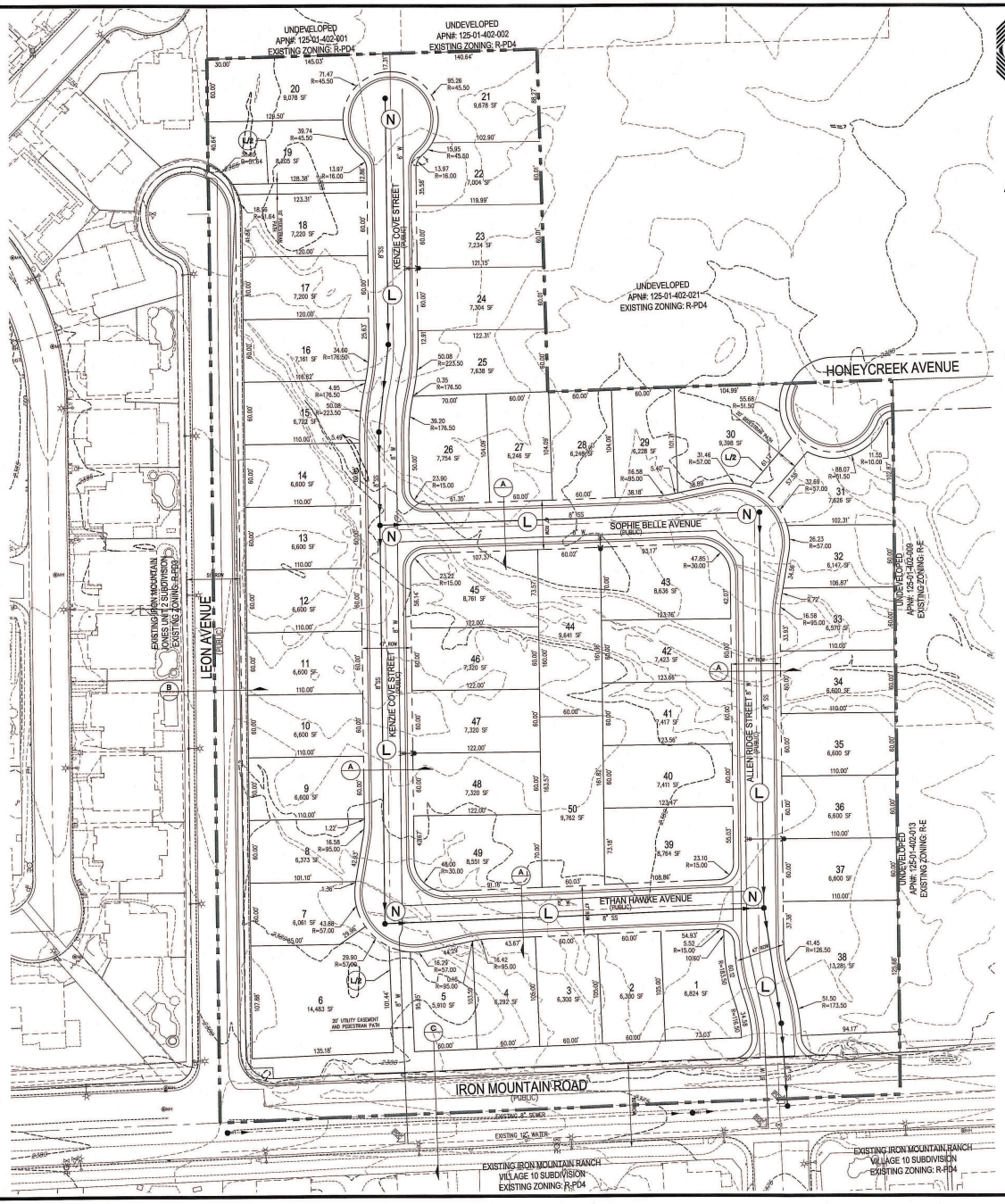
TENTATIVE MAP

S11 0SW R19 0EB

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 3' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-6400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

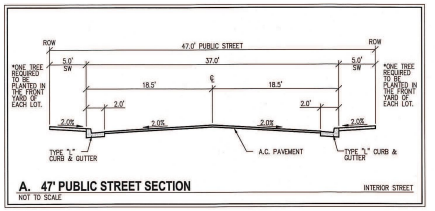
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

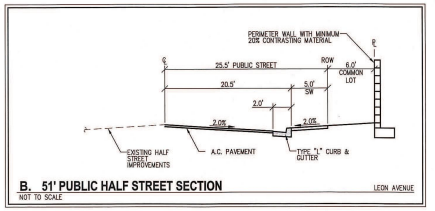
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

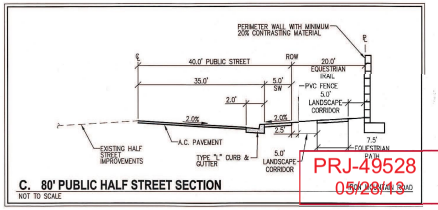
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49581

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

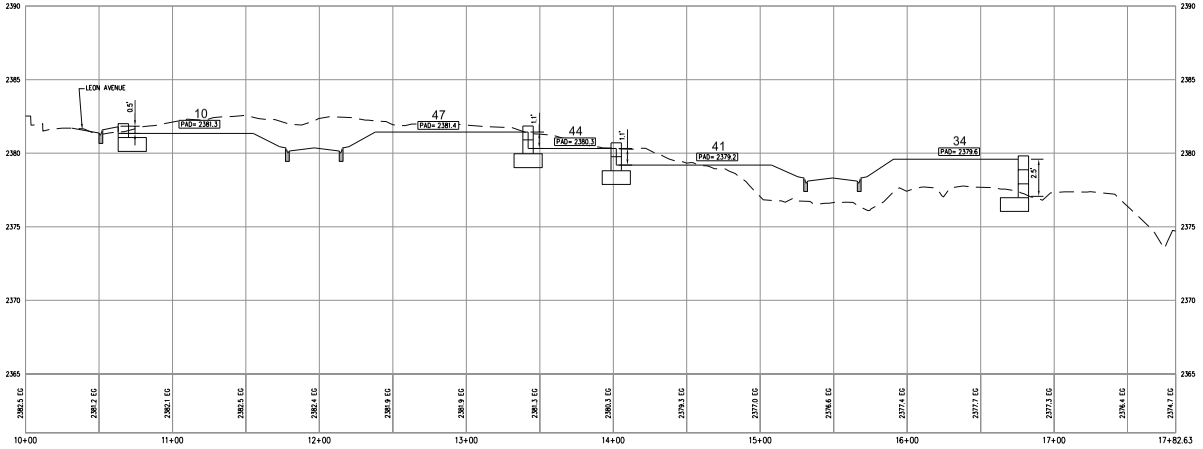
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

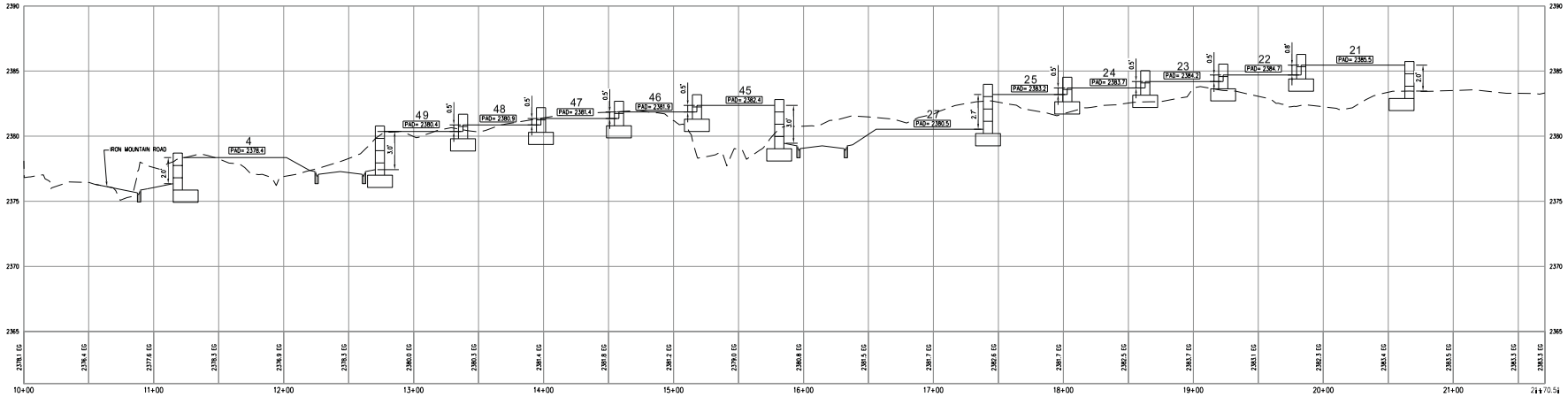
PROFESSIONAL ENGINEER — STATE OF NEVADA — DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49581

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49581

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49581

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

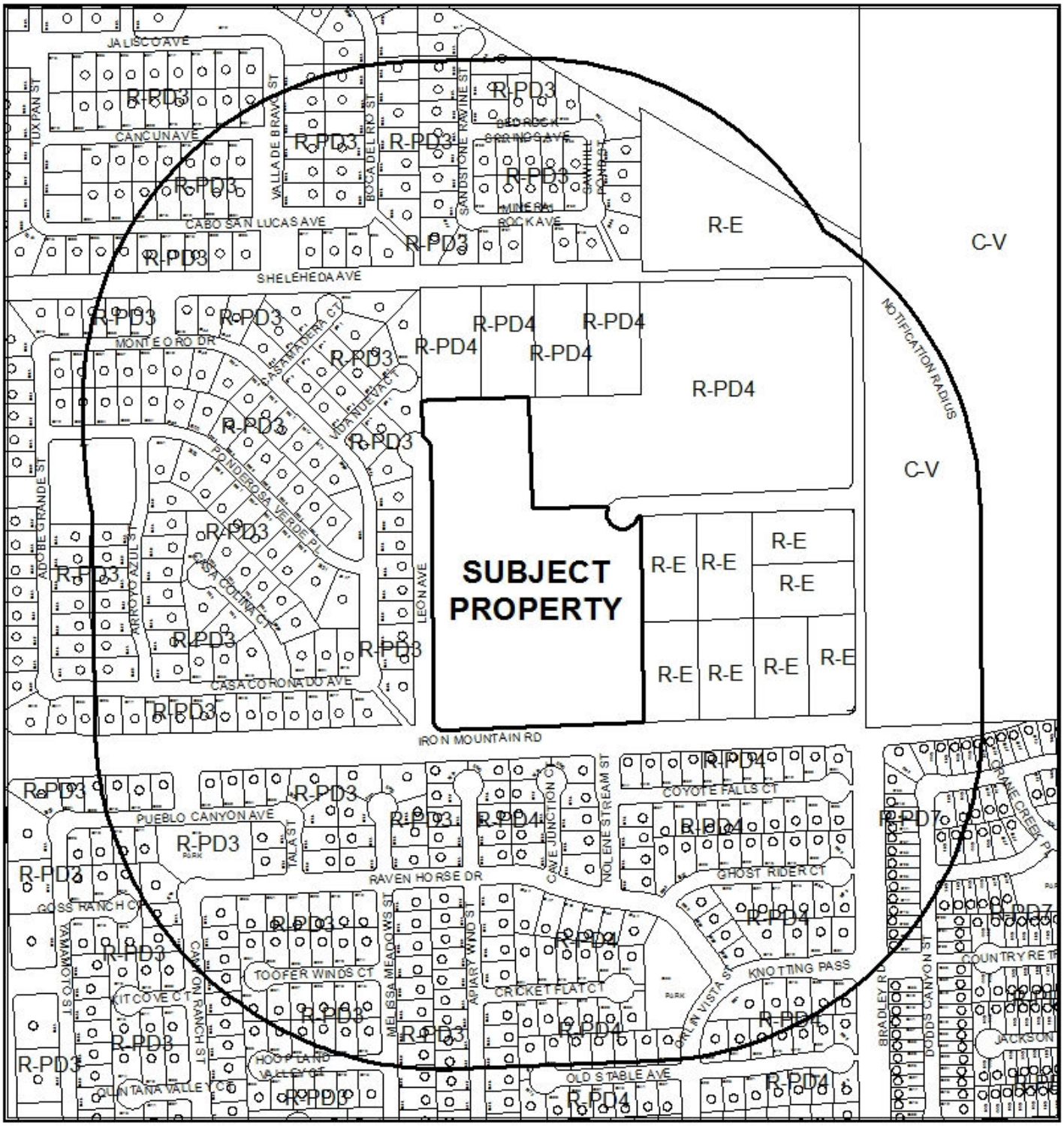
SUBJECT:
VAR-49582 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 7 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49582 (PRJ-49528)

RADIUS: 1000 FEET

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

N



CASE: **VAR-49582 (PRJ-49528)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49582 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

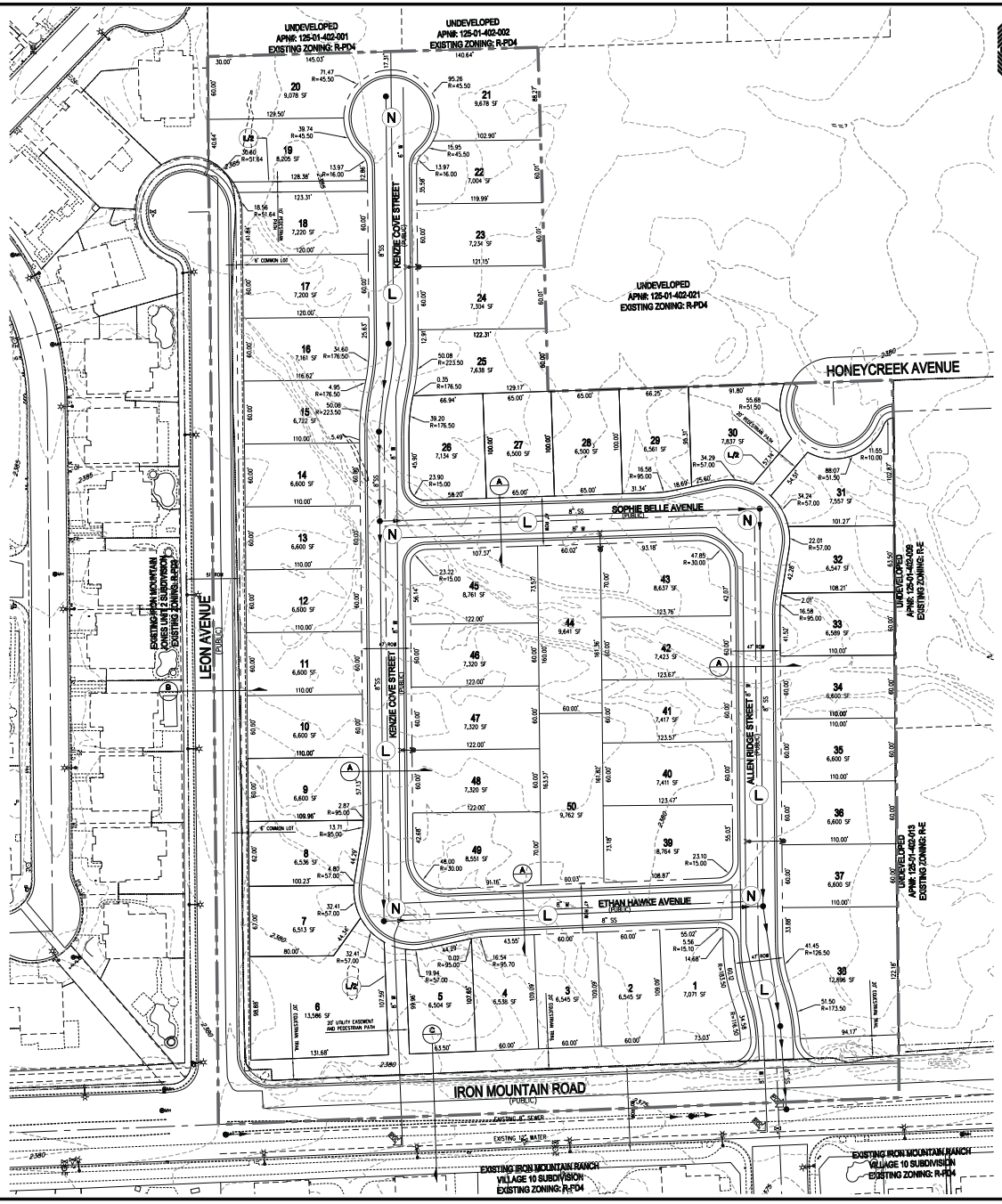
Case #	VAR-49582
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

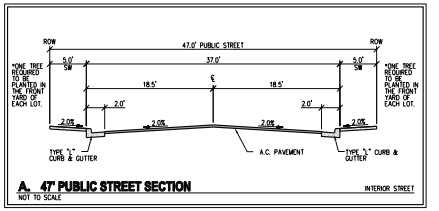
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

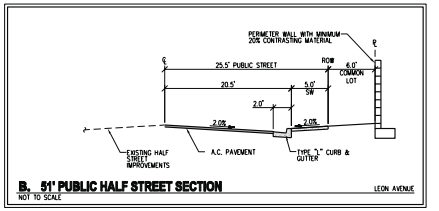
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

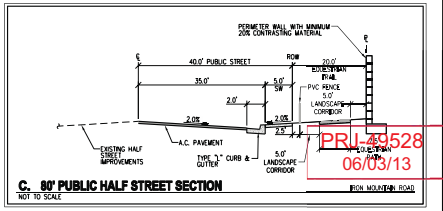
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49582

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

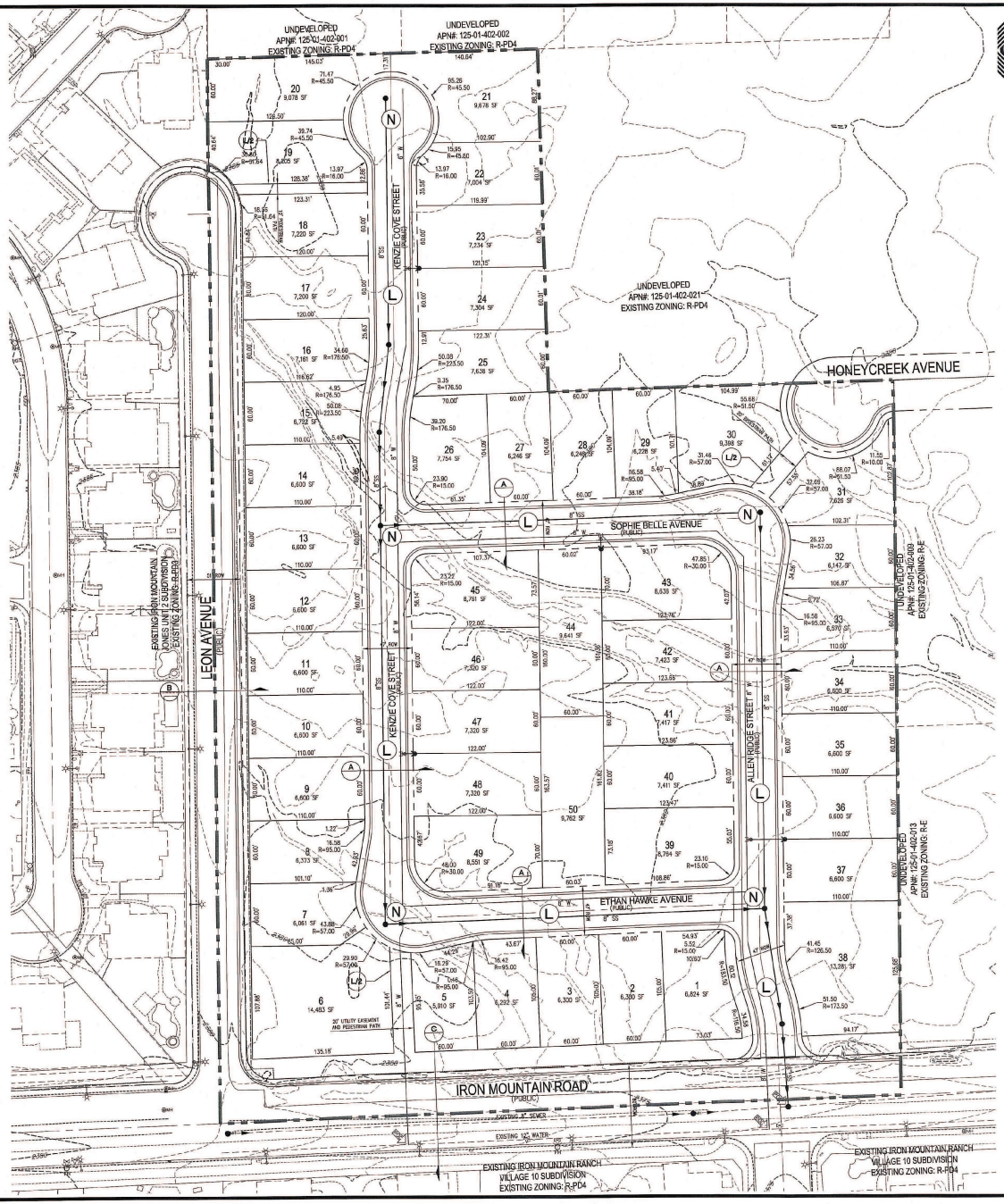
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5333
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

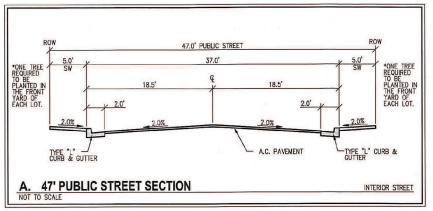
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(xR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

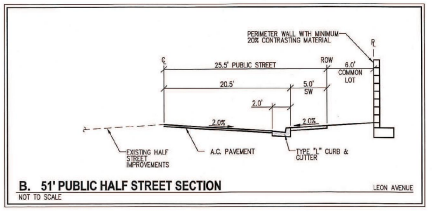
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

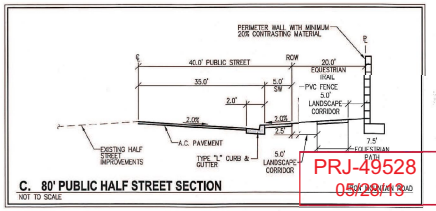
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/29/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T18S R60E

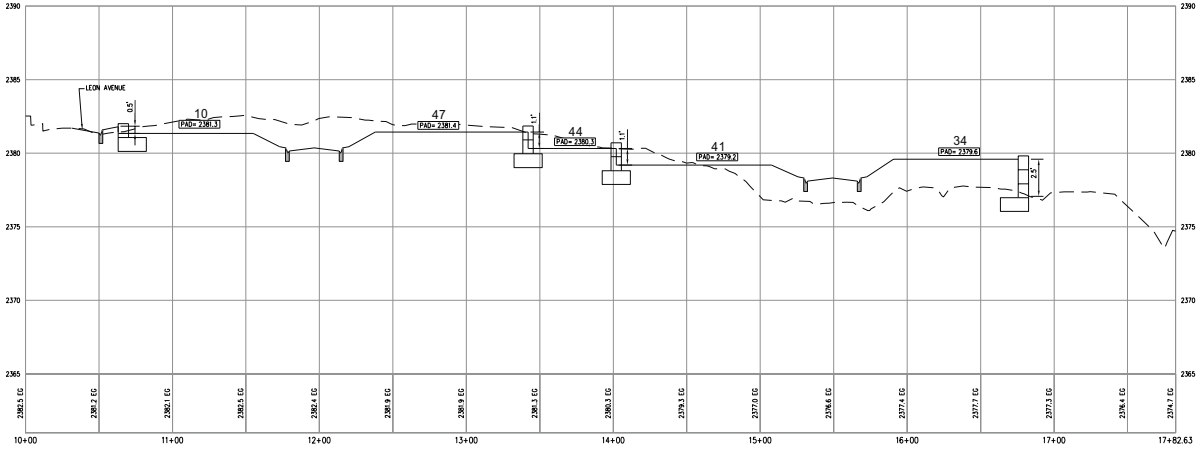
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

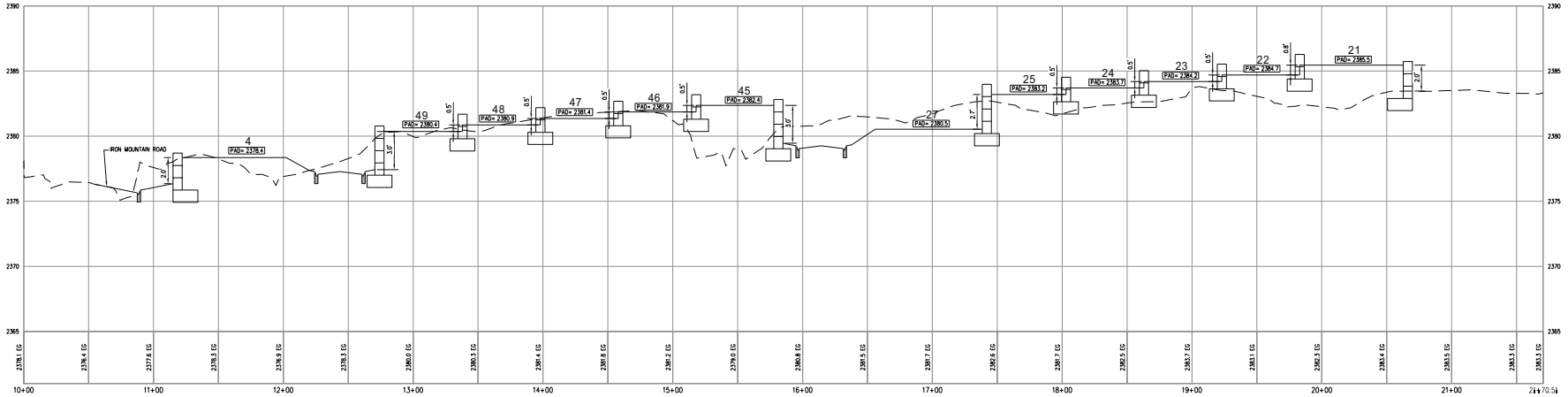
TM-1
SHEET 1 OF 2

VAR-49582

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S-11 S
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49582

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49582

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49582

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

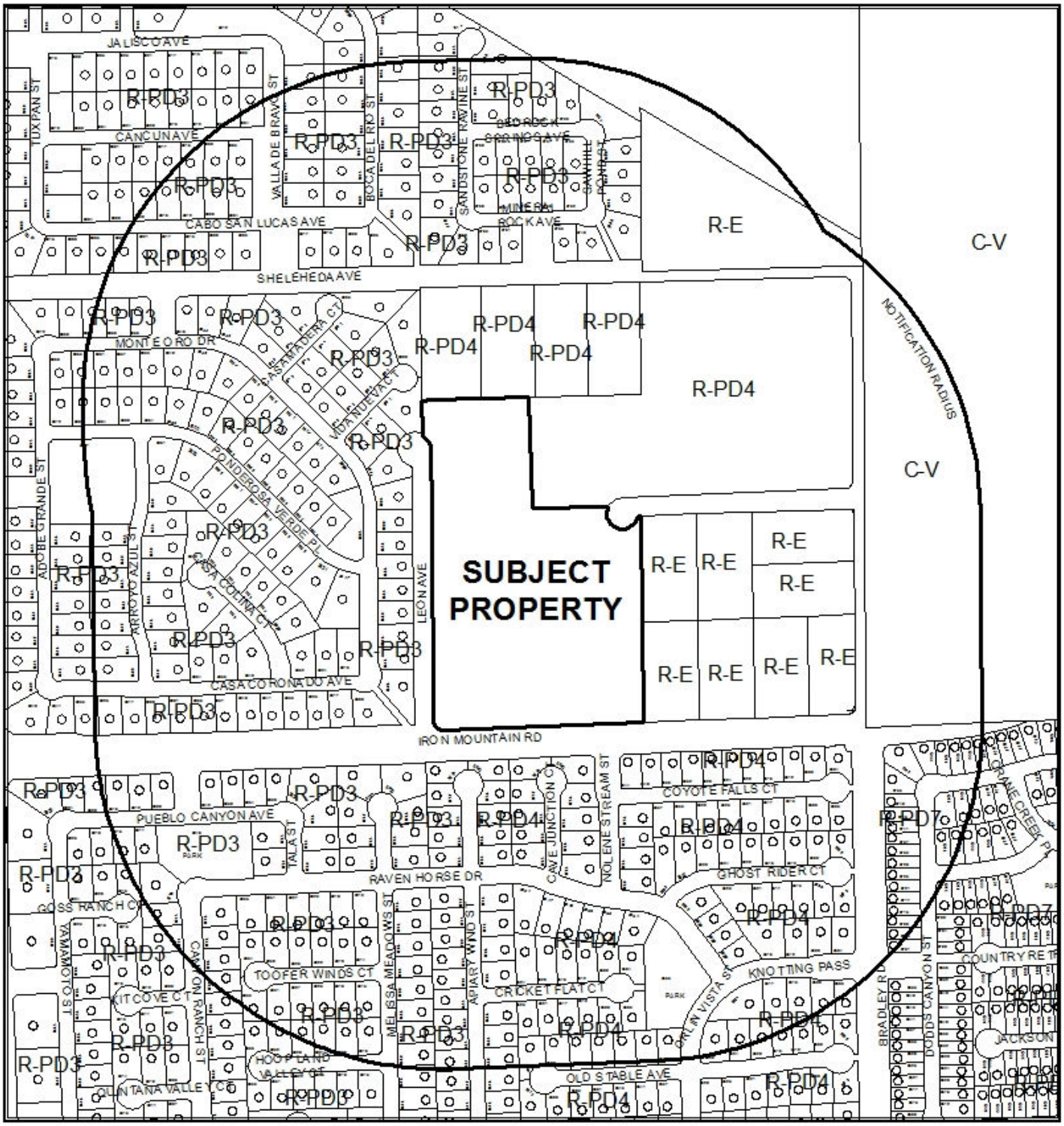
SUBJECT:
VAR-49583 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 8 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49583 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620

Feet

CASE: **VAR-49583 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49583 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

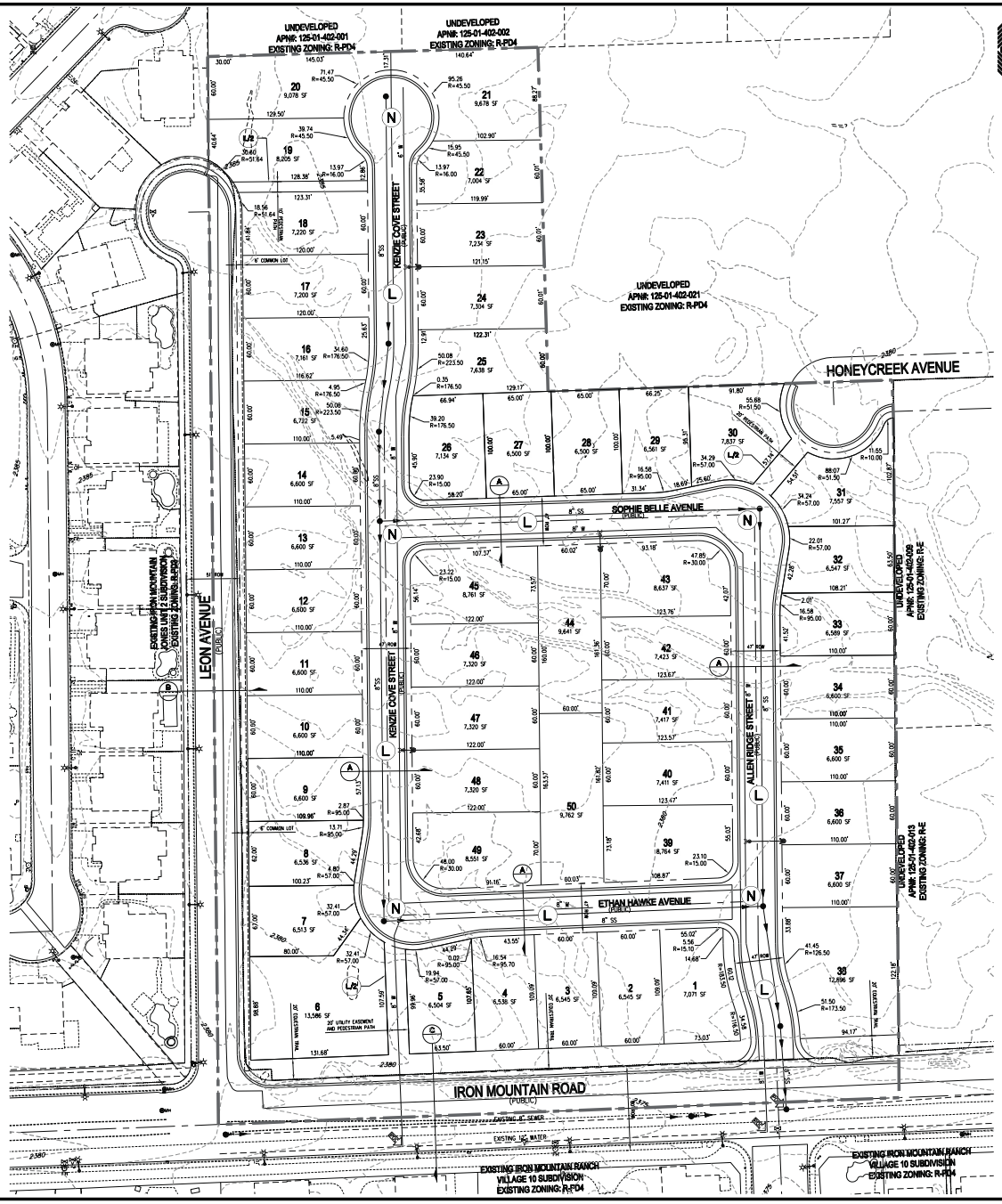
Case #	VAR-49583
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

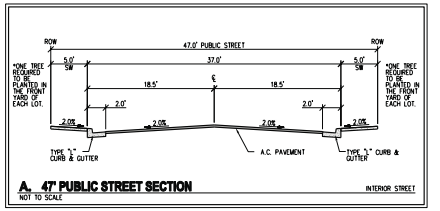
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

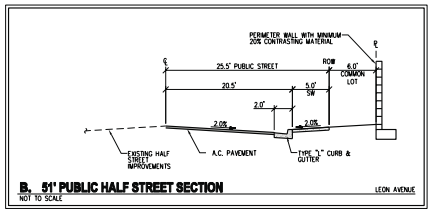
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

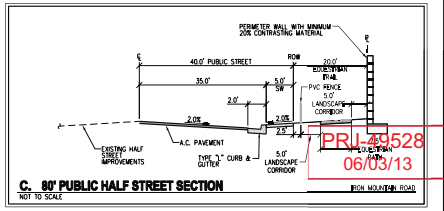
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49583

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

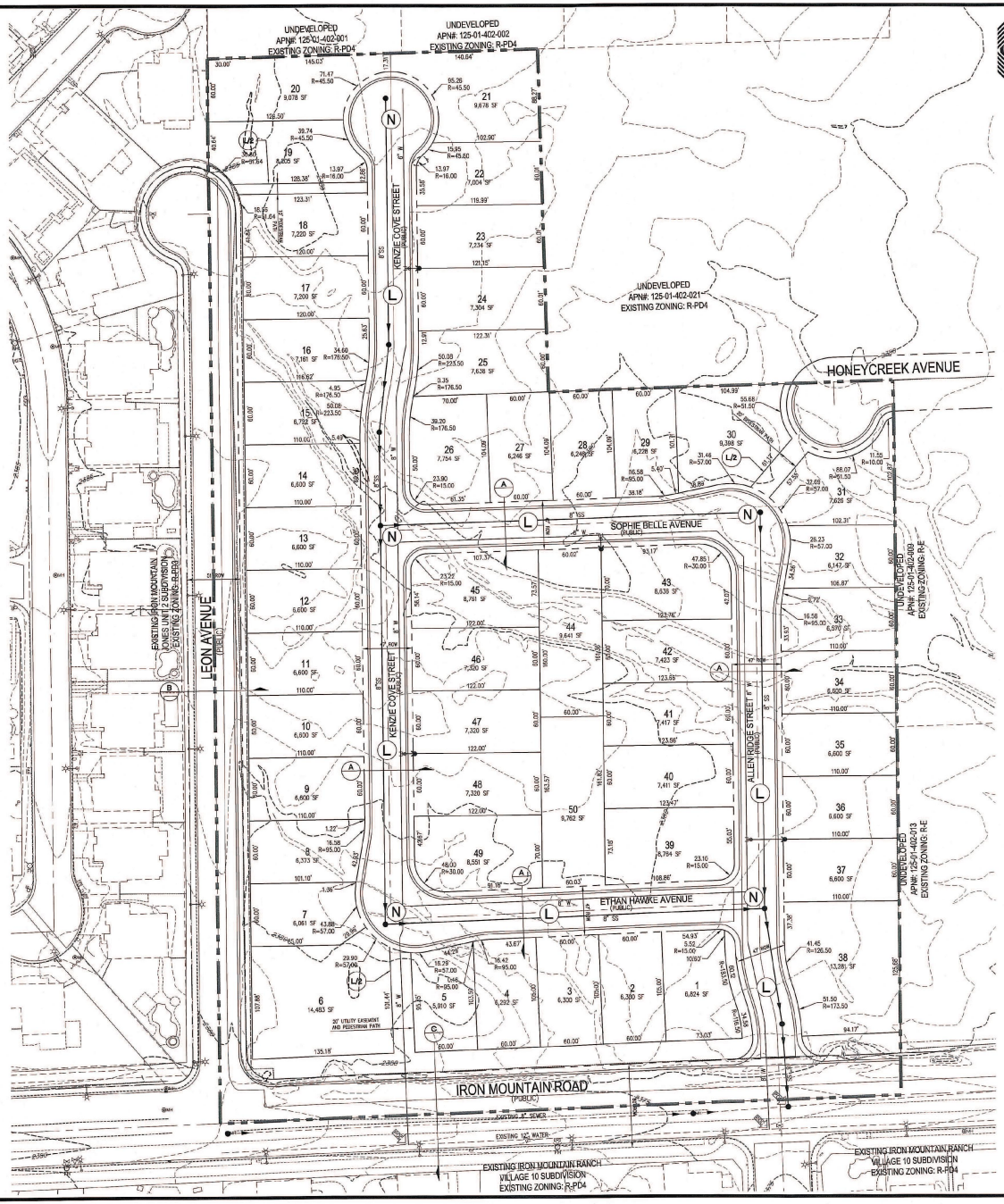
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

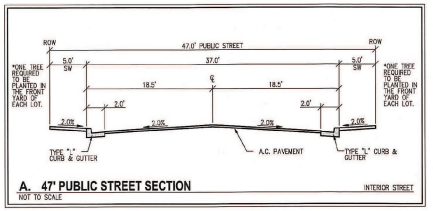
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(eA) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

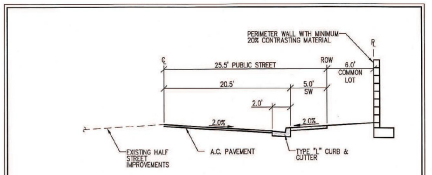
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

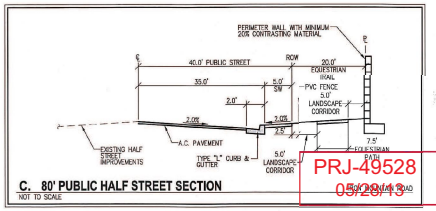
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49583

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

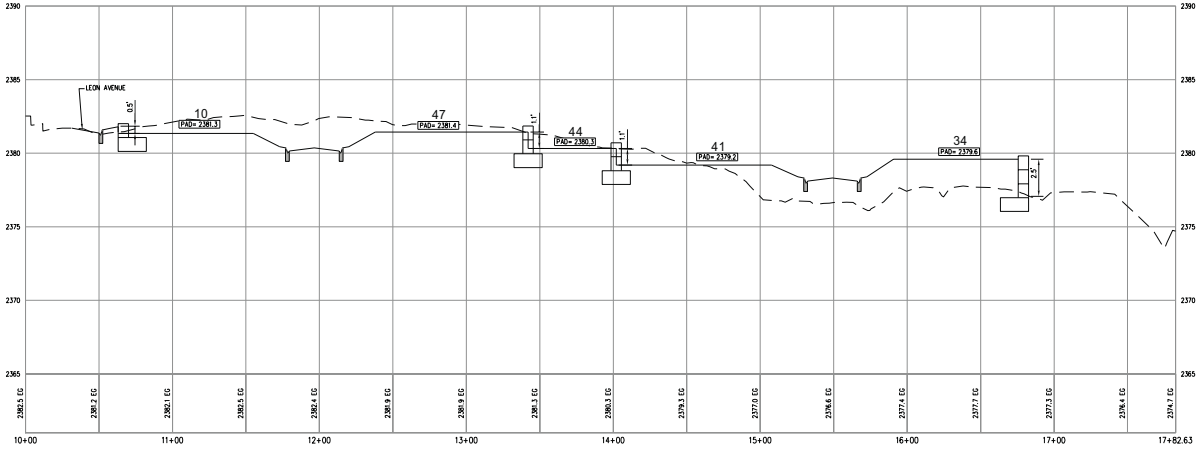
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

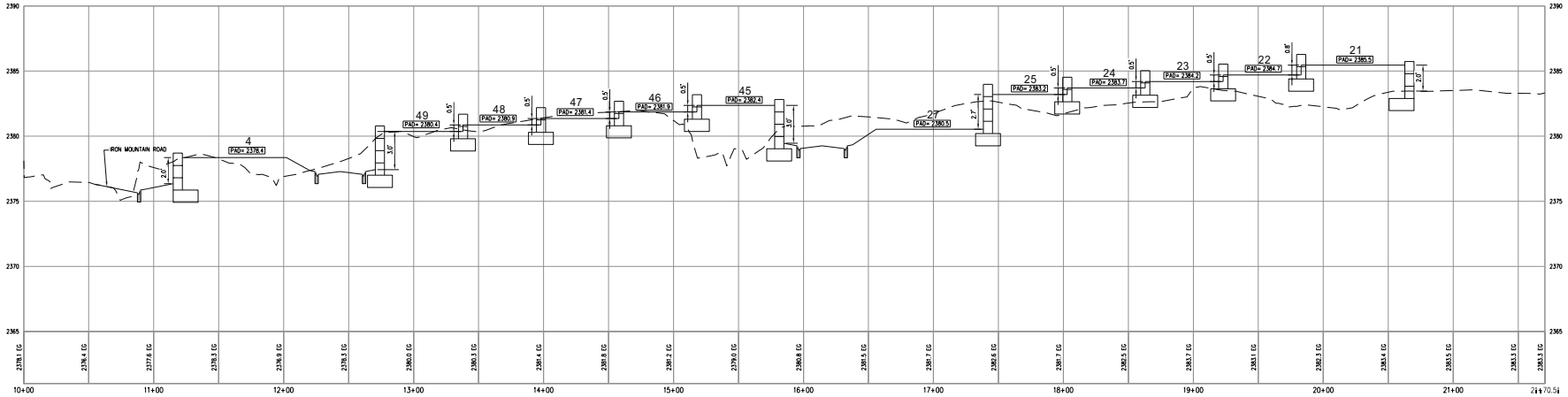
DOUGLAS E. BEBERSTEIN — PROFESSIONAL ENGINEER — STATE OF NEVADA — EXP 12-31-14 — CIVIL — No. 17108

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 S
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49583

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49583

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49583

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

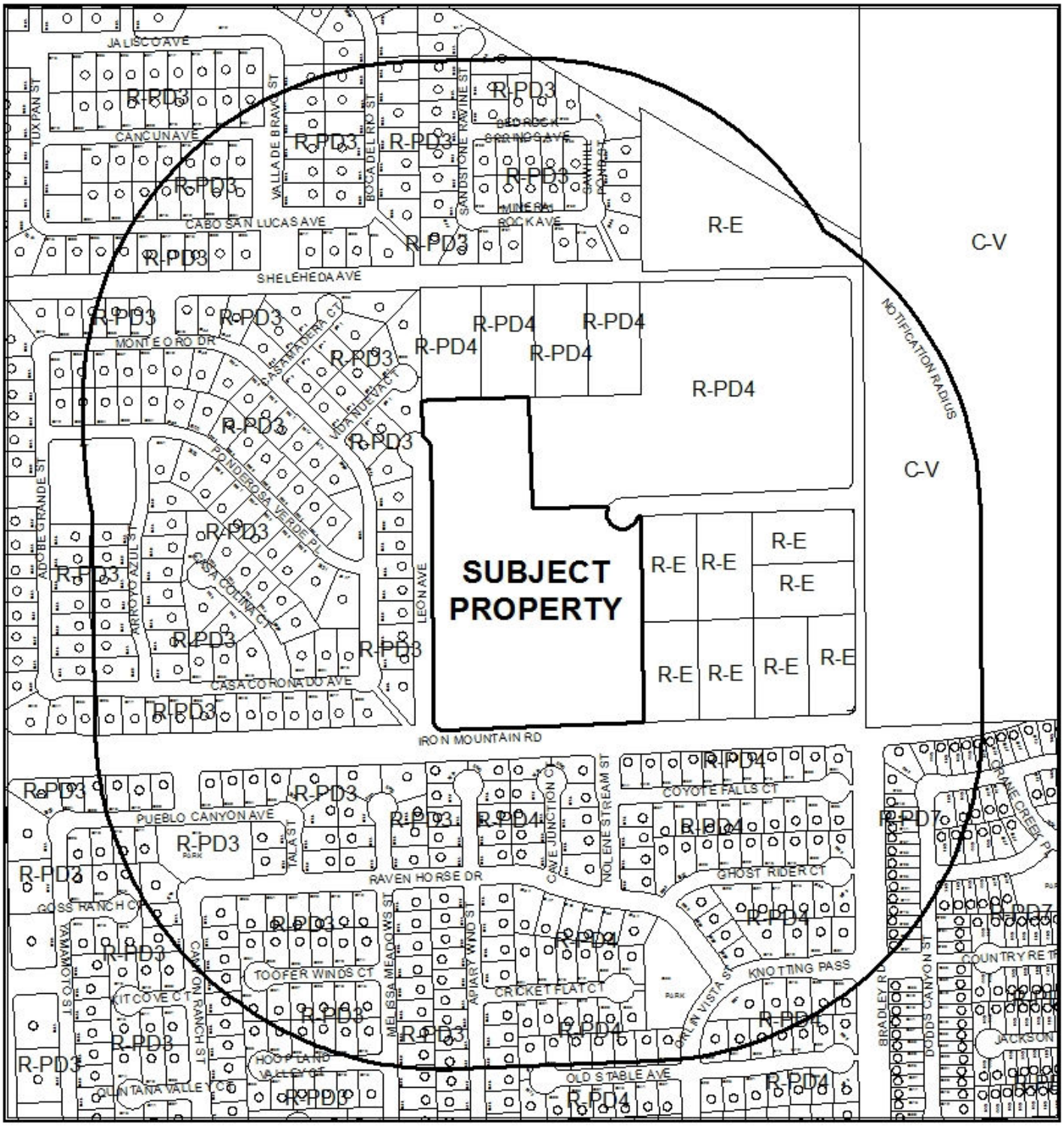
SUBJECT:
VAR-49584 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 9 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49584 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49584 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49584 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

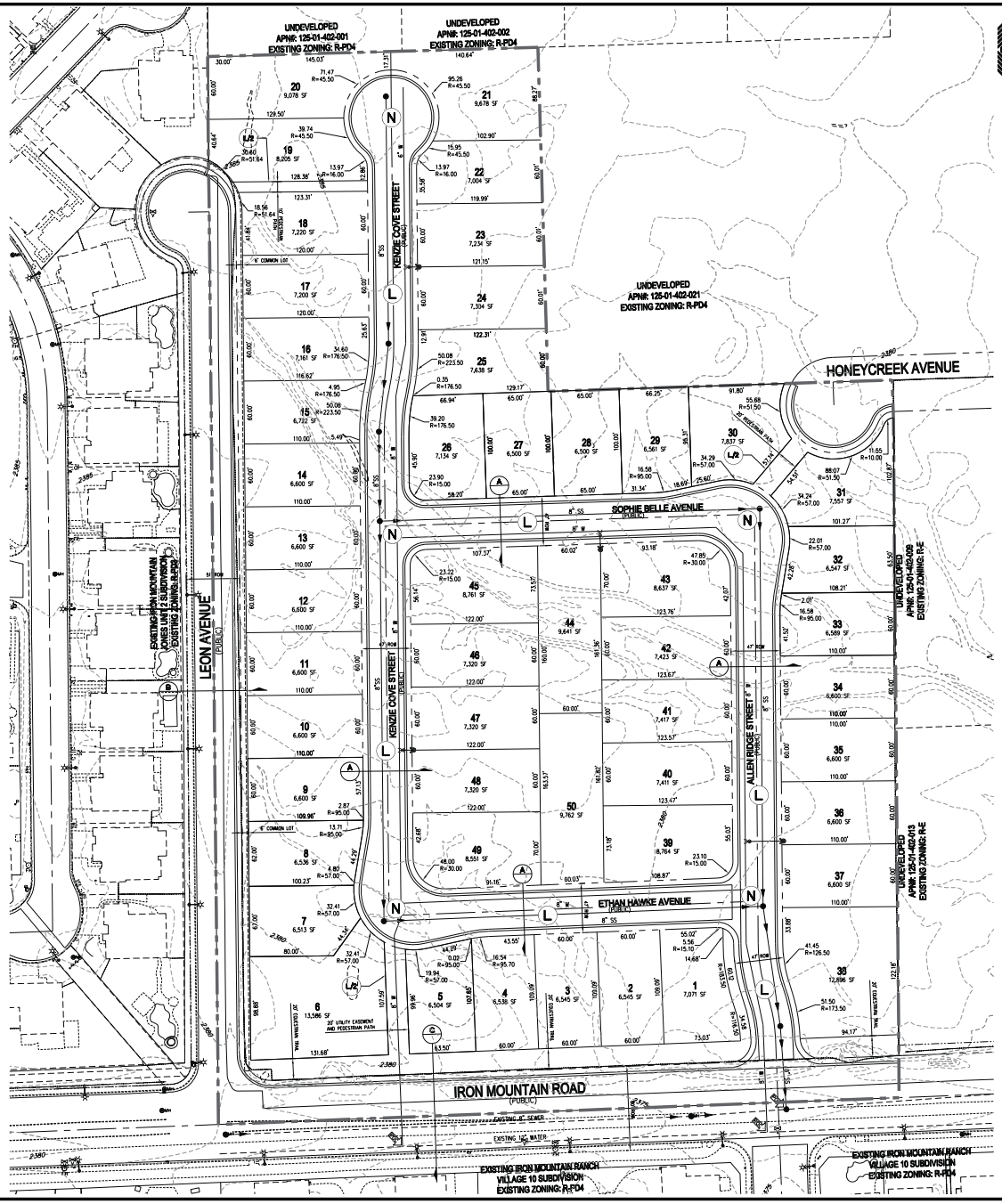
Case #	VAR-49584
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

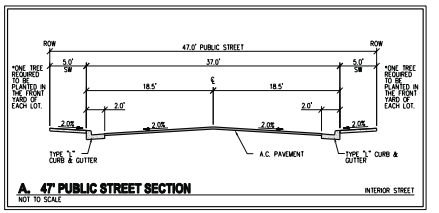
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

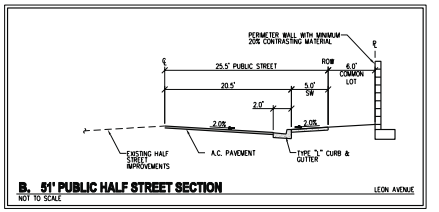
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

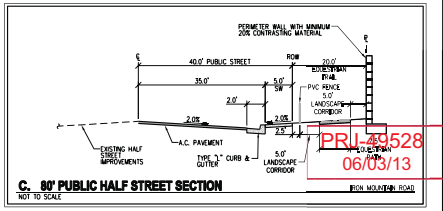
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49584

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

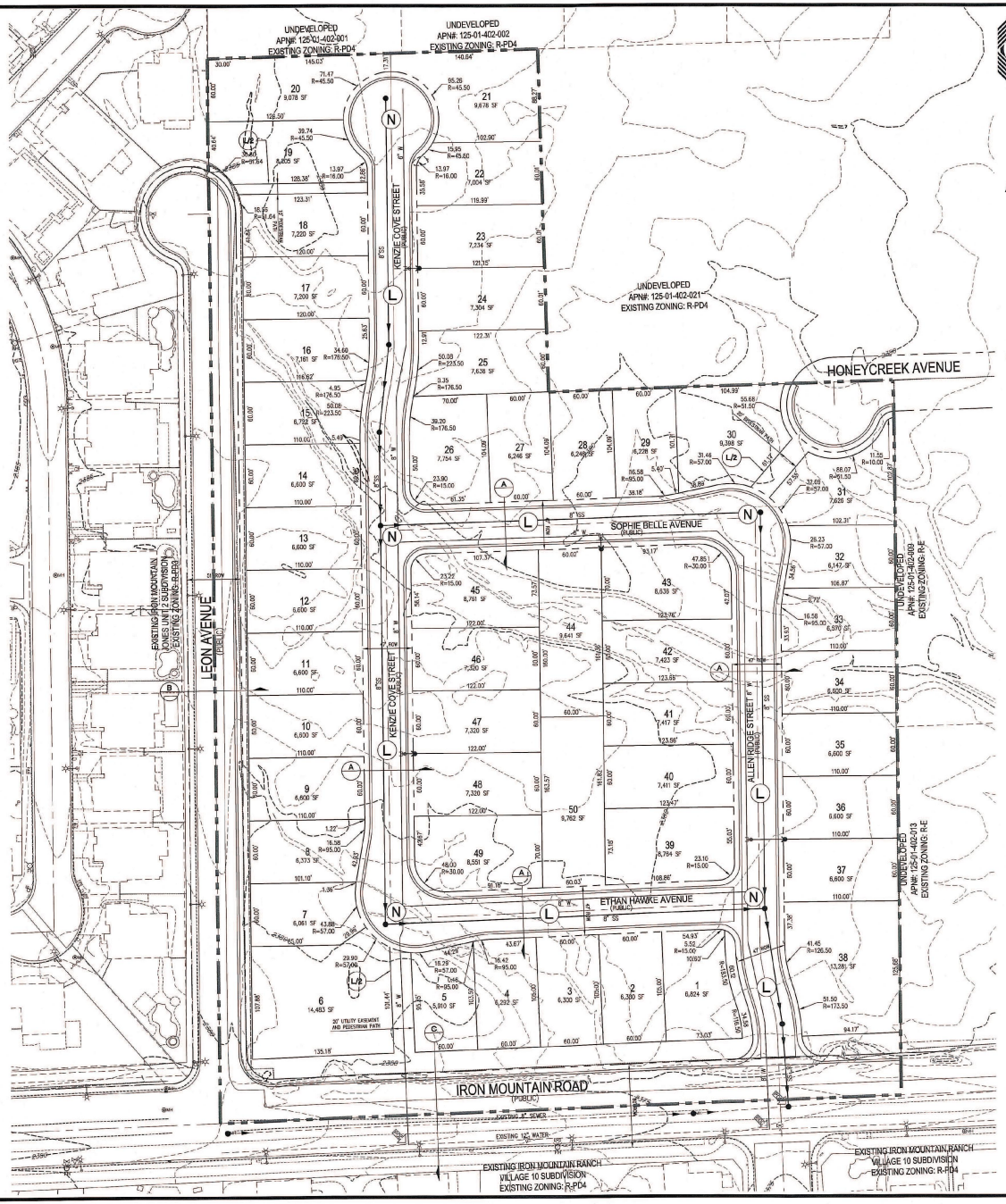
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5333
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

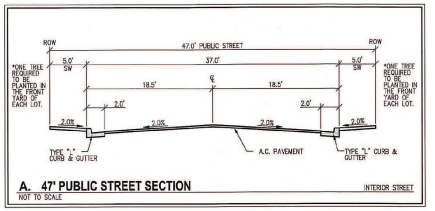
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(xP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

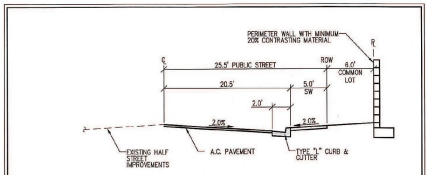
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

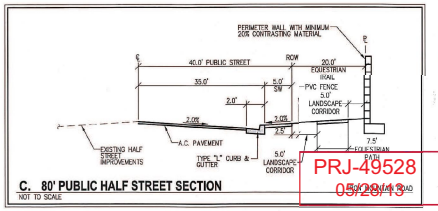
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION
NOT TO SCALE
LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49584

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

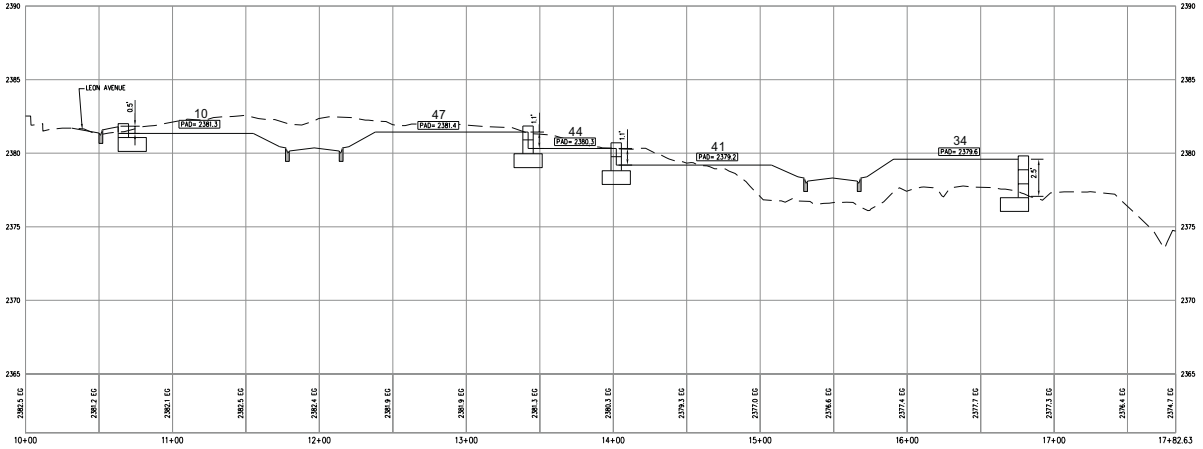
S1 T18S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

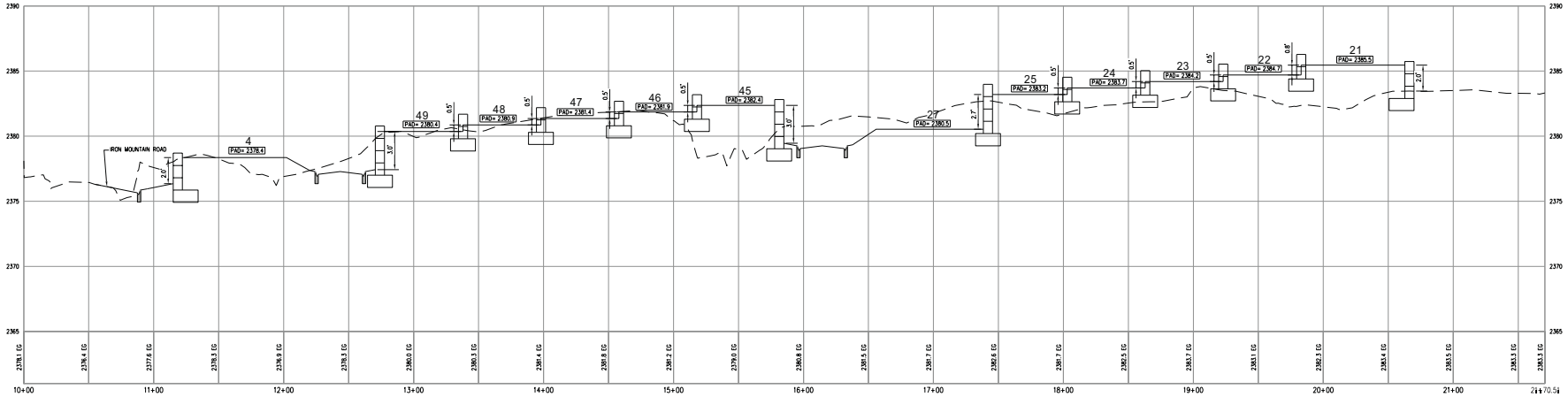
DOUGLAS E. BEBERSTEIN
EXP 12-31-14
CIVIL
No. 17108
STATE OF NEVADA
PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 E
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49584

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49584

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49584

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

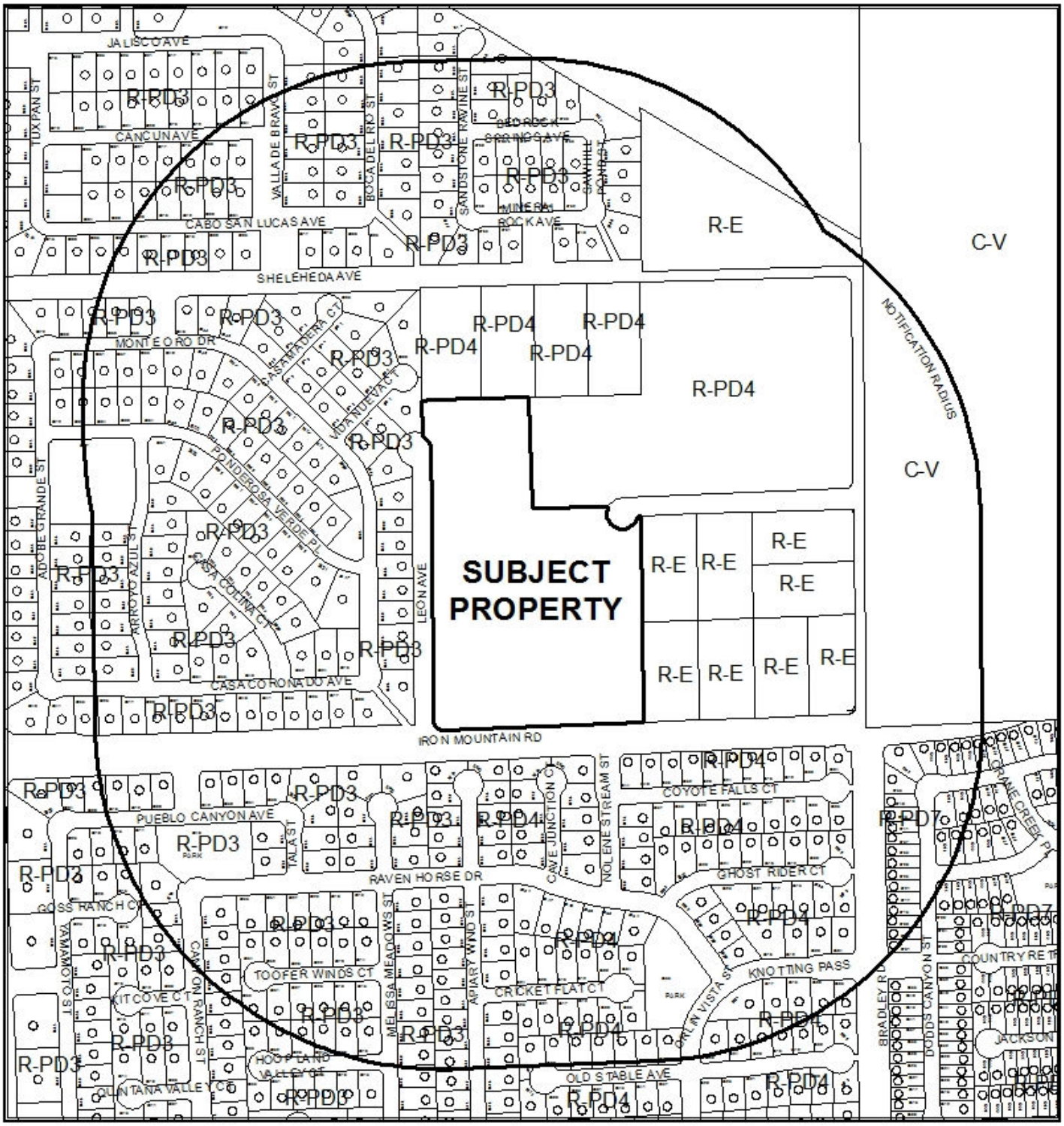
SUBJECT:
VAR-49585 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 10 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49585 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49585 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49585 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

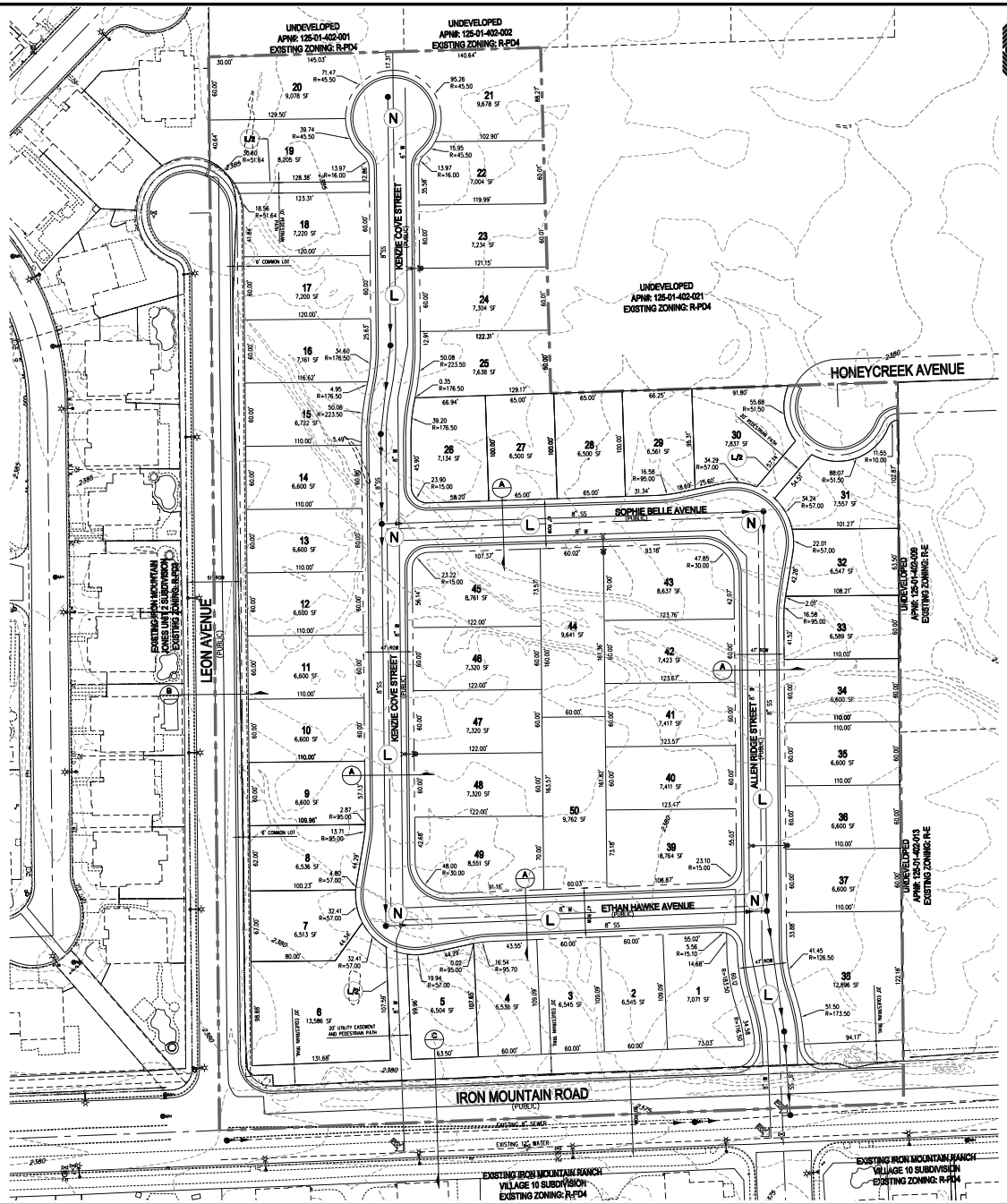
Case #	VAR-49585
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

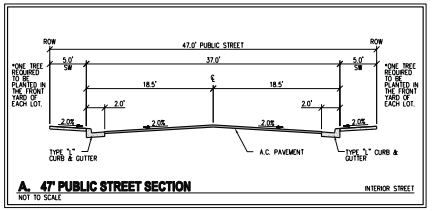
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

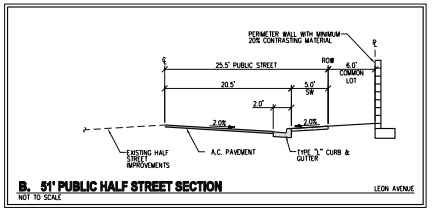
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

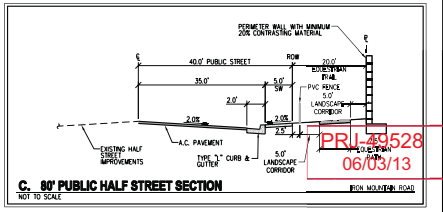
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49585

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

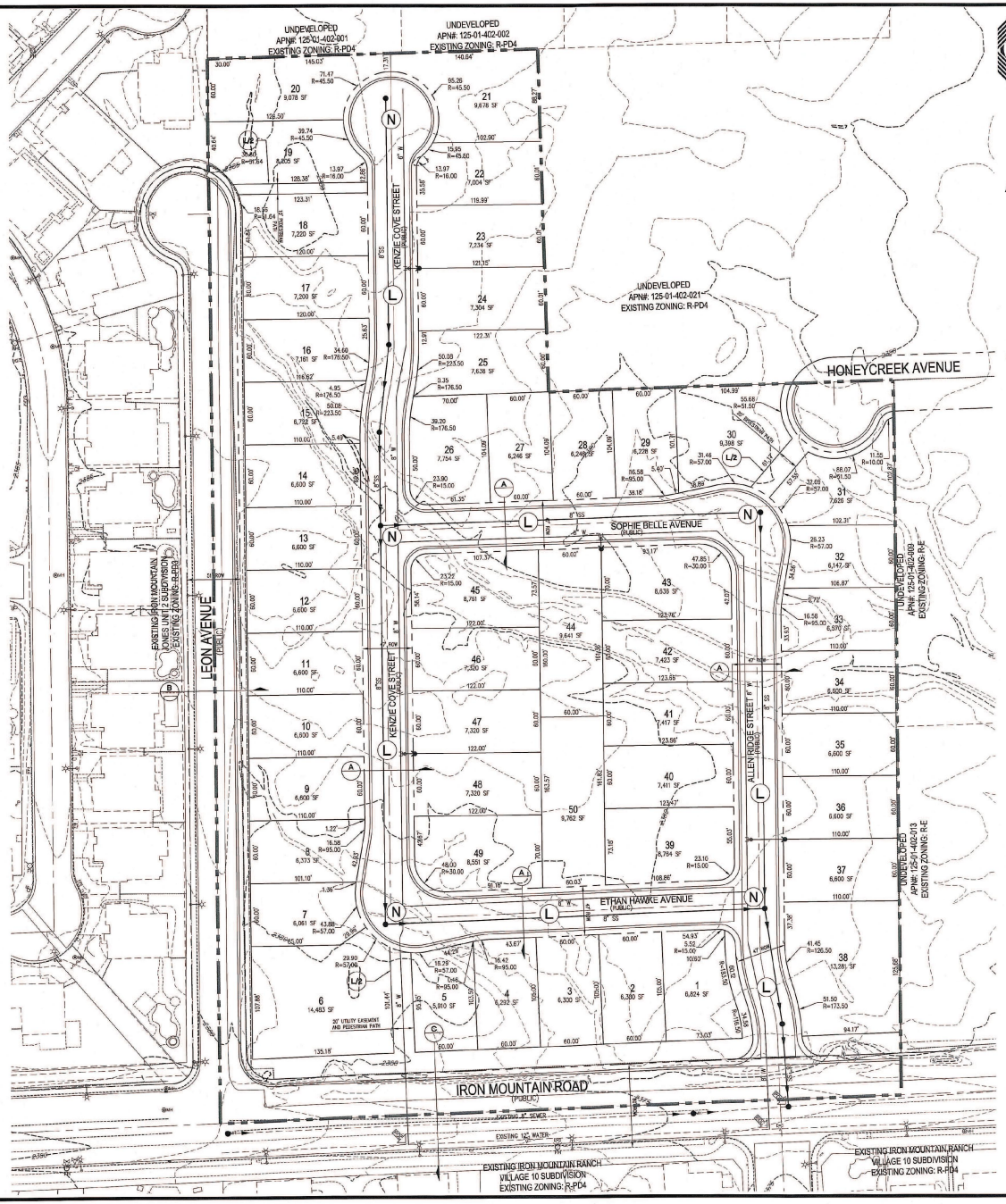
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 346-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

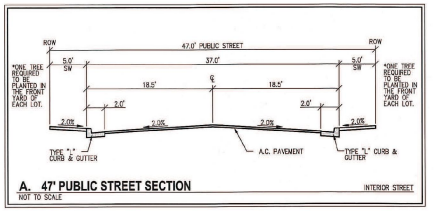
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

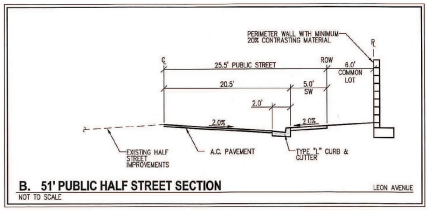
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

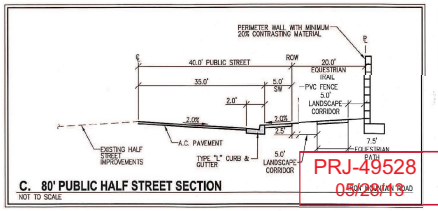
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49585

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

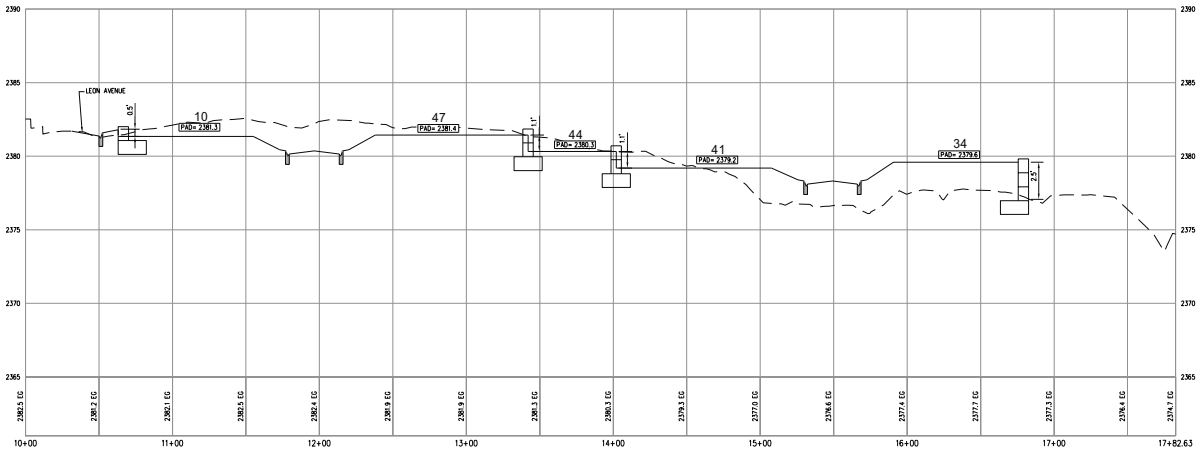
S1 T18S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

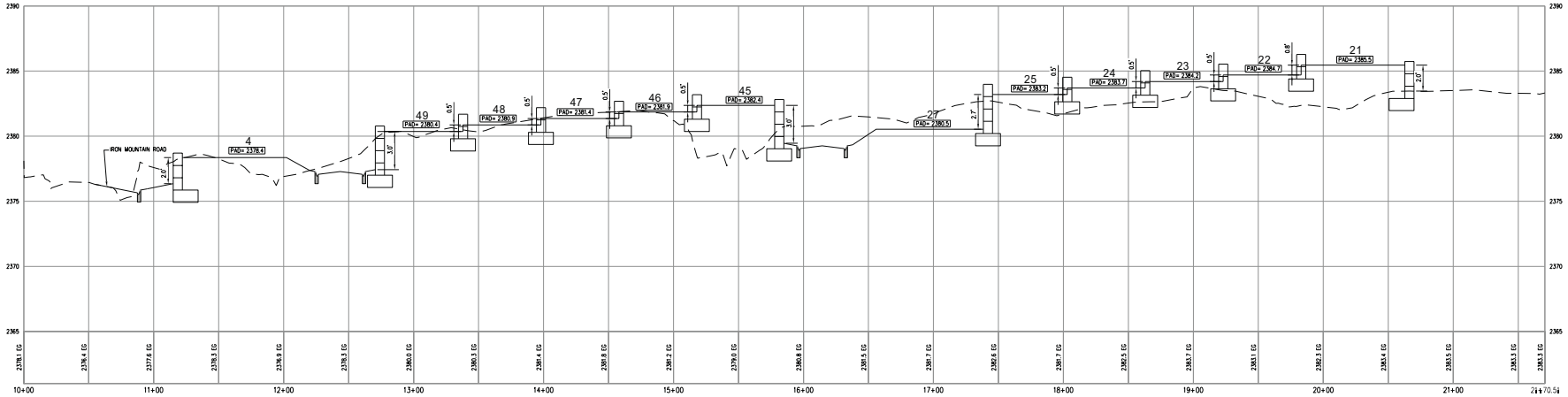
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 S
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49585

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49585

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49585

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

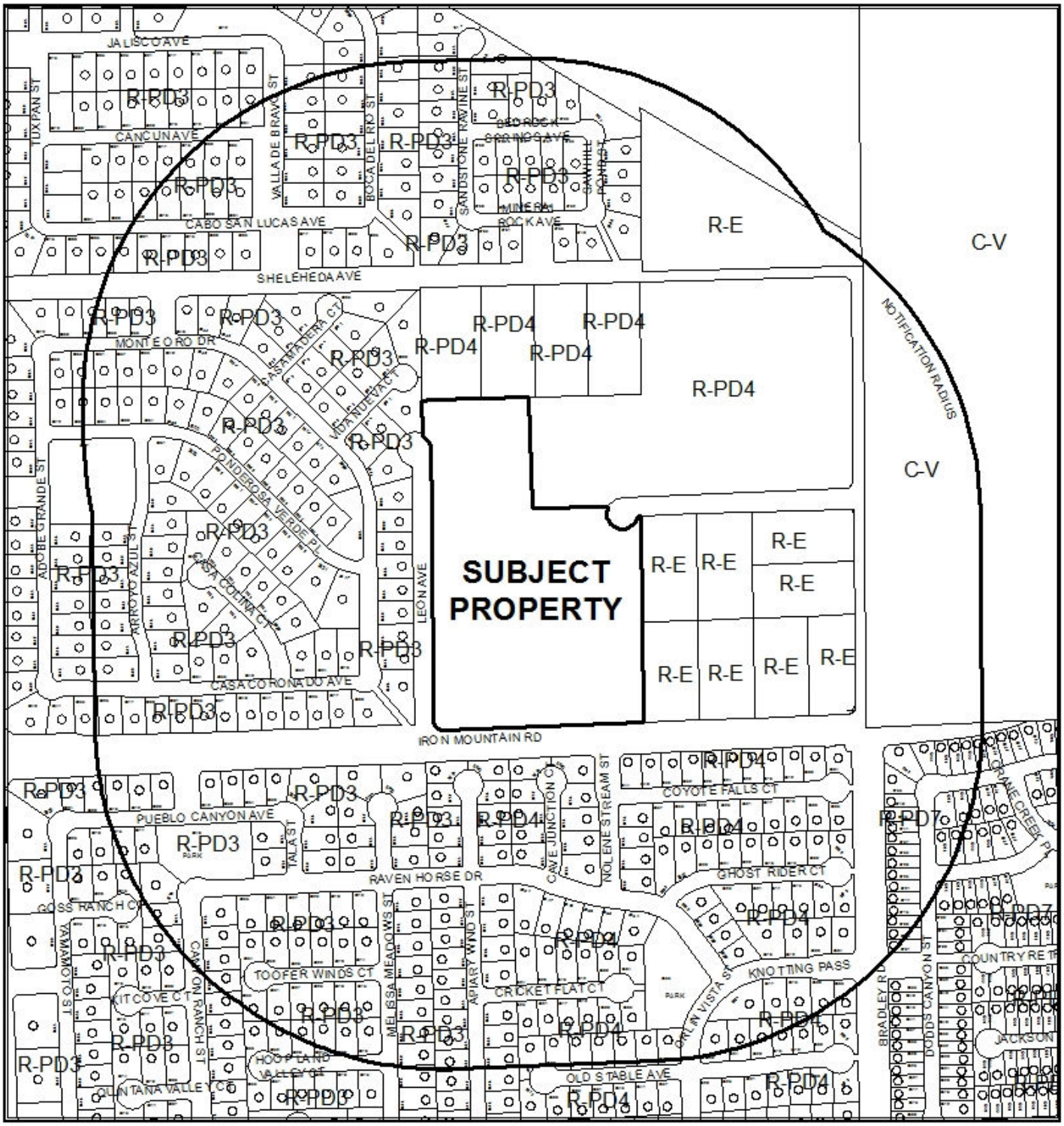
SUBJECT:
VAR-49586 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 11 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49586 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49586 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49587 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

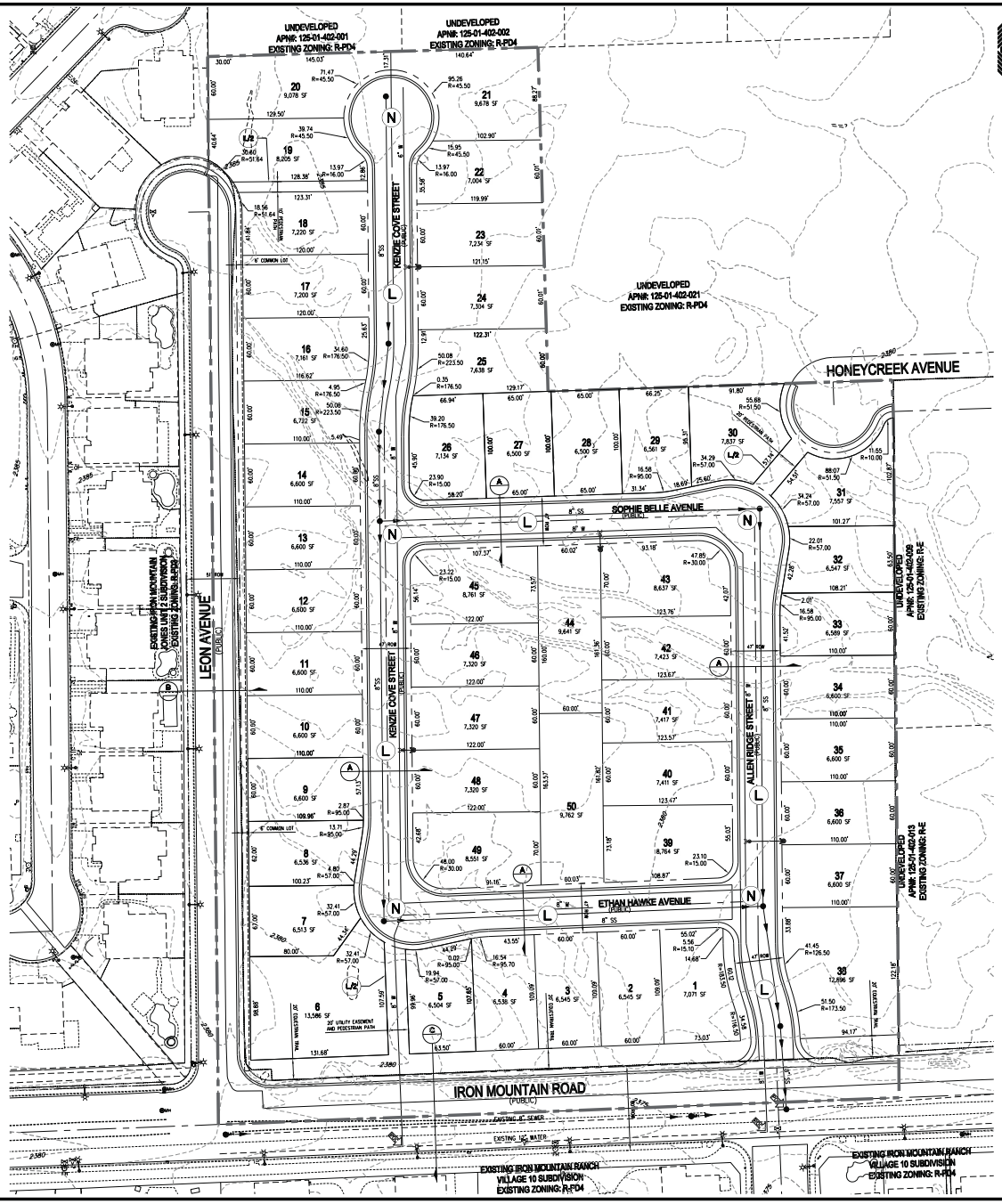
Case #	VAR-49587
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

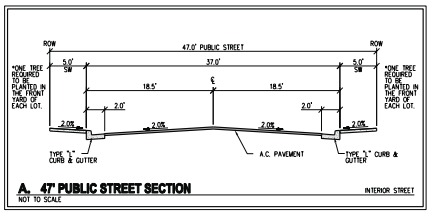
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

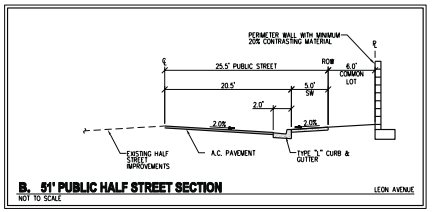
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

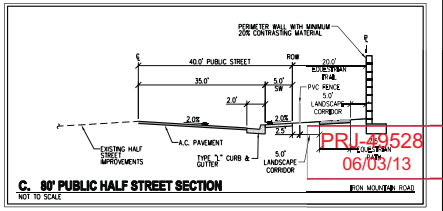
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49587

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

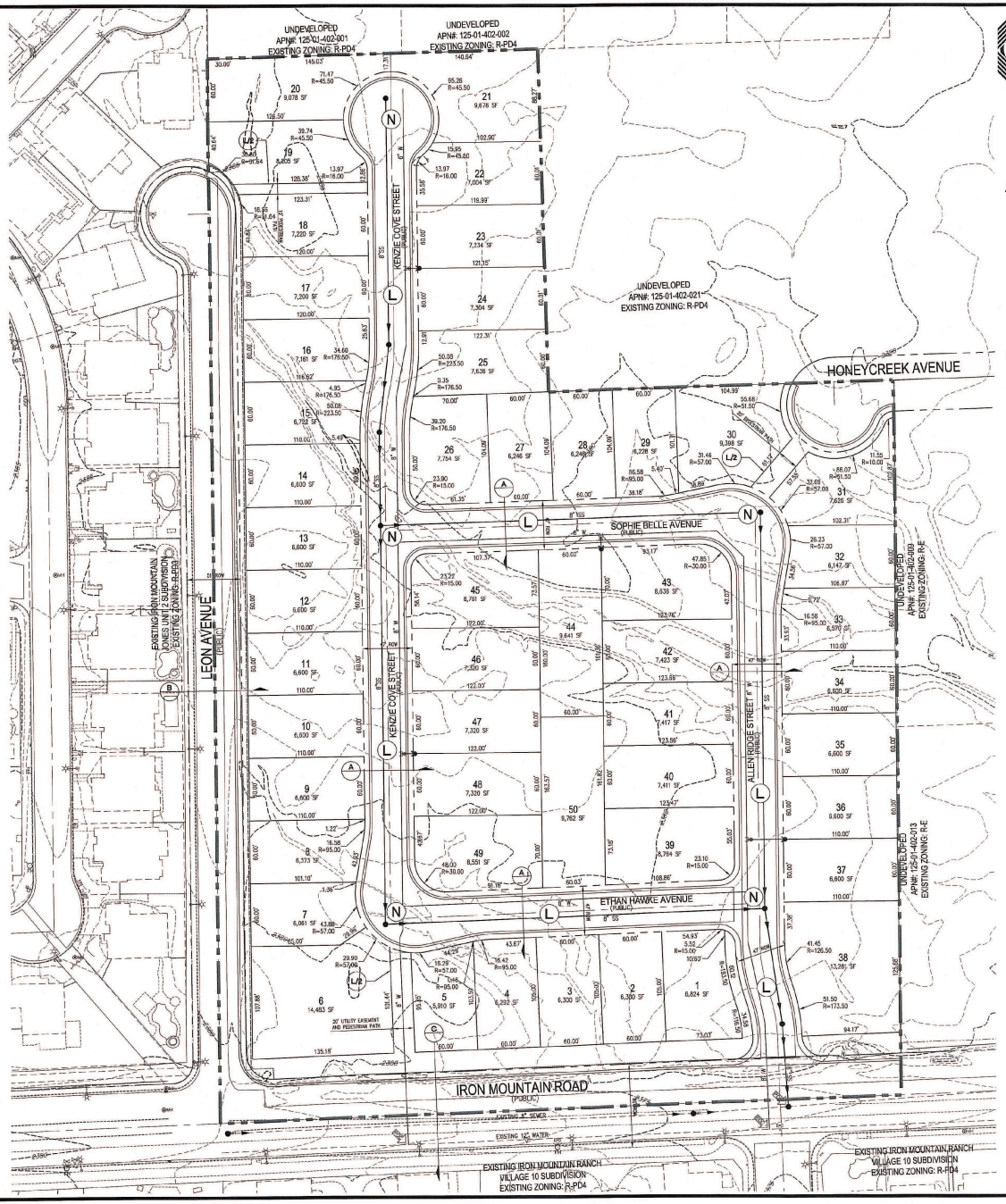
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 346-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

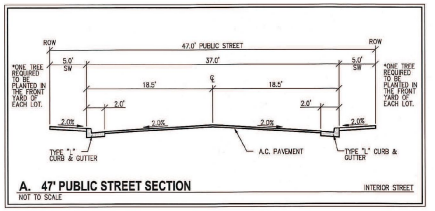
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(xP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

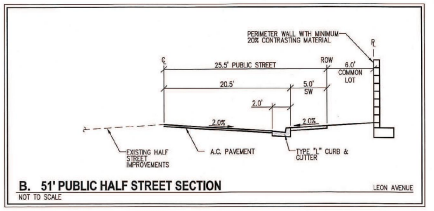
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

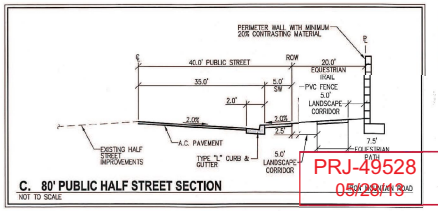
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49587

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

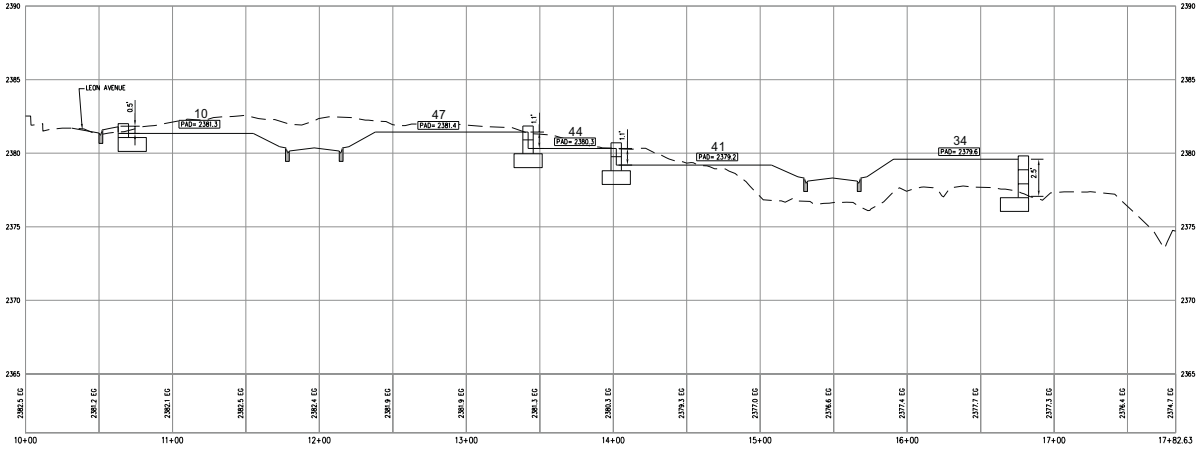
S1 T18S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

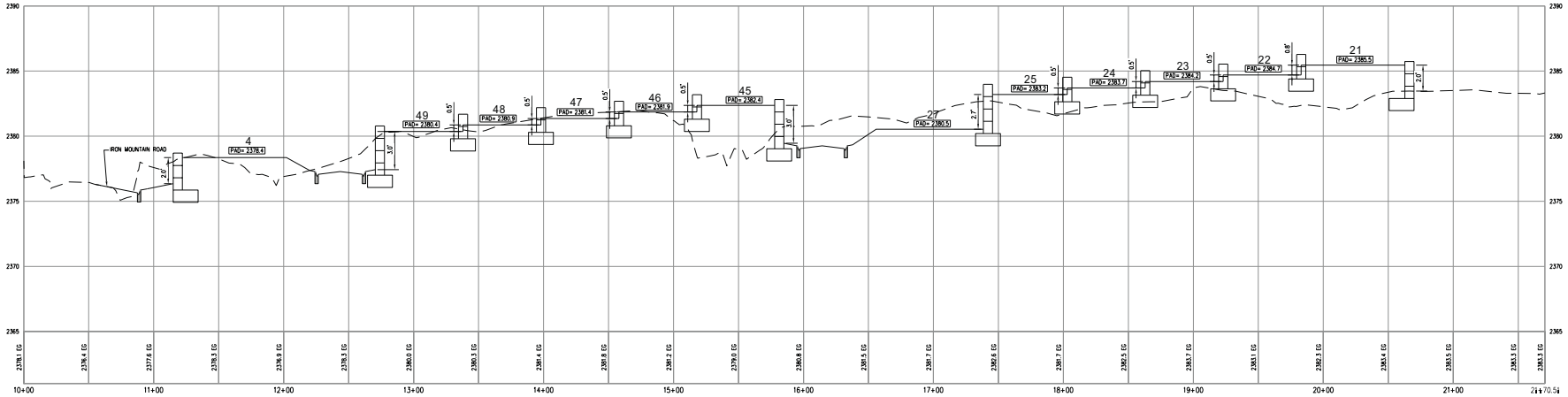
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 R-60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49587

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49586

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49586

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

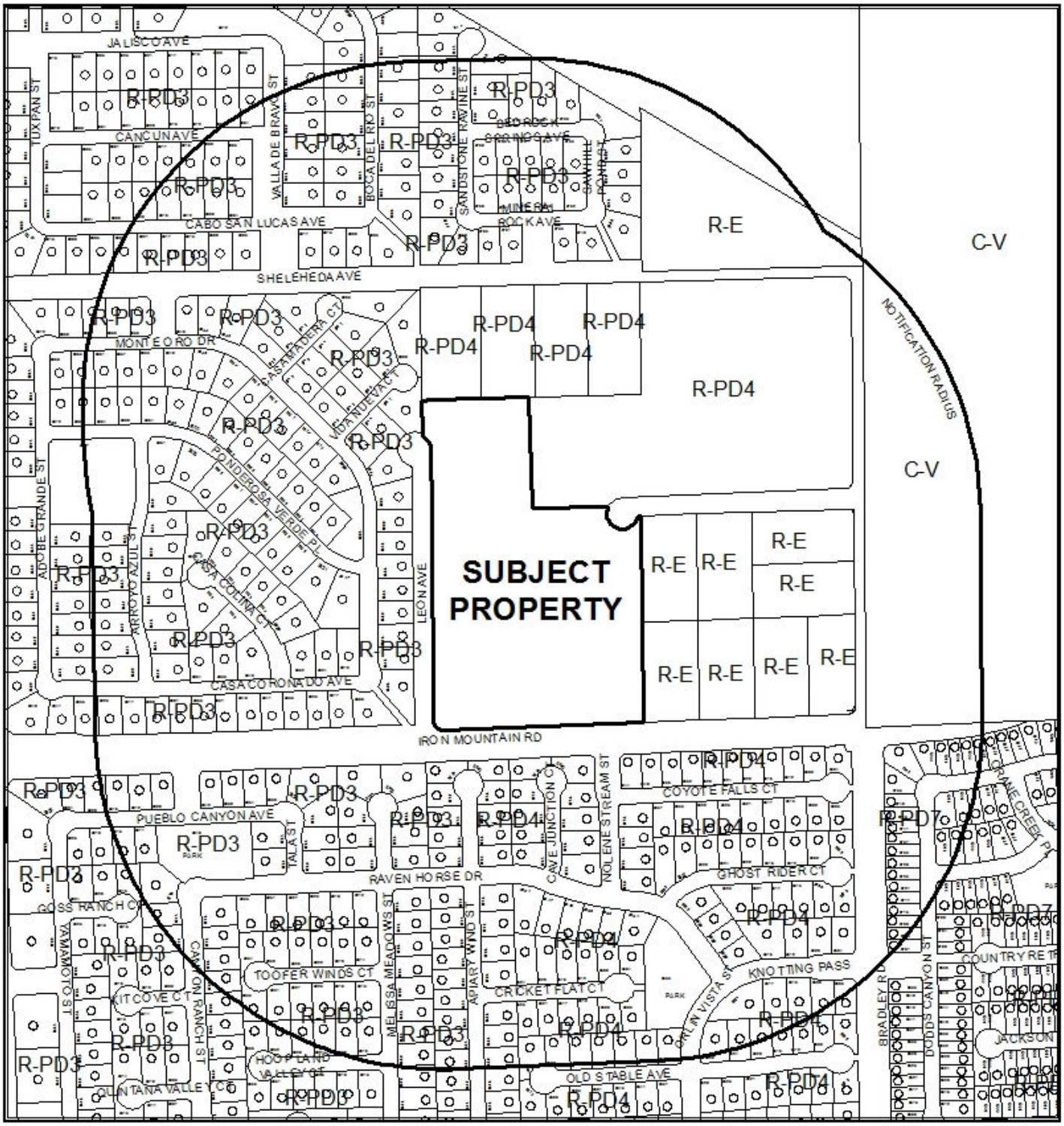
SUBJECT:
VAR-49587 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 12 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49587 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49587 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49587 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

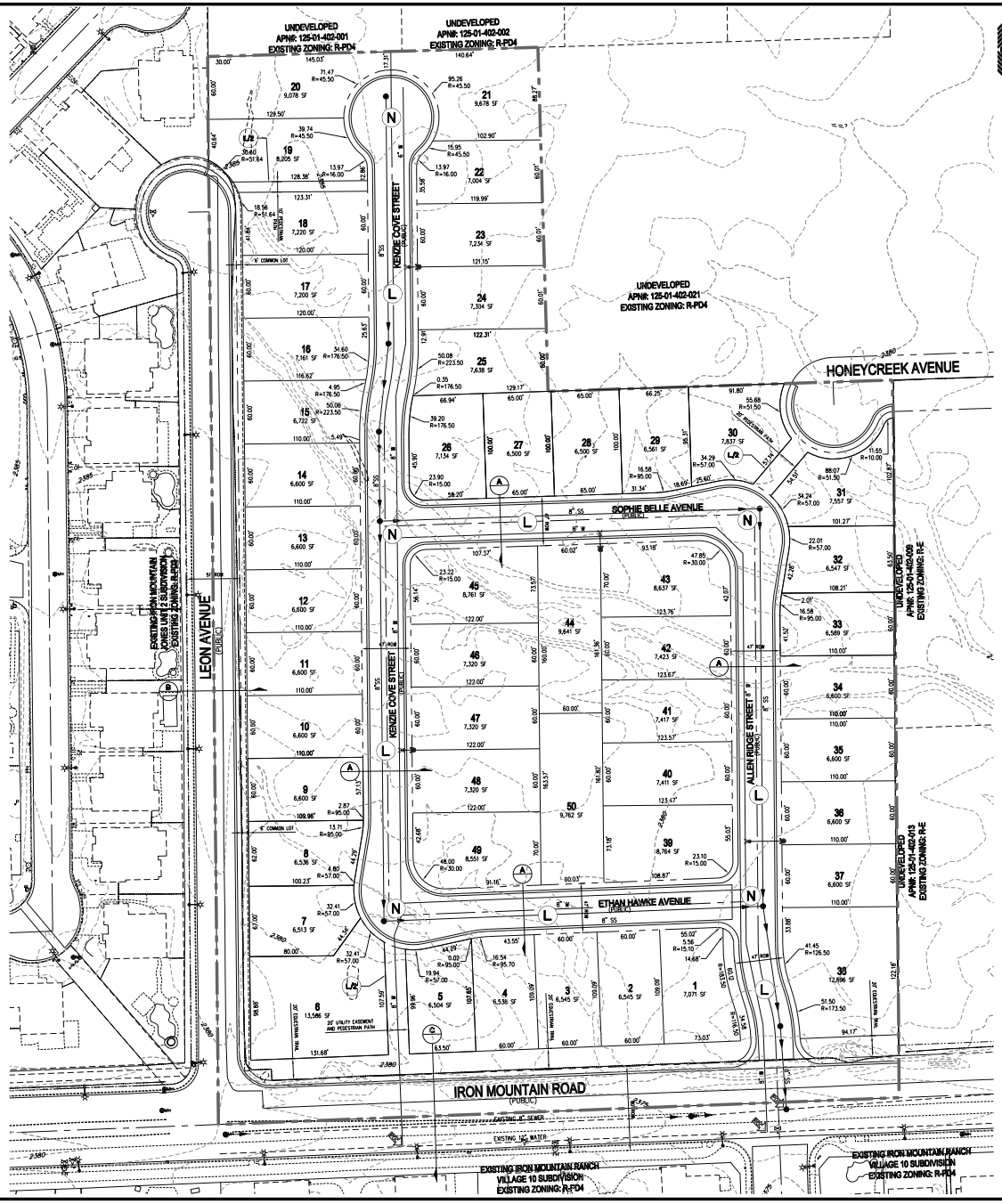
Case #	VAR-49587
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

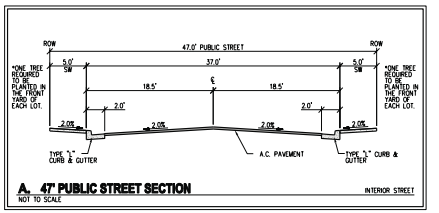
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

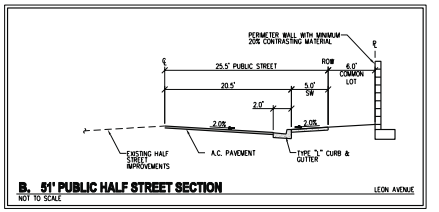
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

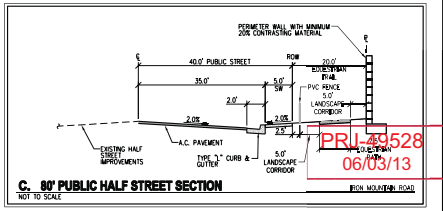
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49587

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

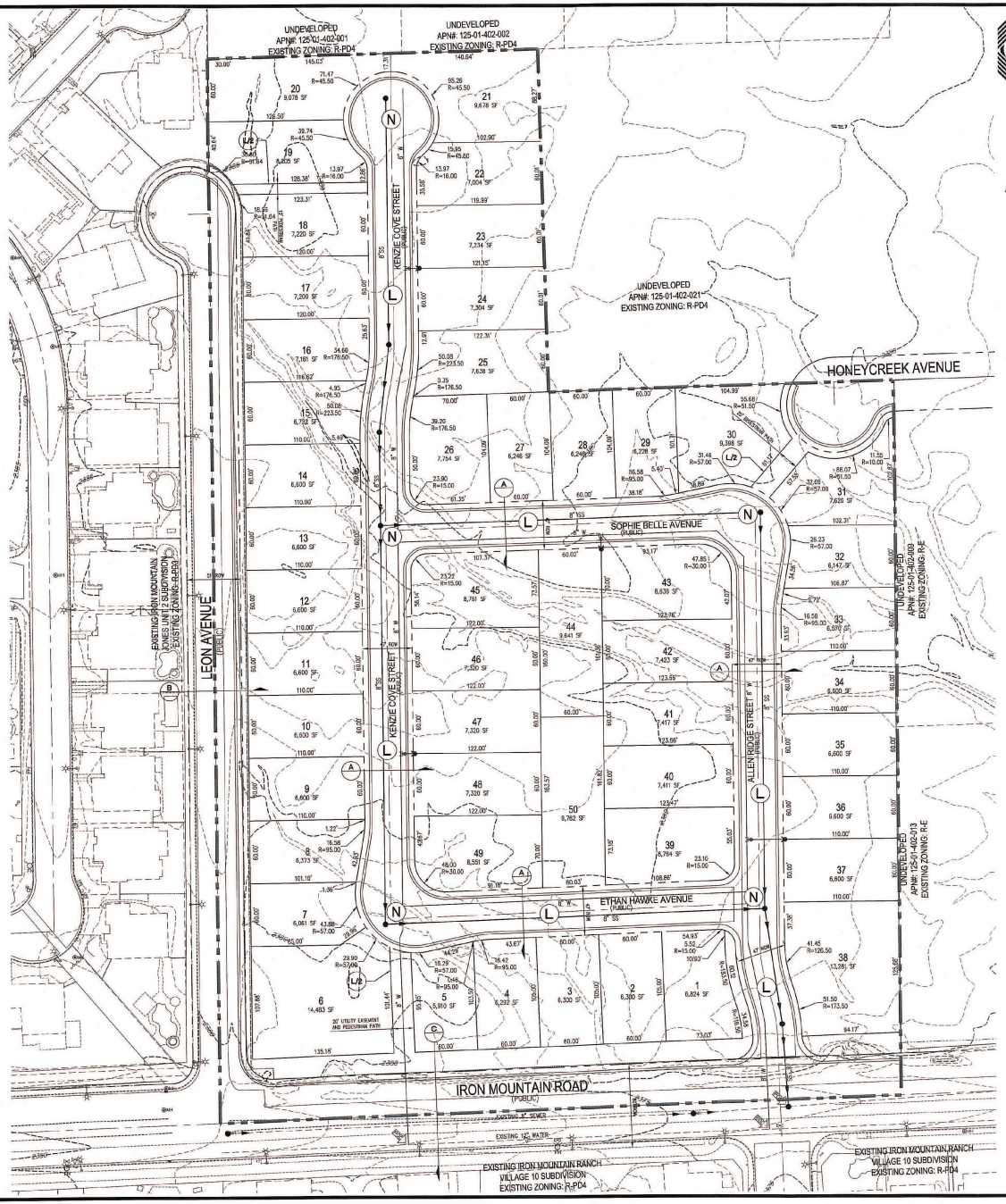
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 346-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

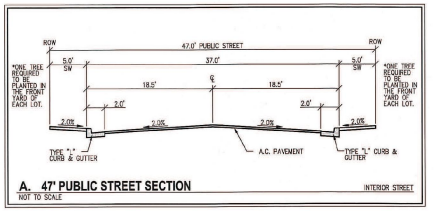
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(xP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

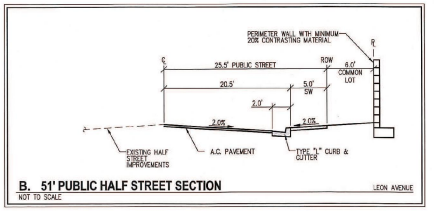
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

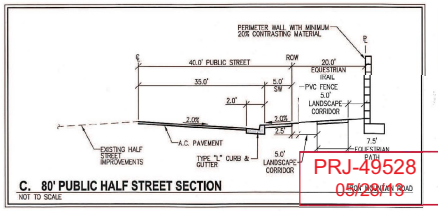
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49587

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

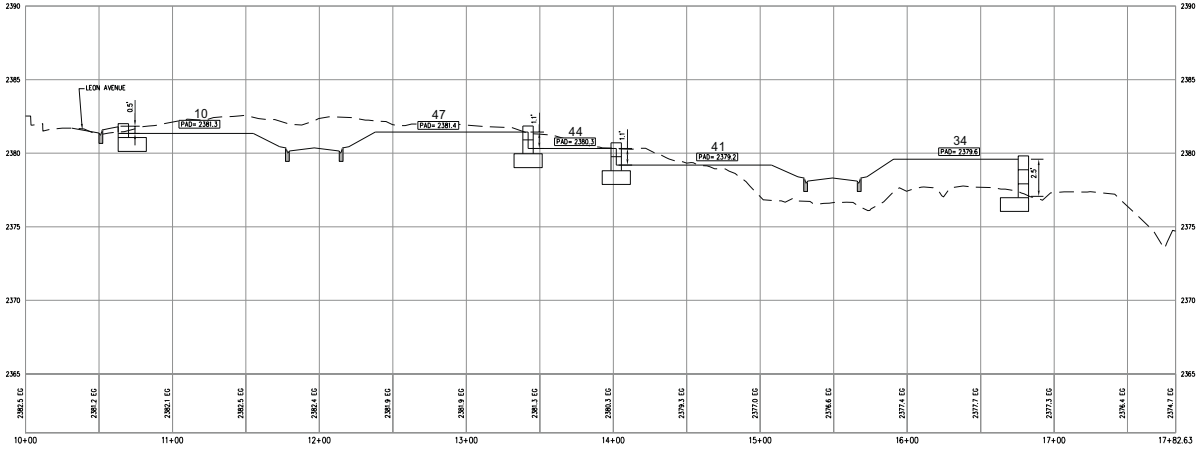
S1 T18S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

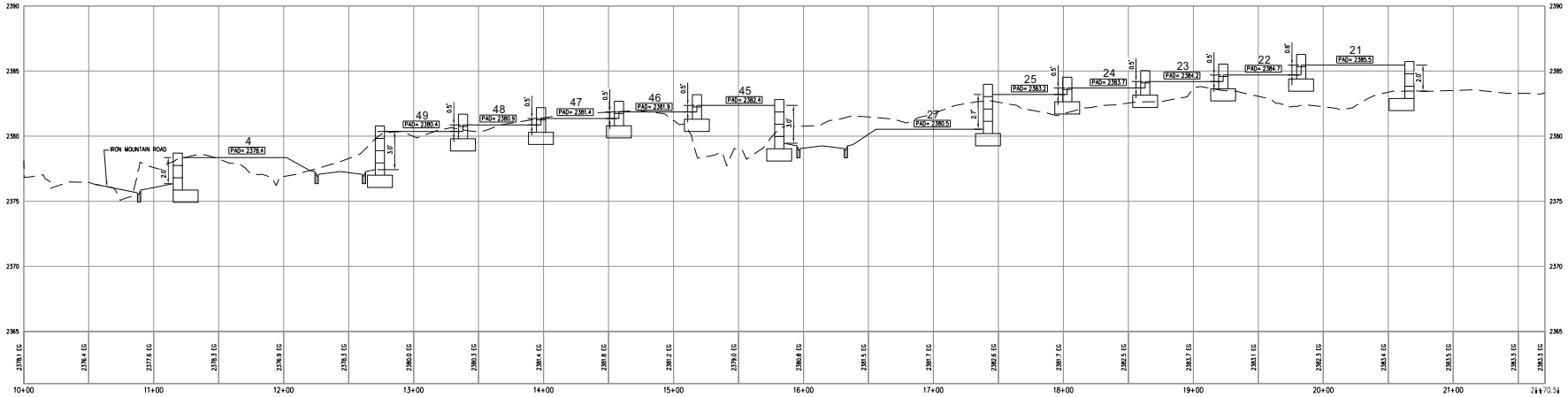
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 R-60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49587

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49587

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49587

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

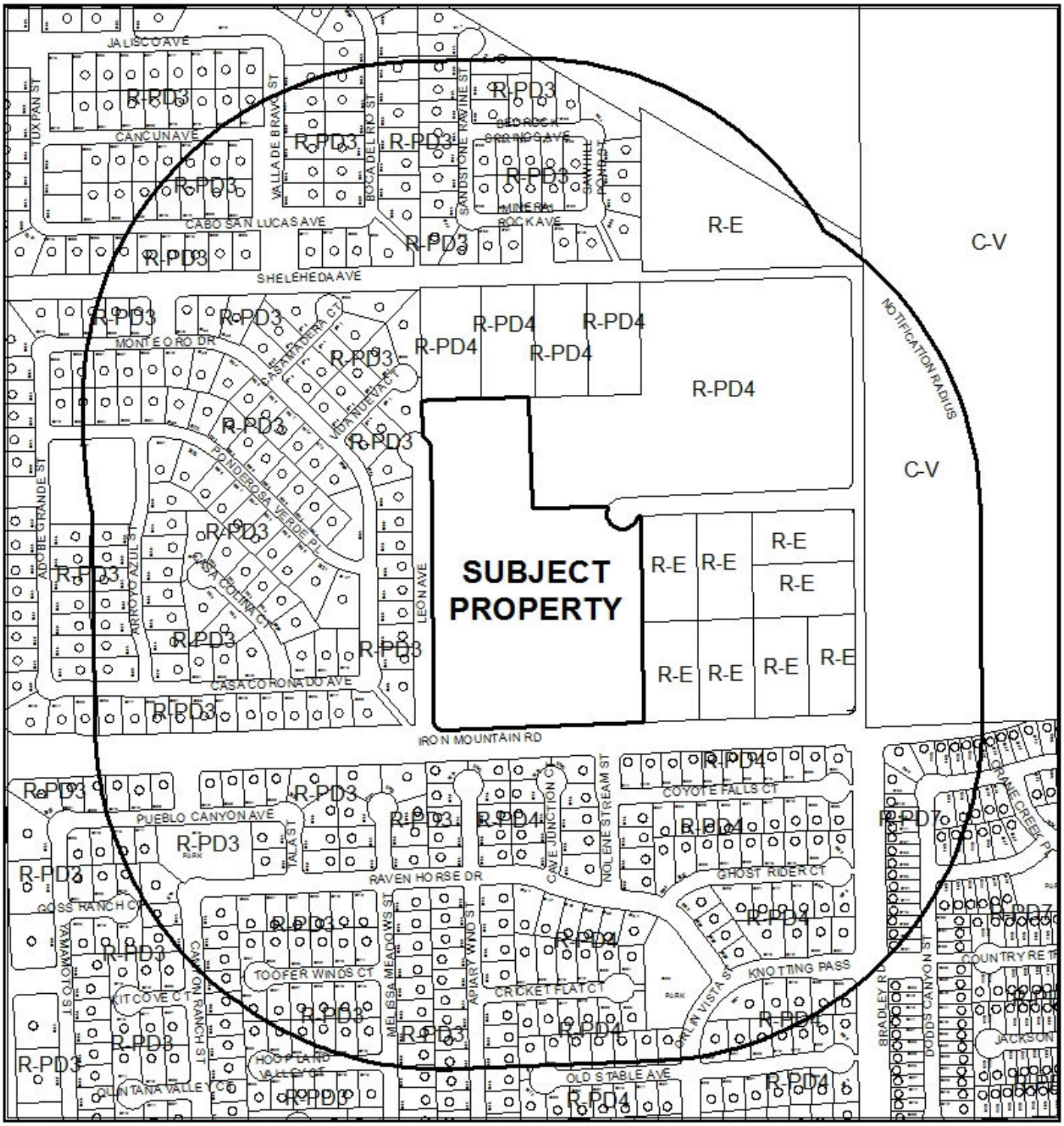
SUBJECT:
VAR-49588 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 13 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49588 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49588 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49588 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

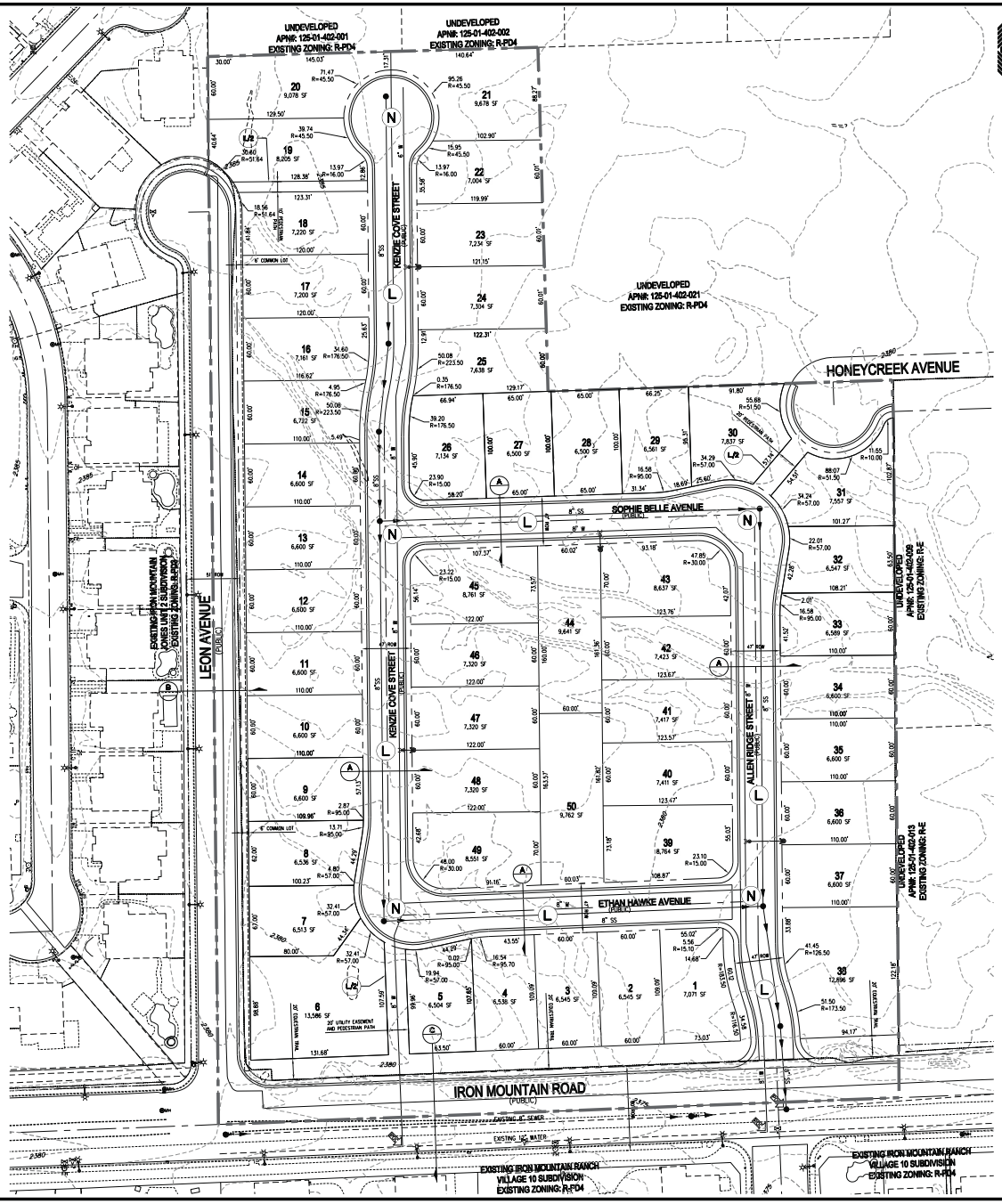
Case #	VAR-49588
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

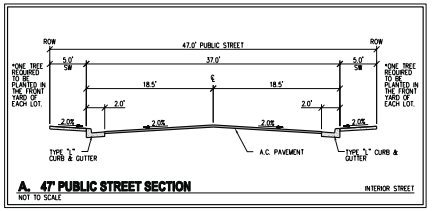
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

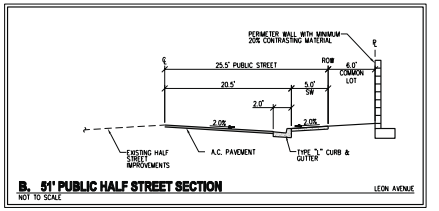
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

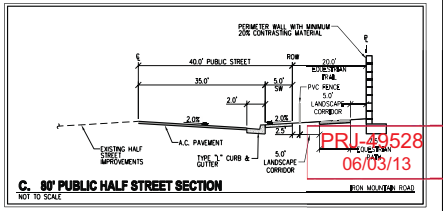
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

PRJ-49528
06/03/13

VAR-49588

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

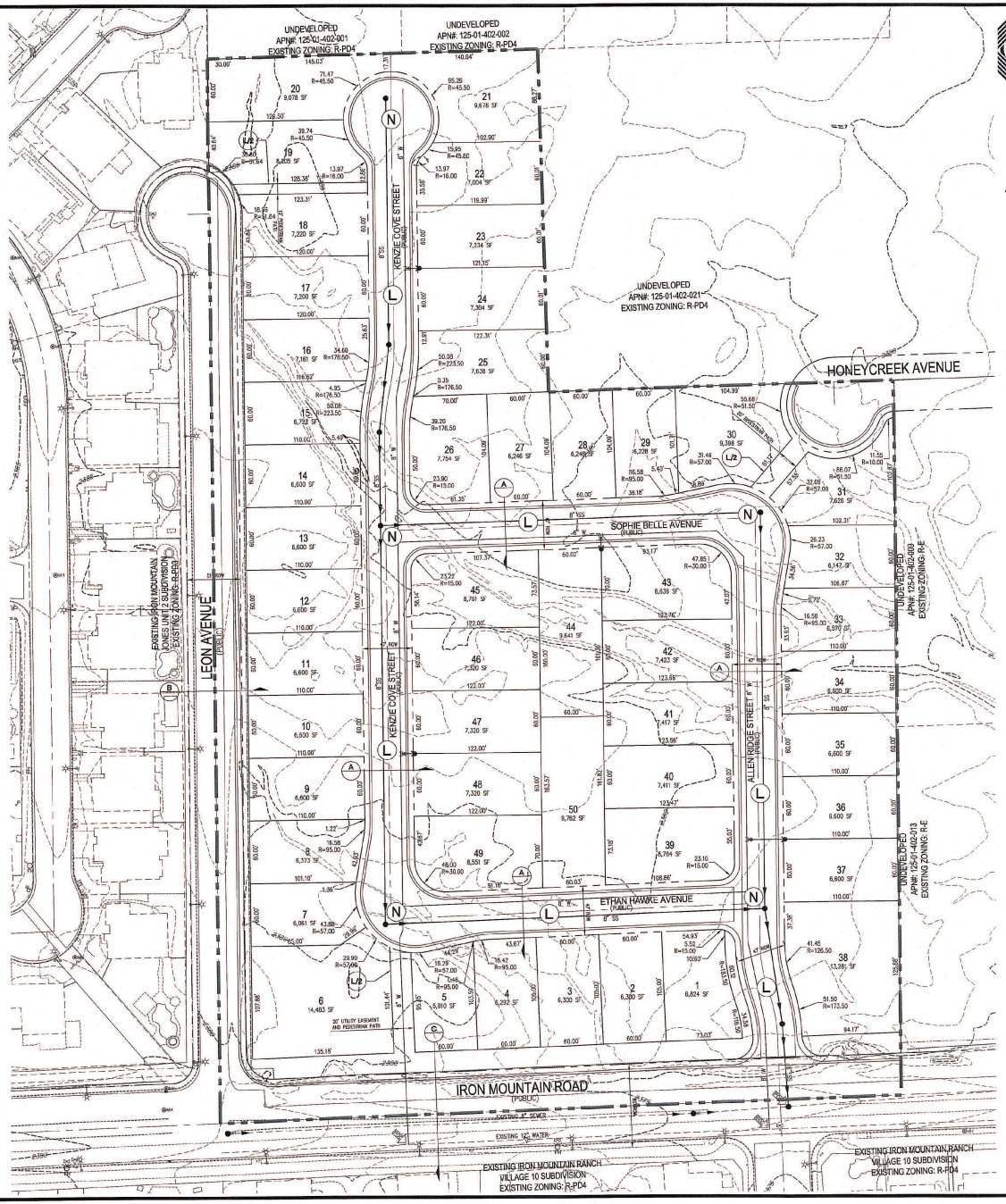
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

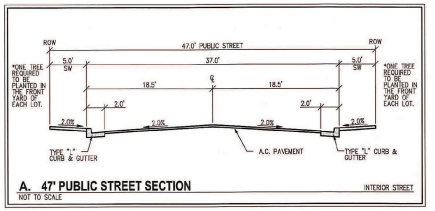
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

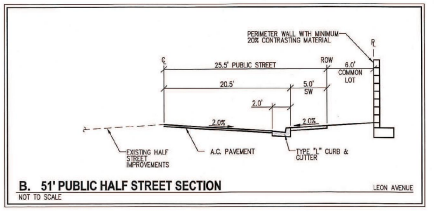
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

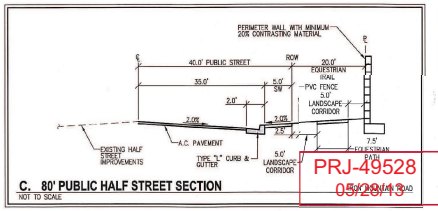
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49588

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

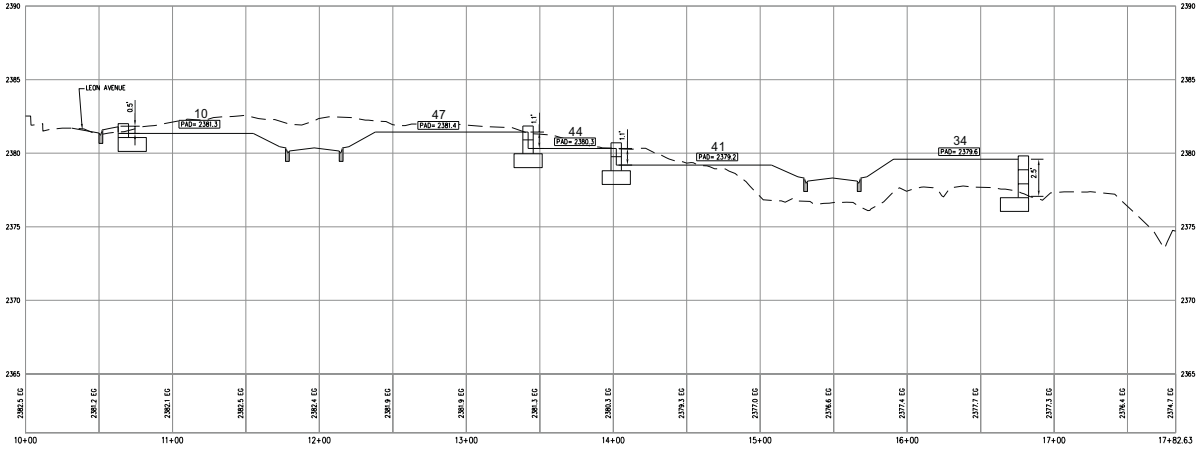
S1 - 19
T - 19S
R - 60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

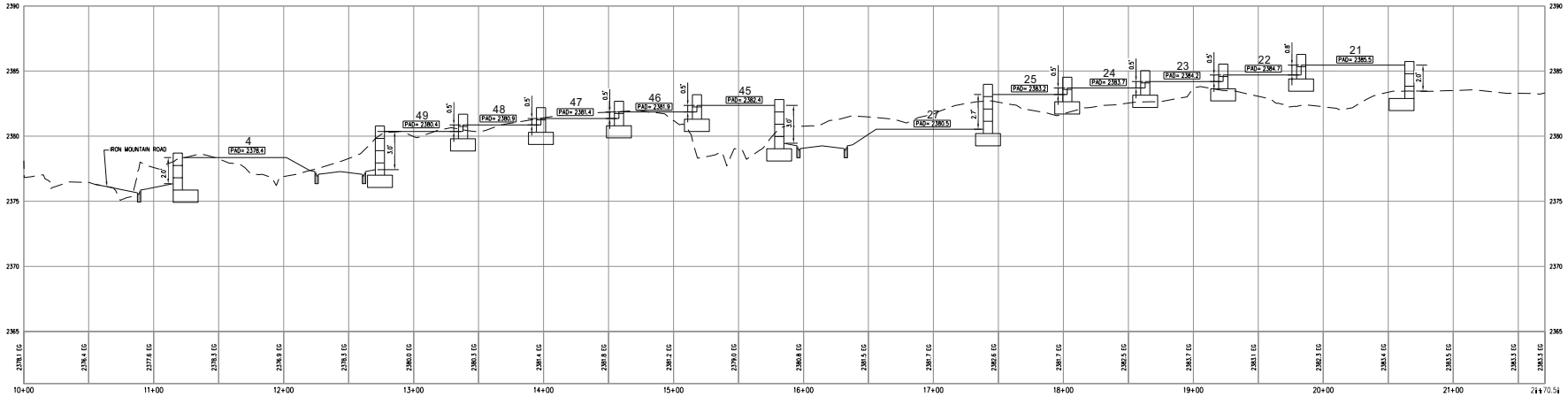
DOUGLAS E. BEBERSTEIN — NEVADA — 17108 — CIVIL — EXP 12-31-14 — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 T-20 R-60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49588

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49588

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49588

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

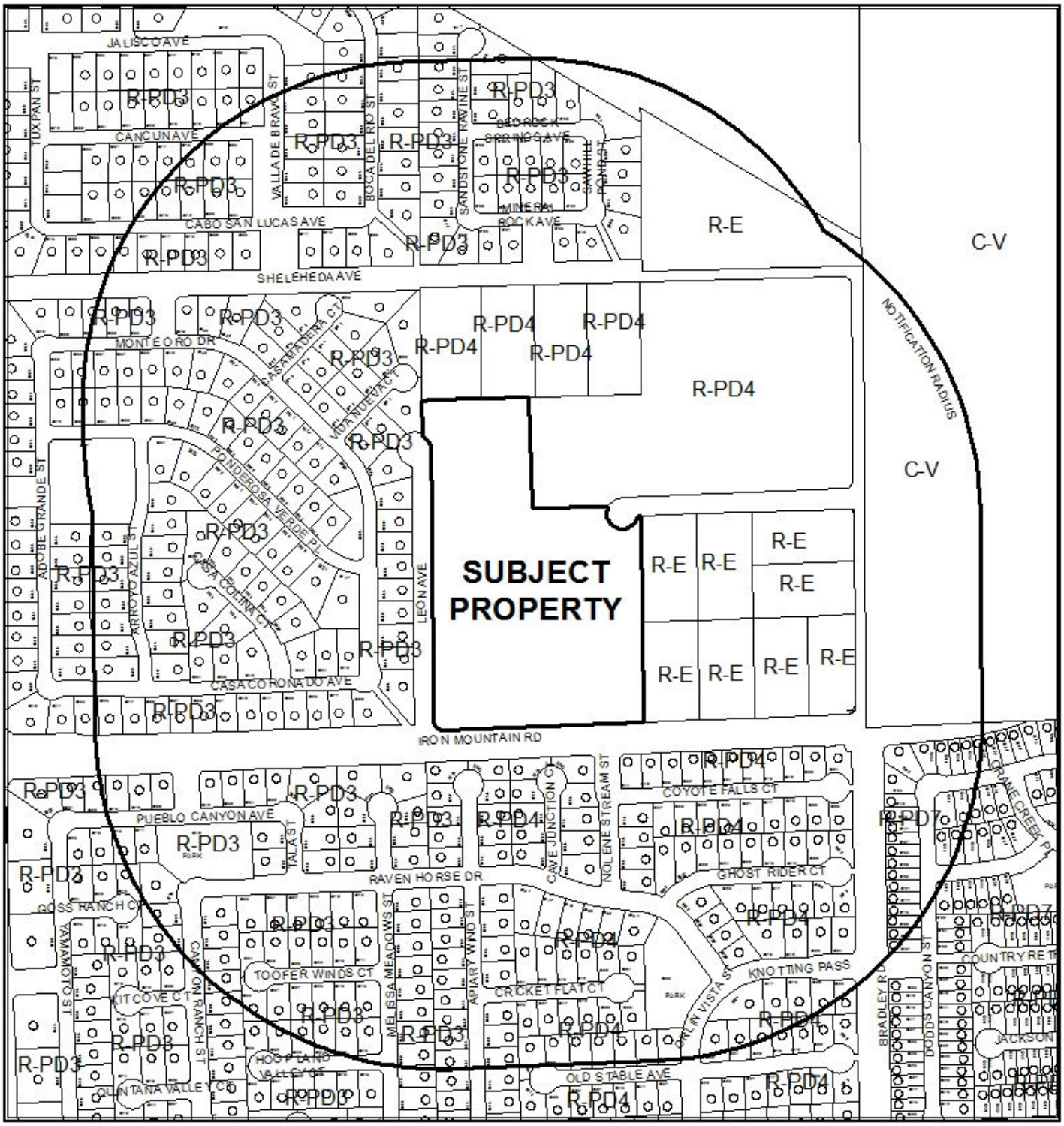
SUBJECT:
VAR-49589 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 14 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49589 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620 Feet

CASE: **VAR-49589 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49589 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

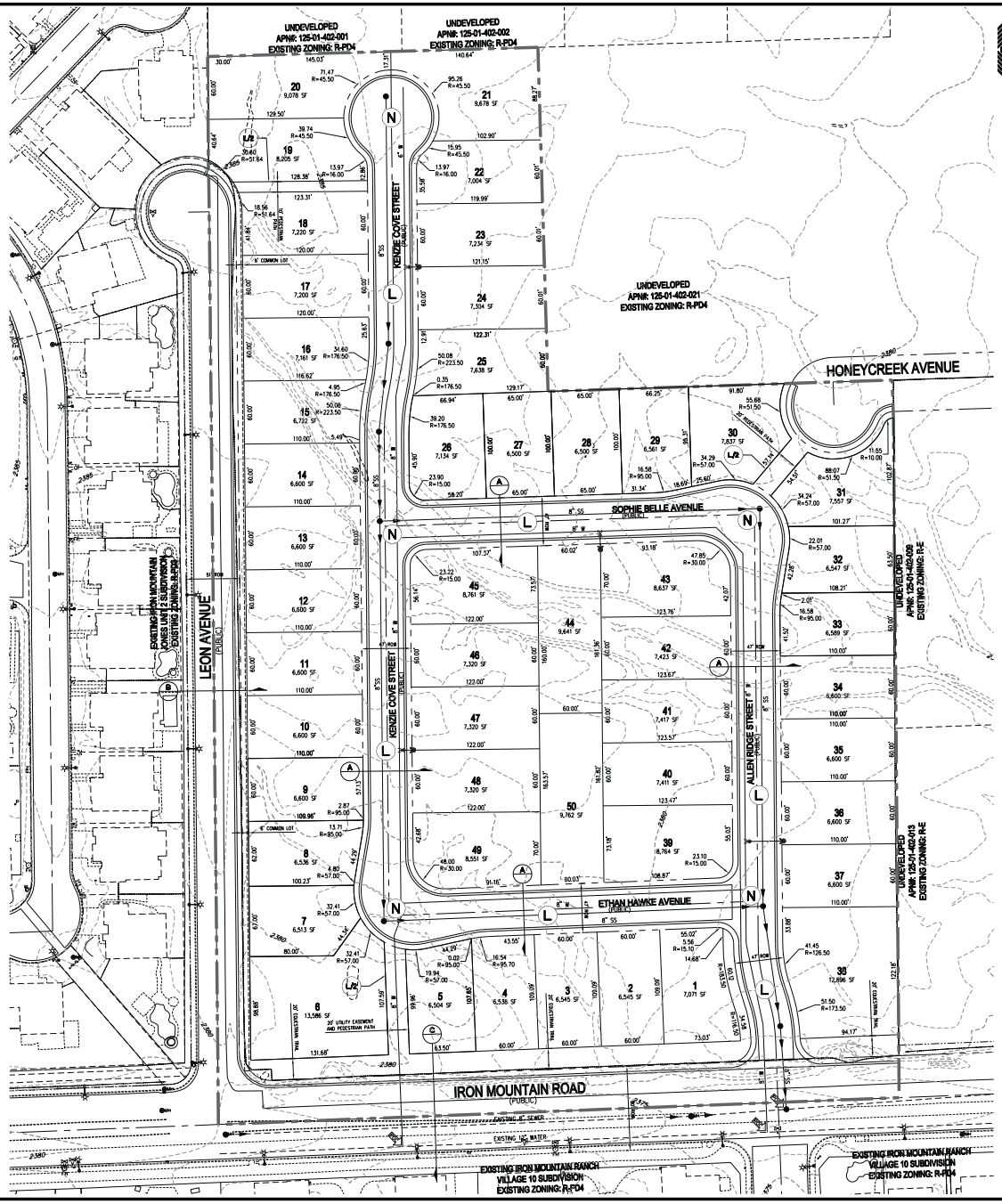
Case #	VAR-49589
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

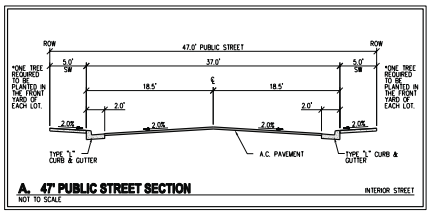
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

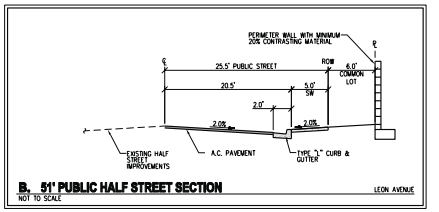
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

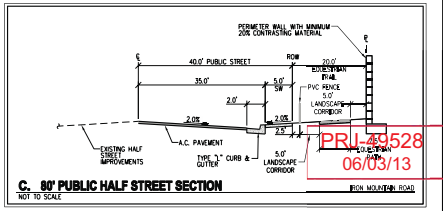
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49589

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

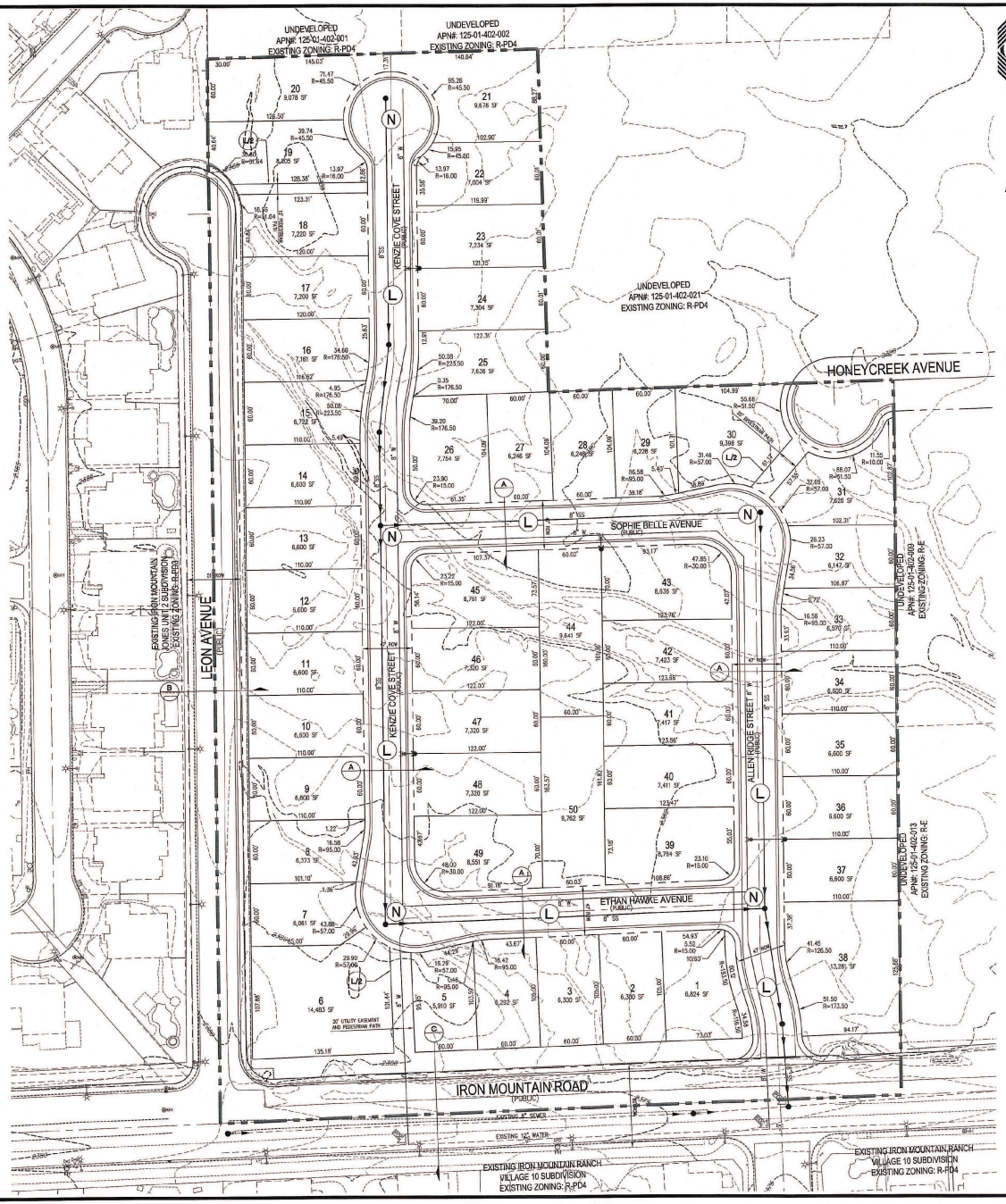
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangtson



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

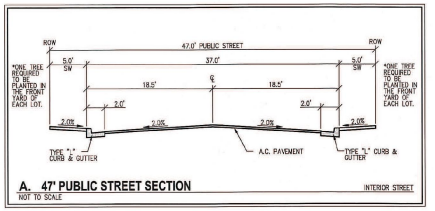
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(xR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

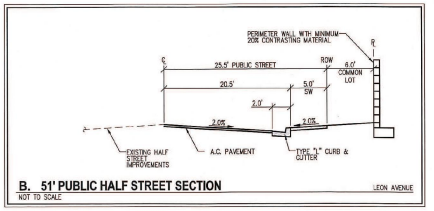
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

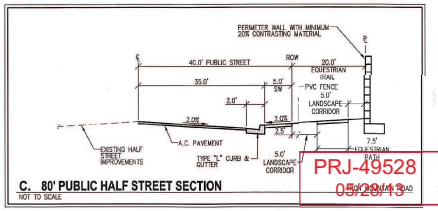
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

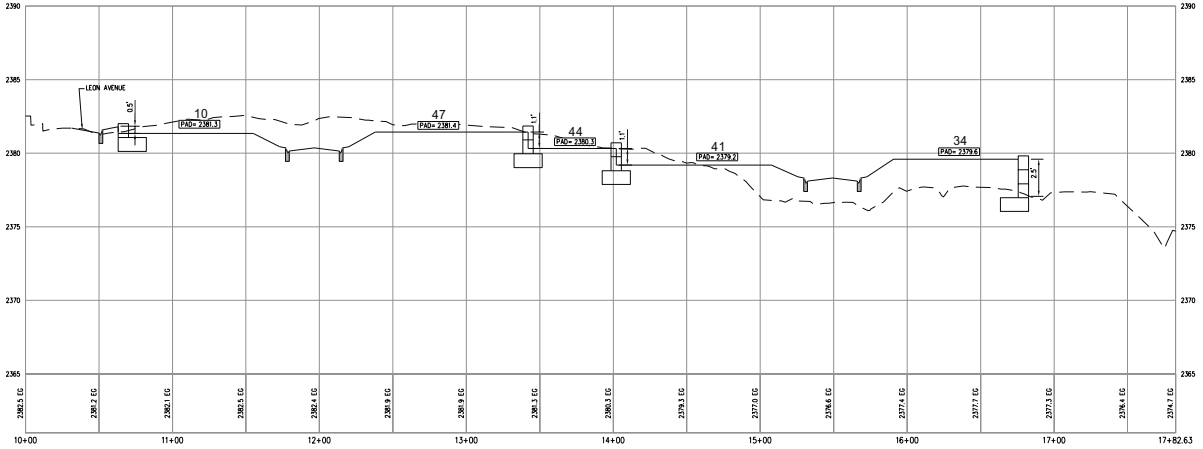
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

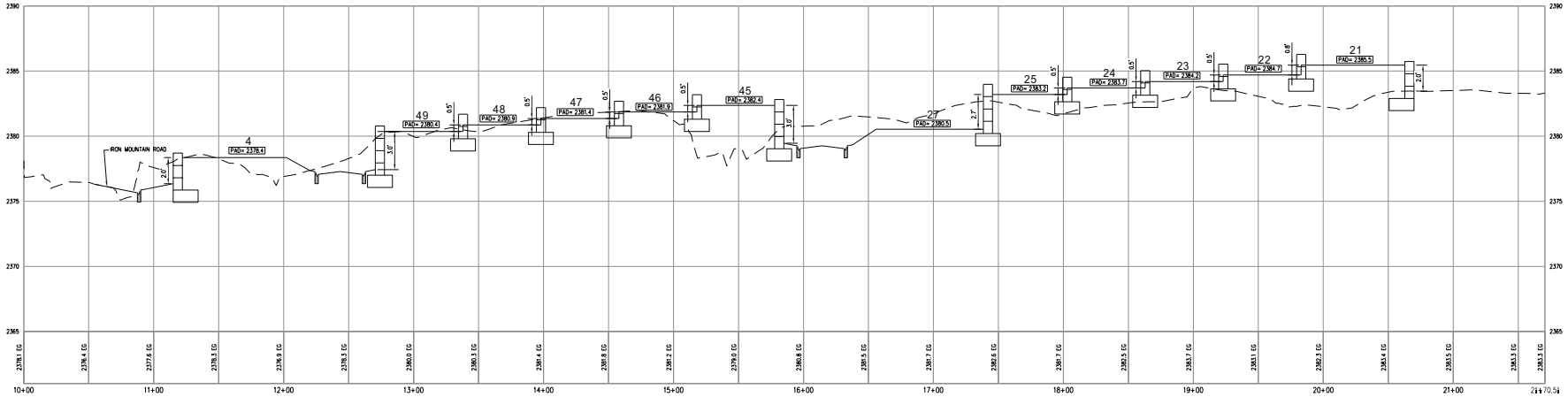
TM-1
SHEET 1 OF 2

VAR-49589

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

VAR-49589

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S-11 S
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49589

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49589

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

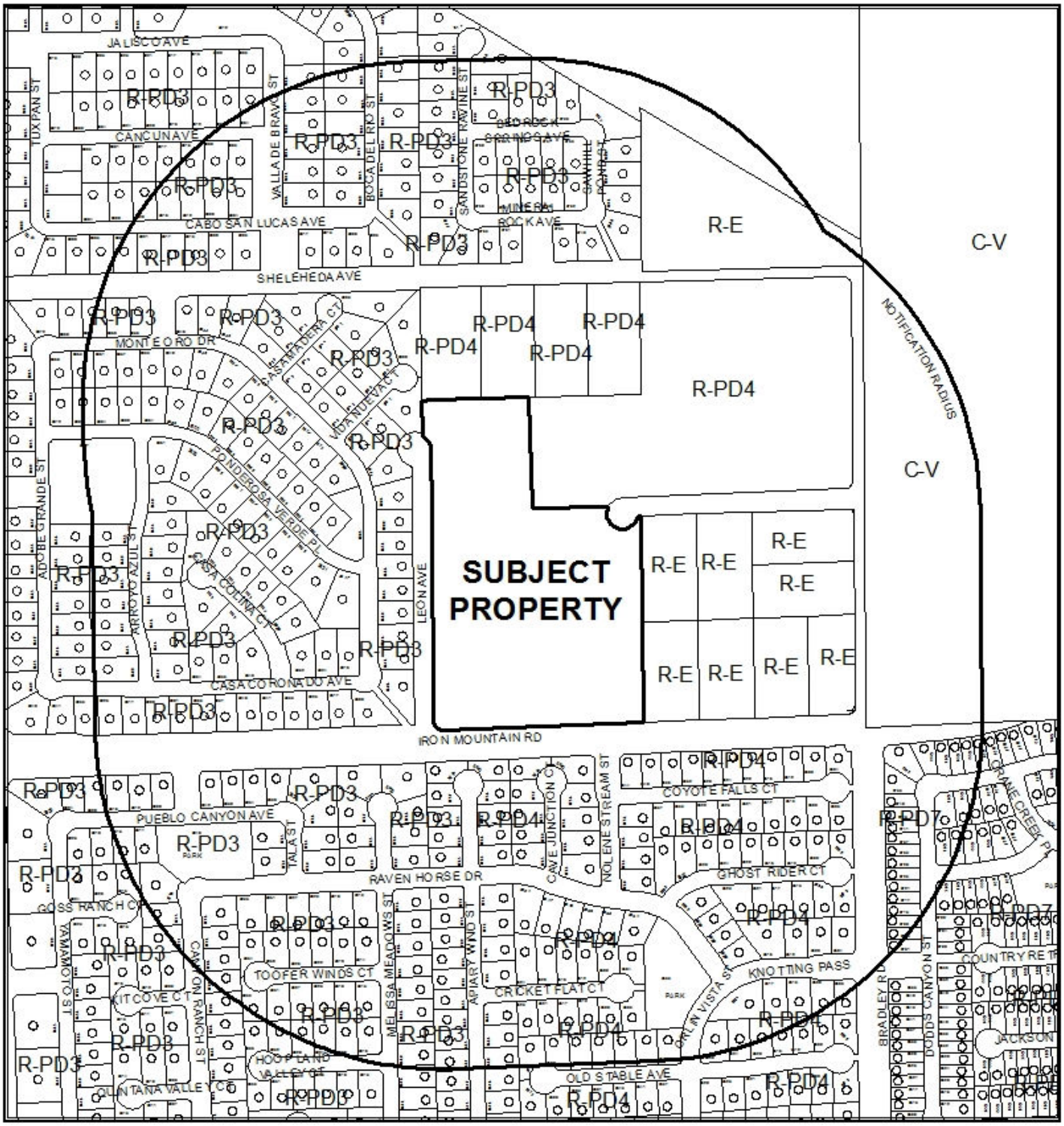
SUBJECT:
VAR-49590 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 15 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49590 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620 Feet

CASE: **VAR-49590 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49590 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

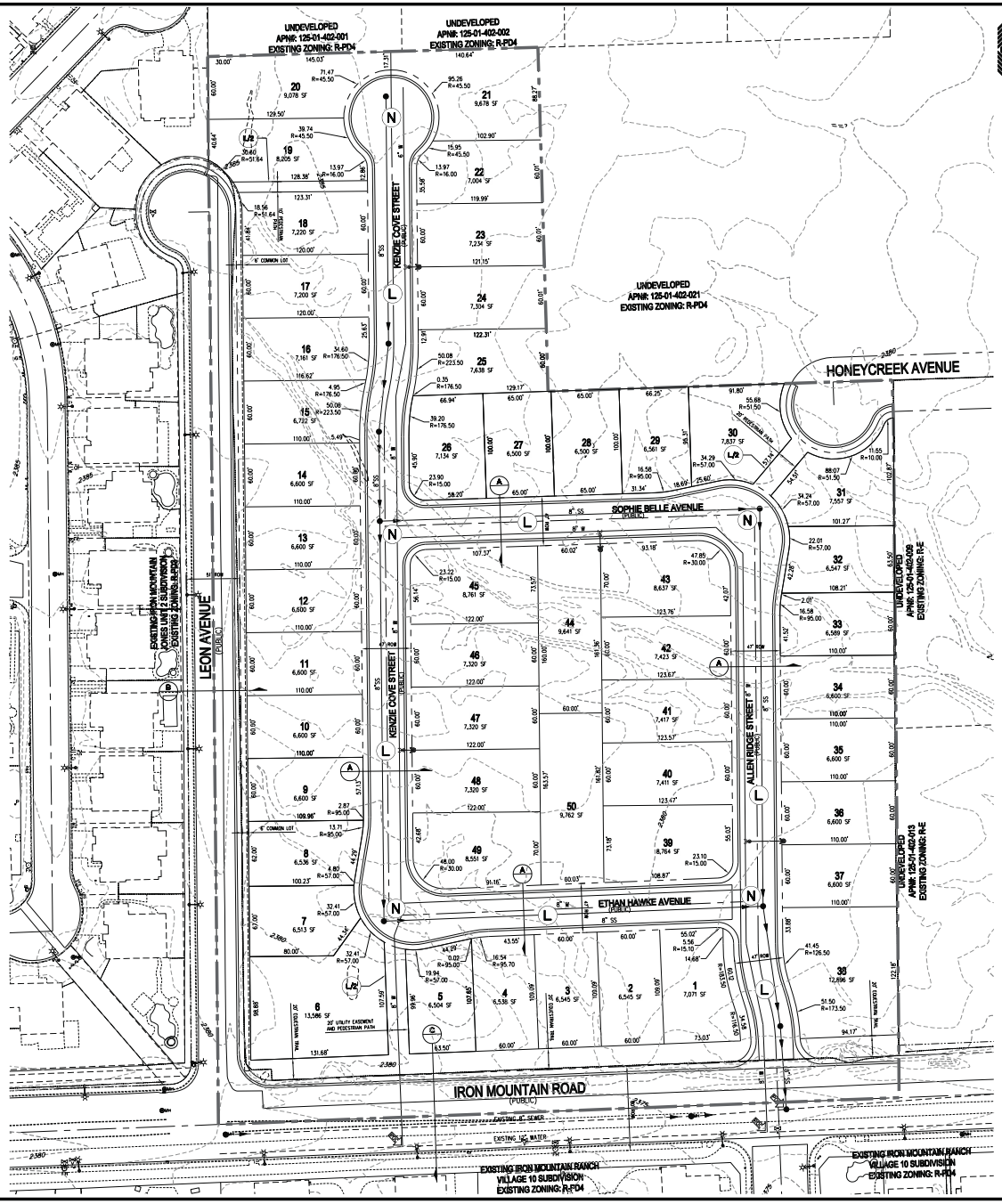
Case #	VAR-49590
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

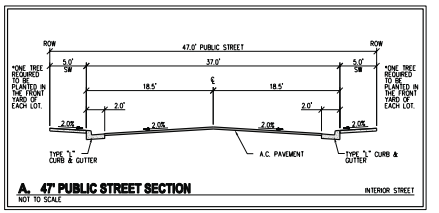
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

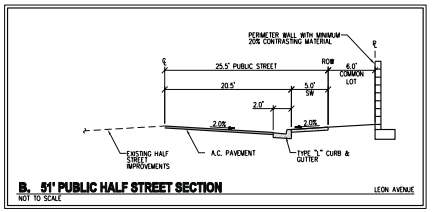
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

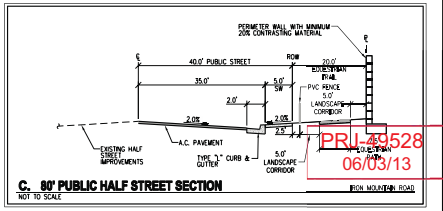
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION
NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49590

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

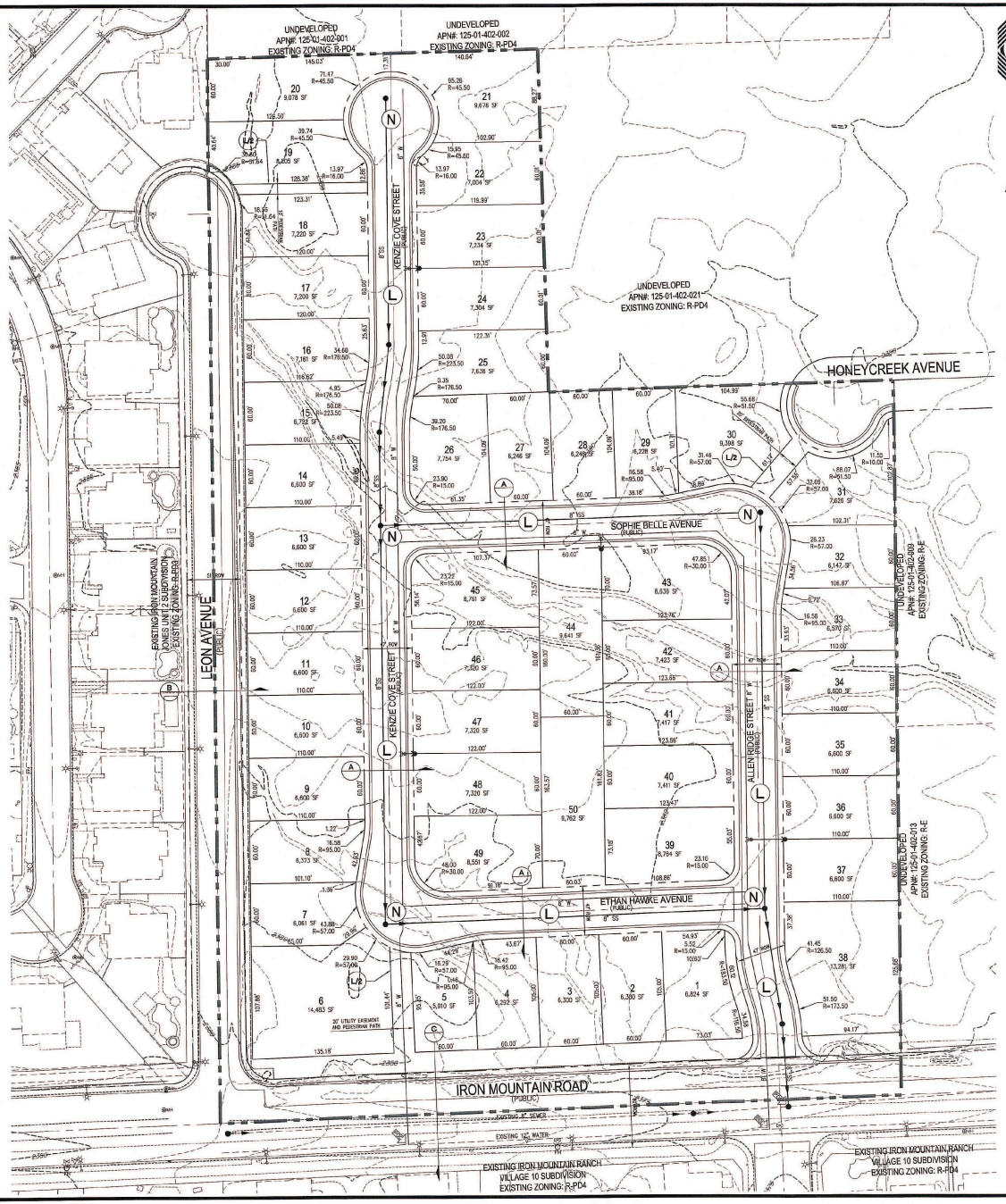
CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' 0 50 100 FEET

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE INTERIOR 5'
CORNER 15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

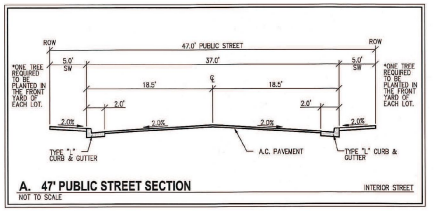
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 5
(xR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

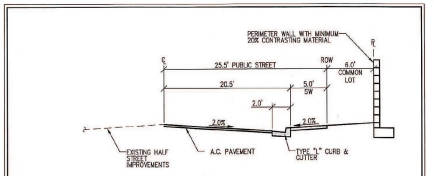
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

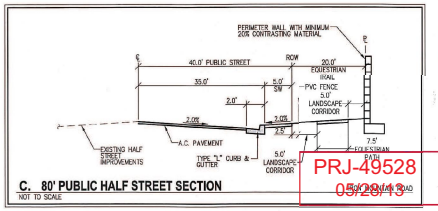
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49590

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

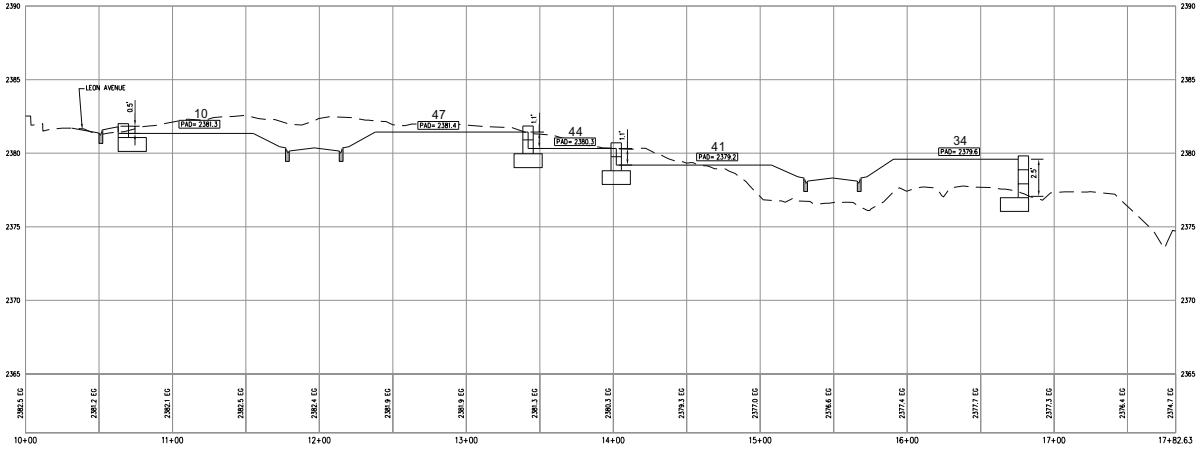
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

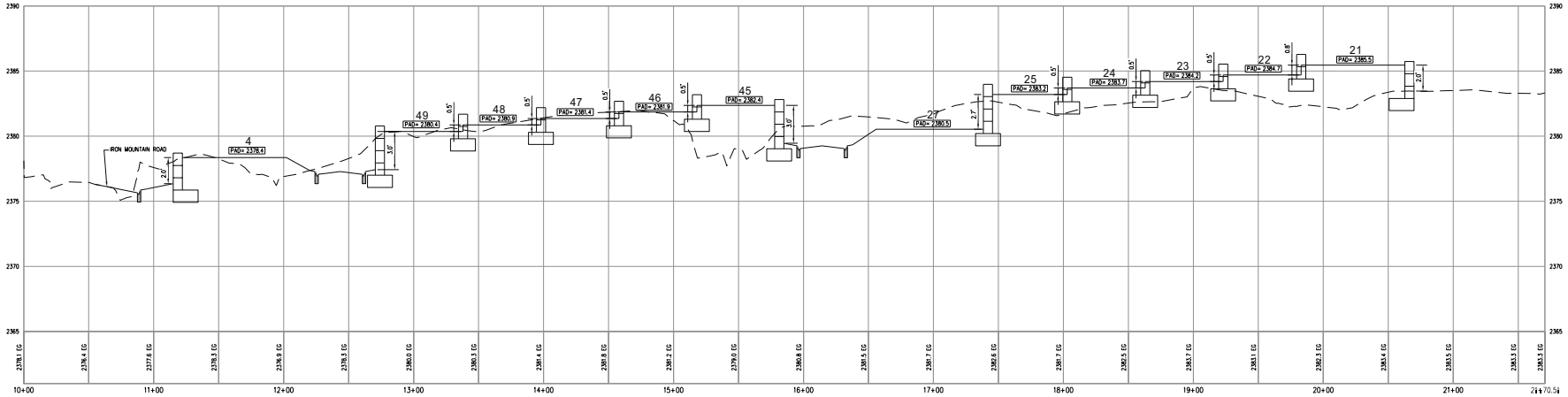
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 S
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49590

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49590

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49590

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

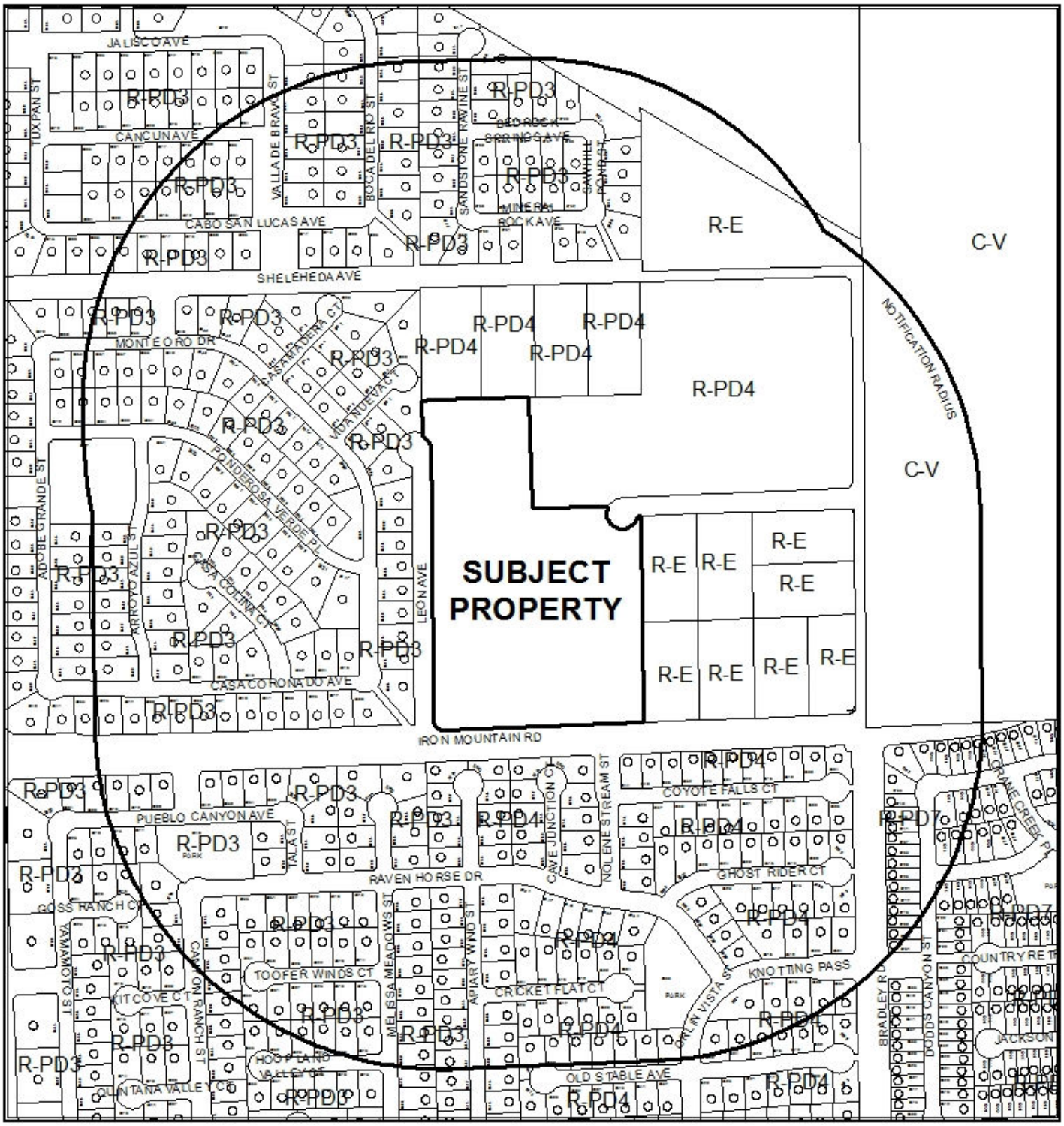
SUBJECT:
VAR-49591 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 16 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49591 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49591 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49591 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

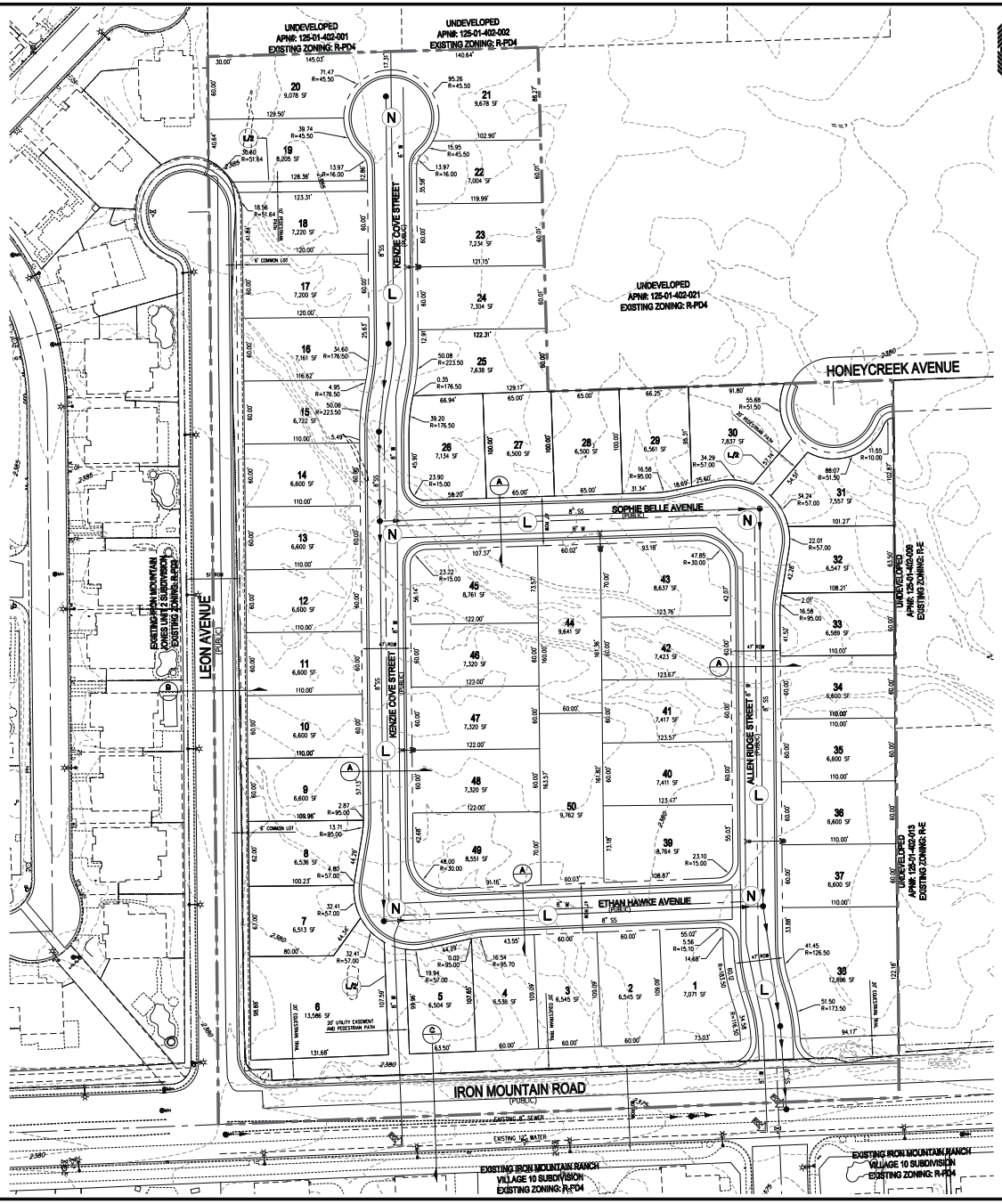
Case #	VAR-49591
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

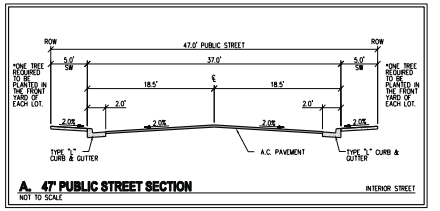
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

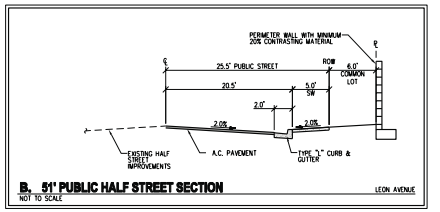
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

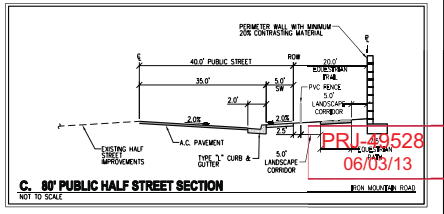
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49591

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

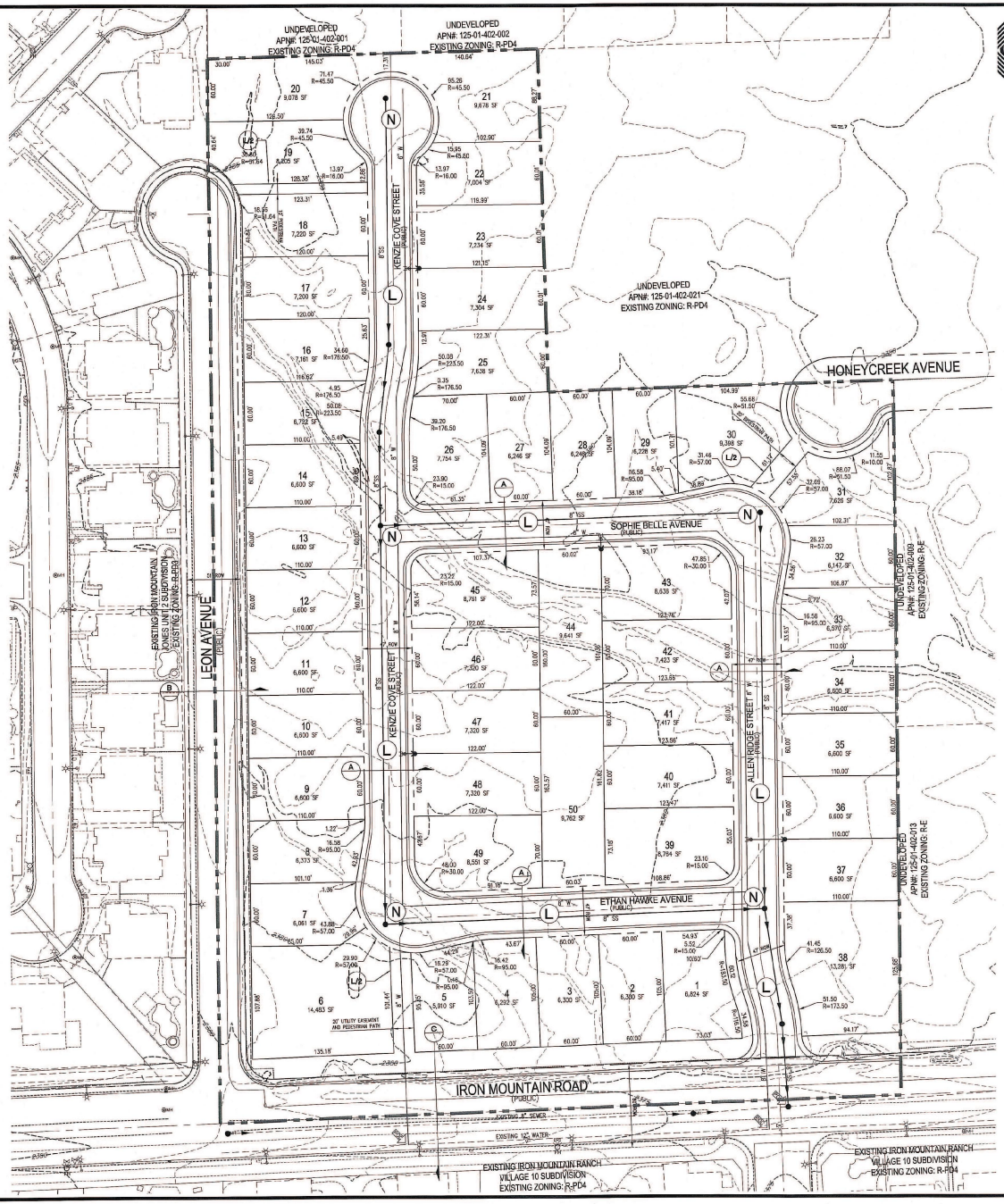
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

\\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangtson



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET: 0, 50, 100

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5864

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(xR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

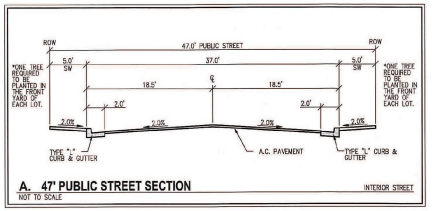
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

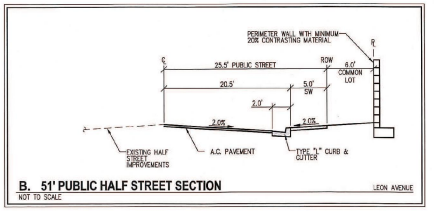
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

LEGEND

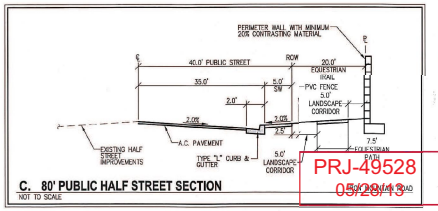
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 - 09
T1 - 19S
R - 60E

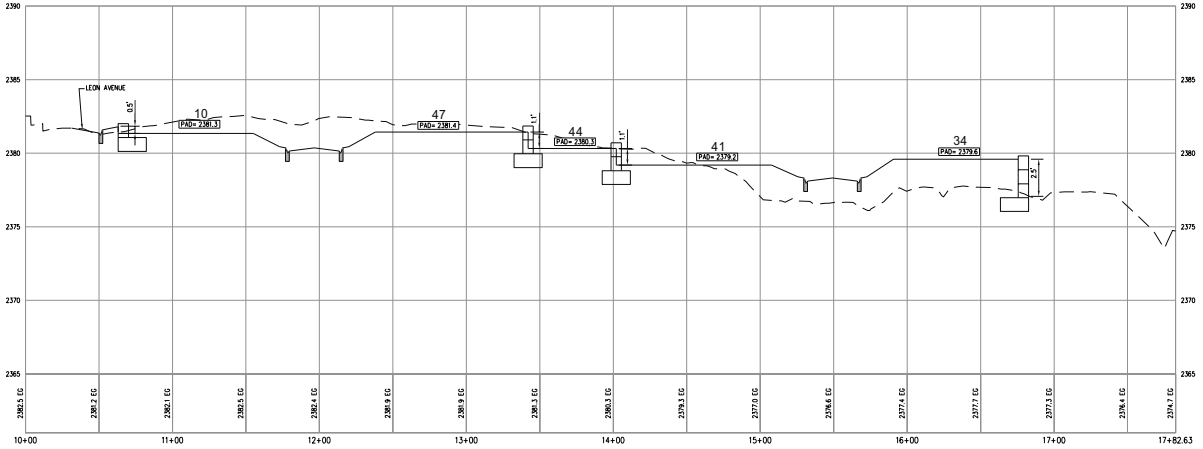
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

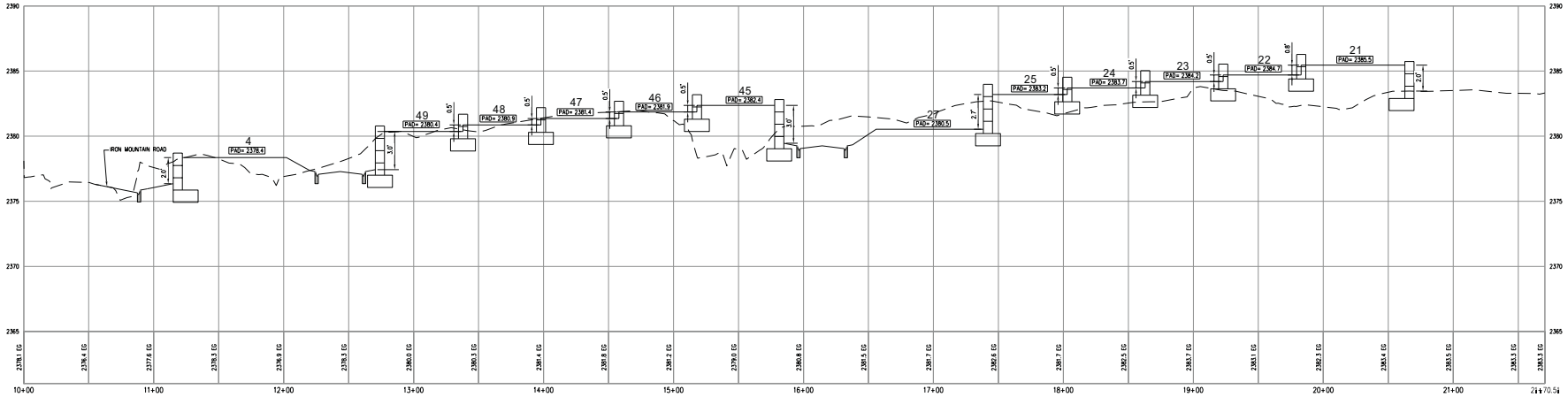
TM-1
SHEET 1 OF 2

VAR-49591

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S 1
T 19 S
R 60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49591

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49591

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49591

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

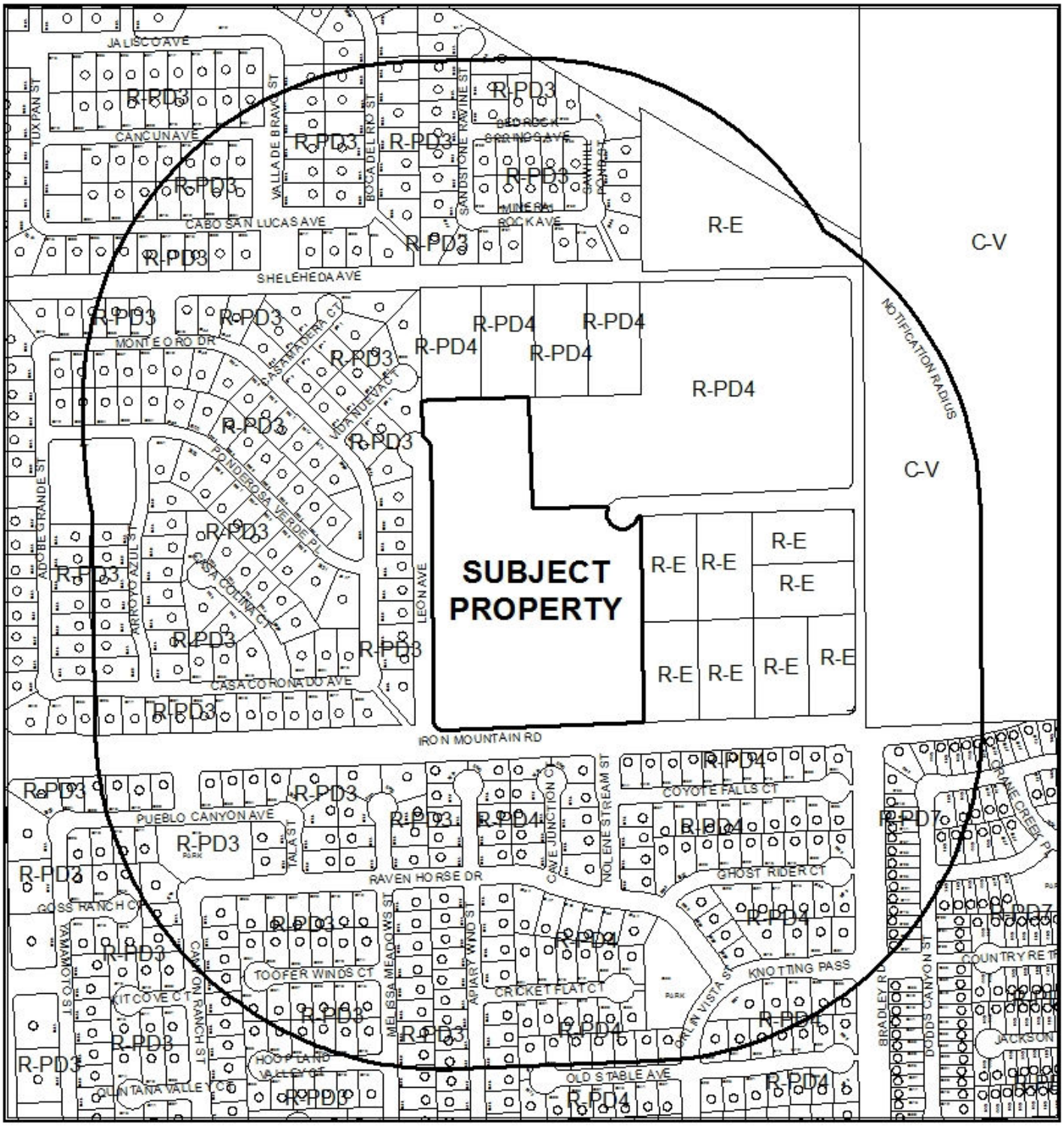
SUBJECT:
VAR-49592 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 17 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE: **VAR-49592 (PRJ-49528)**

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49592 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49592 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

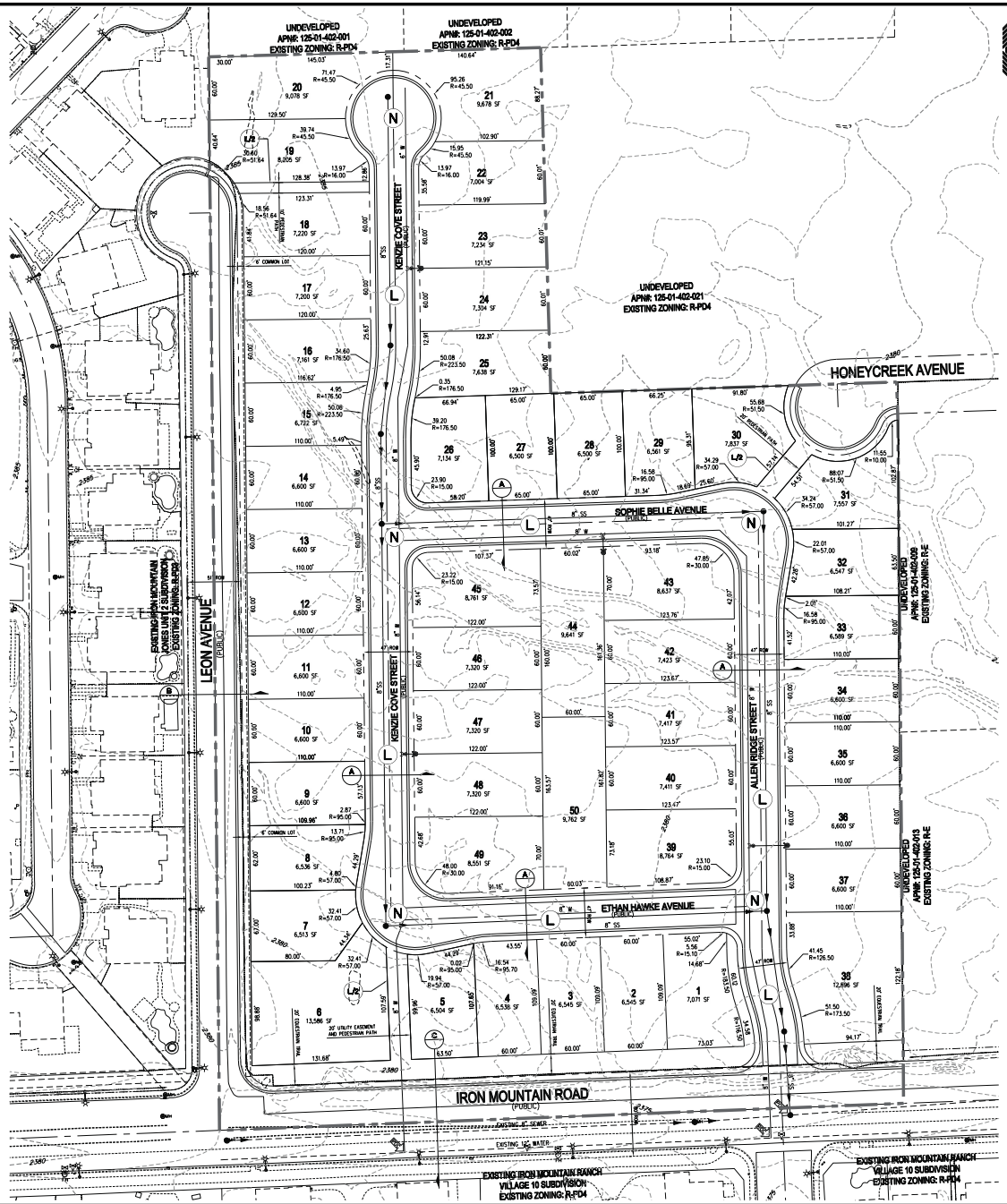
Case #	VAR-49592
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

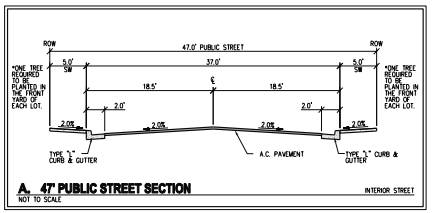
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

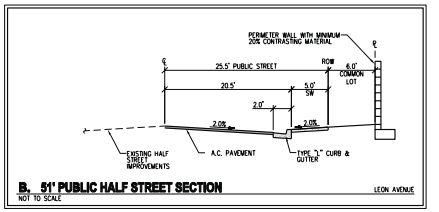
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

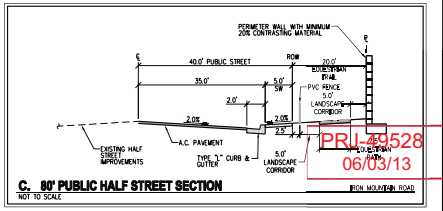
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49592

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

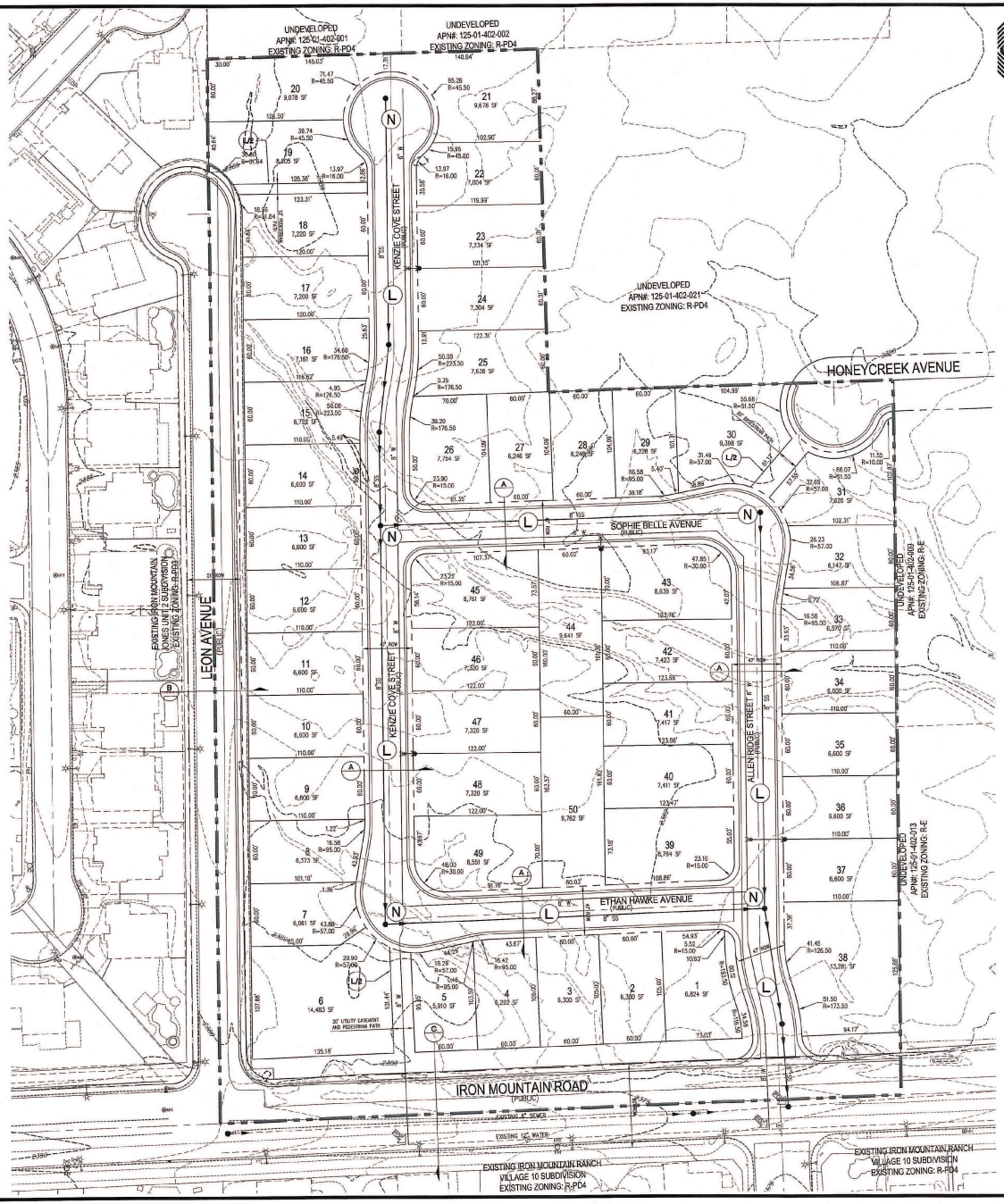
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

\\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 346-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

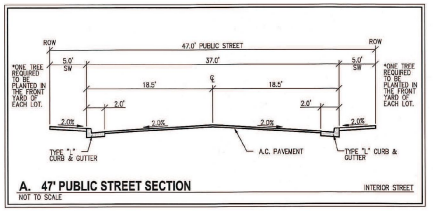
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

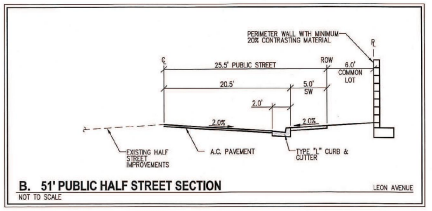
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

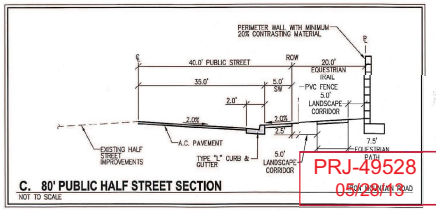
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49592

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

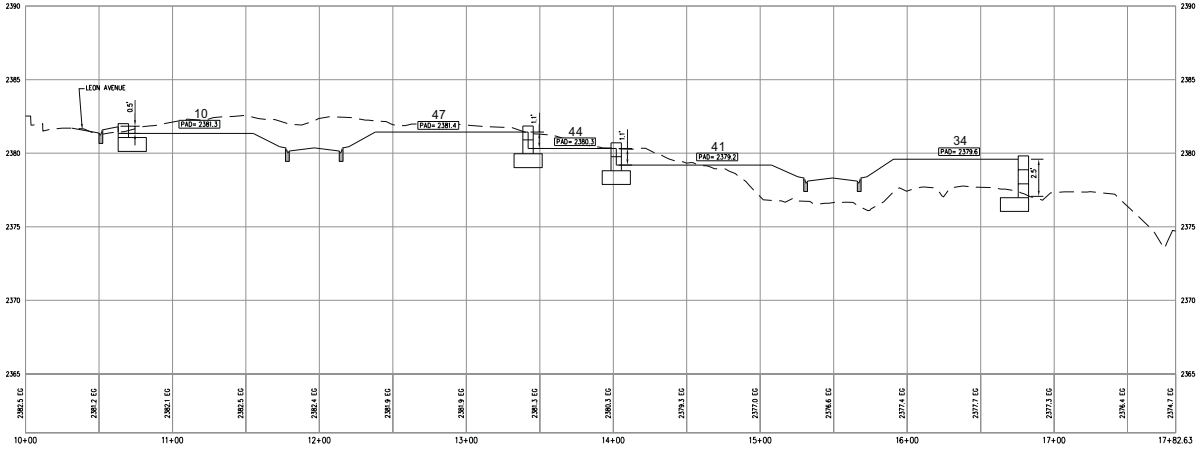
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

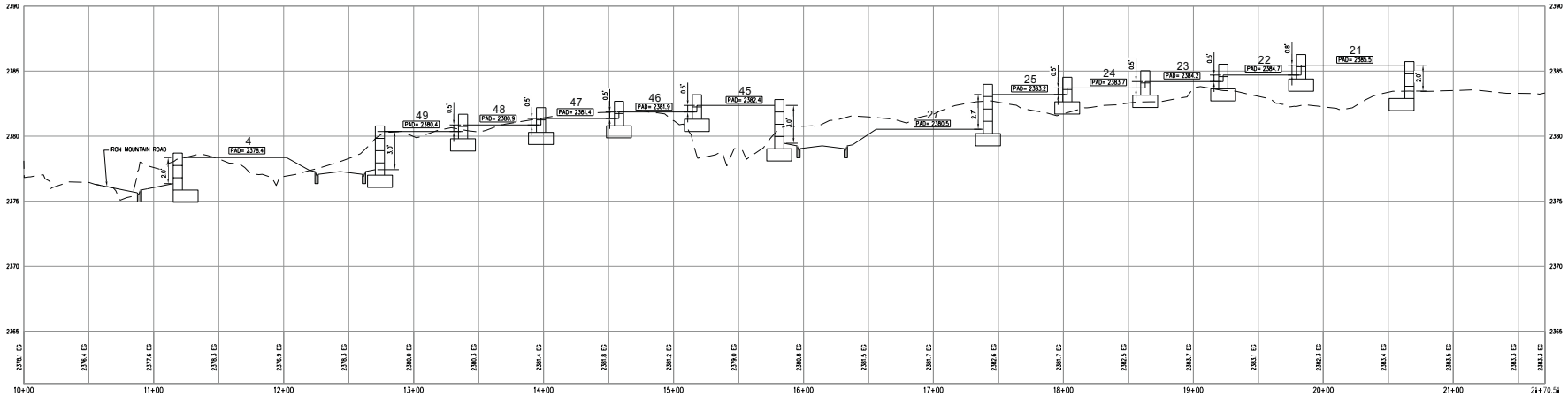
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S 1
T 19 S
R 60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49592

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49592

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49592

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

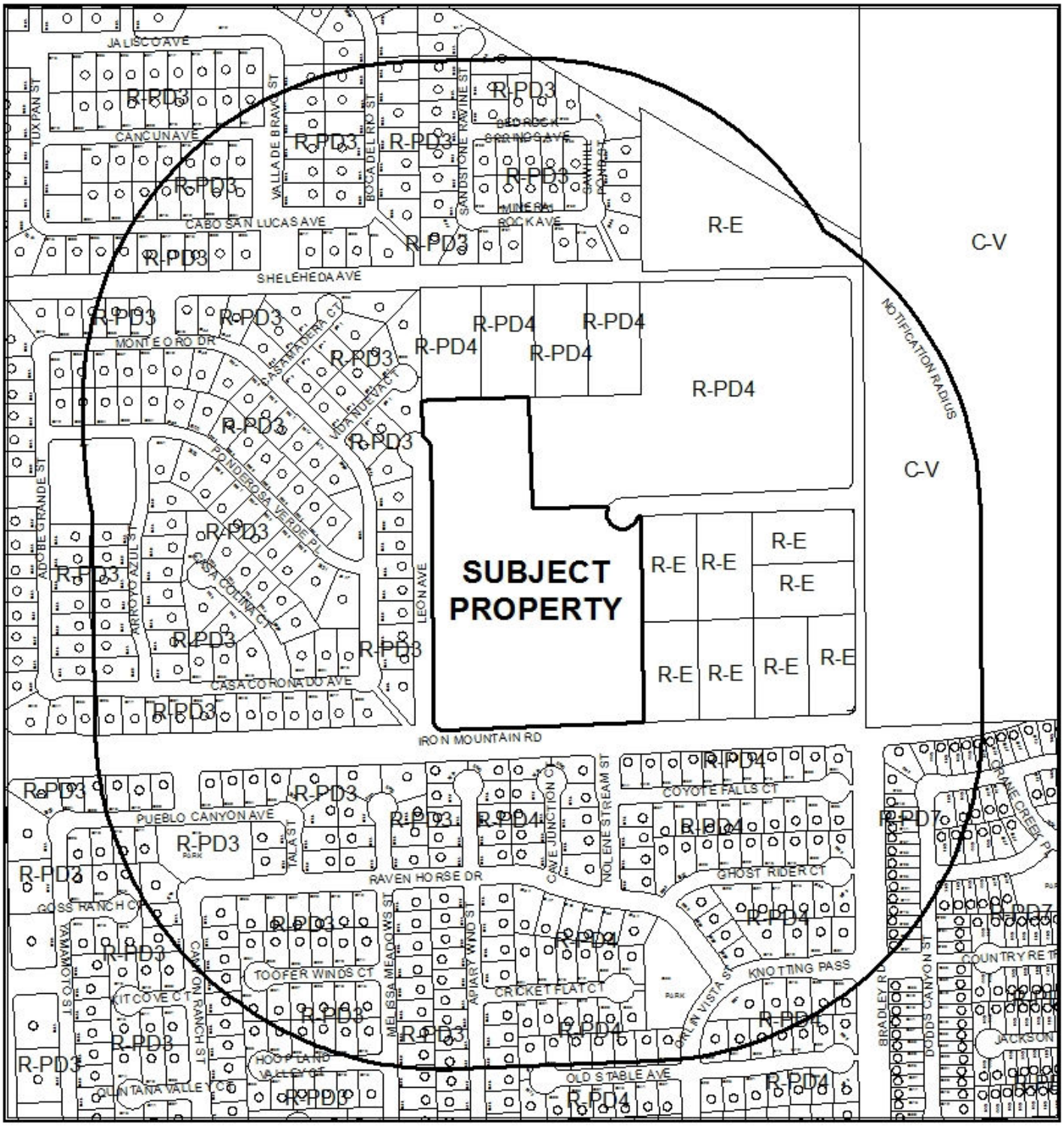
SUBJECT:
VAR-49593 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 18 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49593 (PRJ-49528)

RADIUS: 1000 FEET

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

N



CASE: **VAR-49593 (PRJ-49528)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49593 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

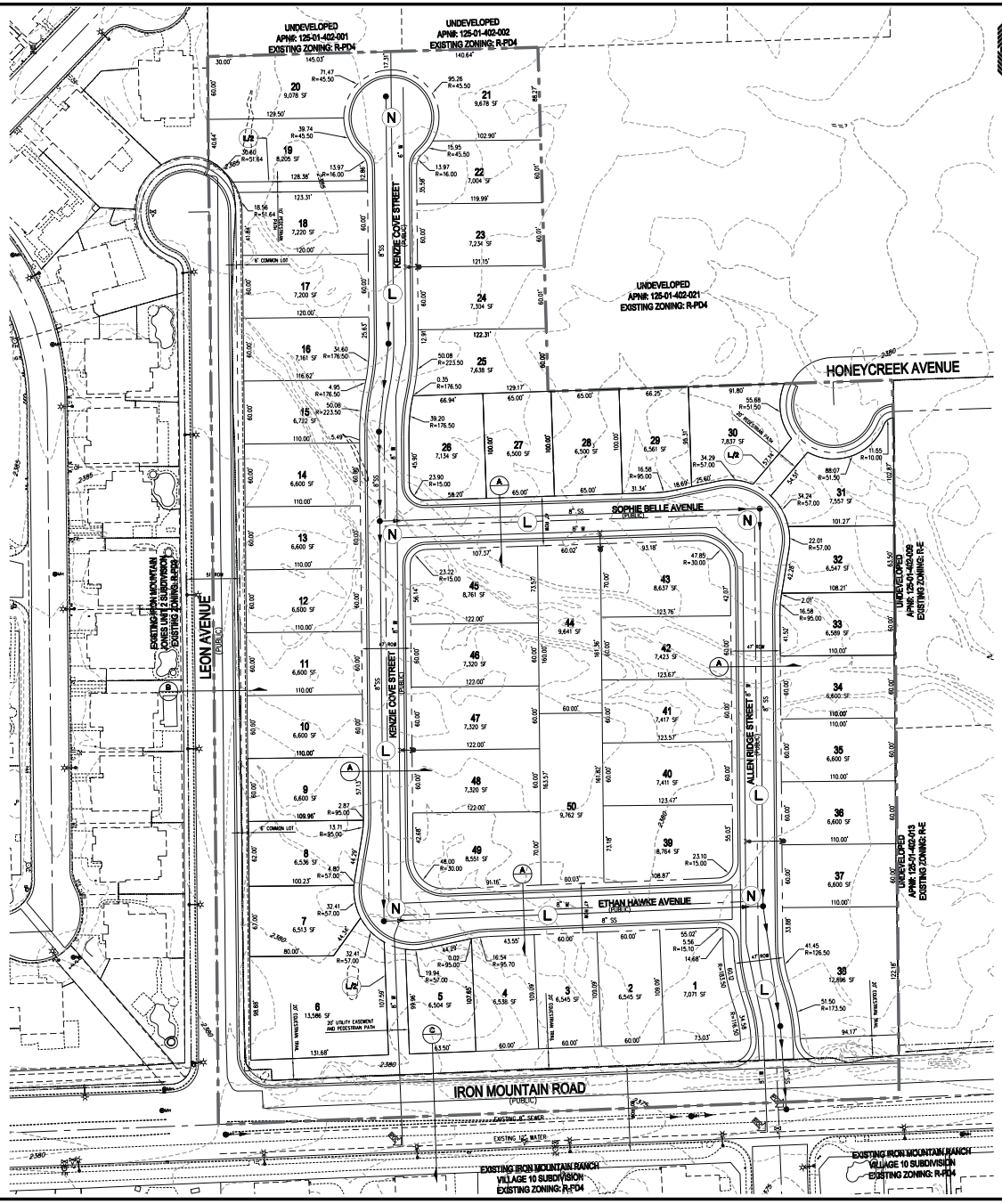
Case #	VAR-49593
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

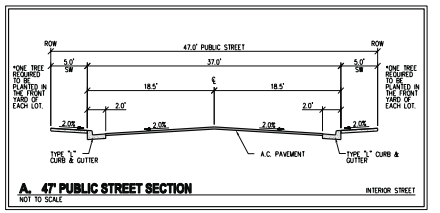
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

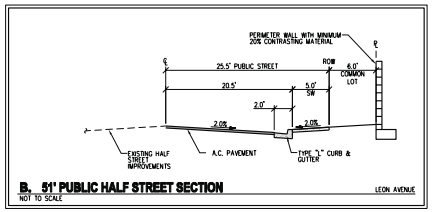
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

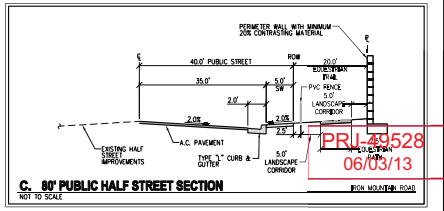
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49593

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

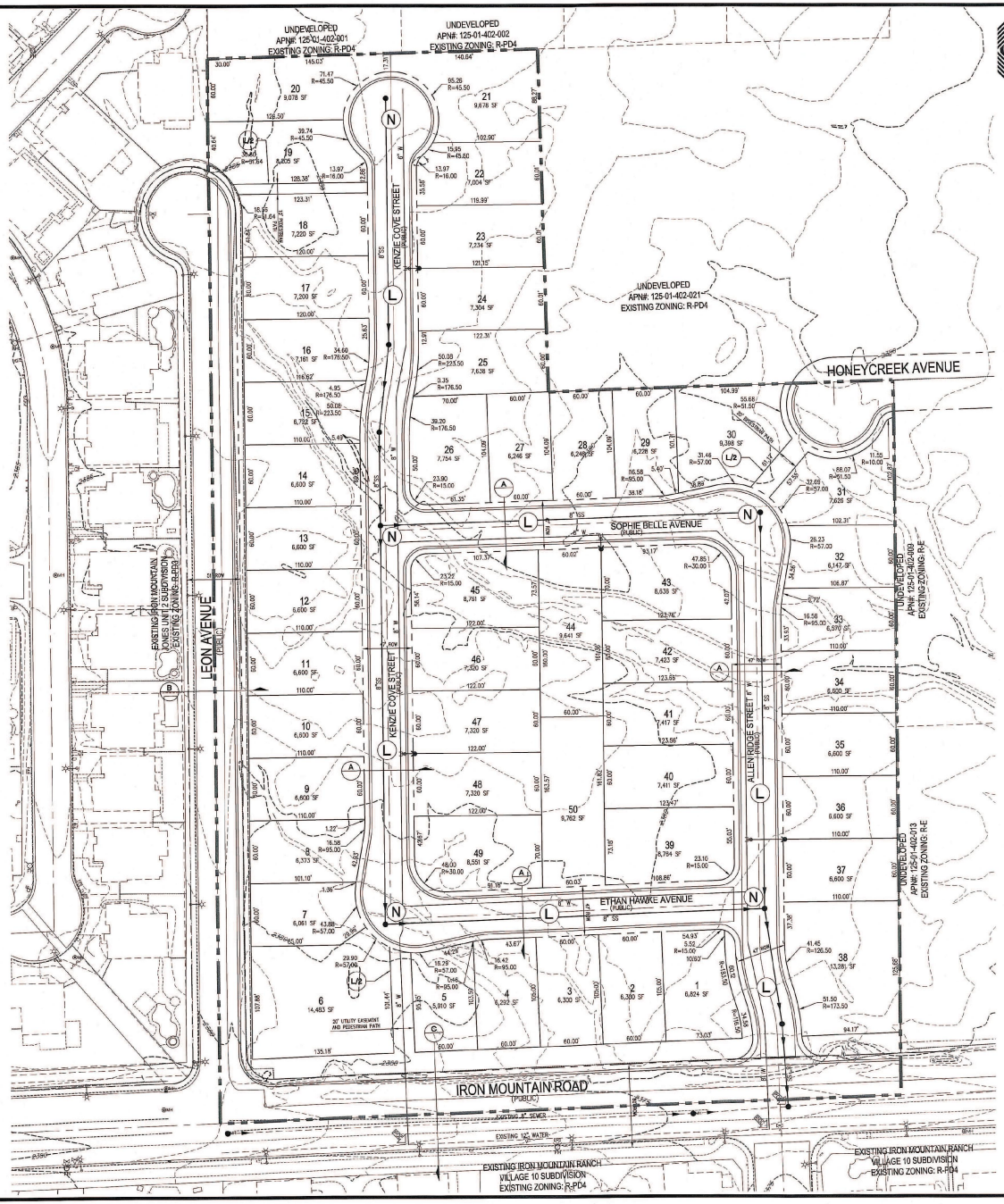
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET: 0, 50, 100

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 3' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

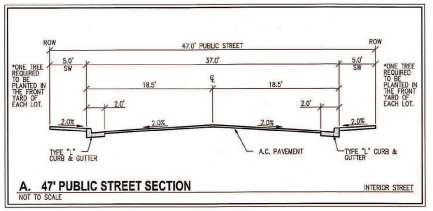
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

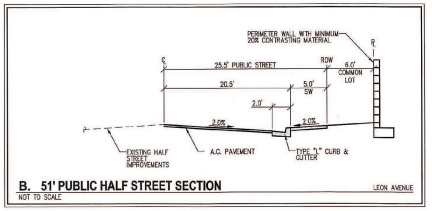
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

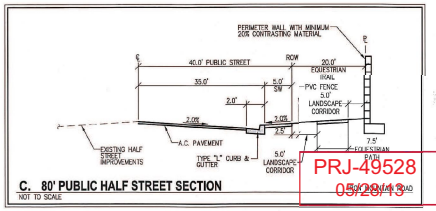
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49593

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

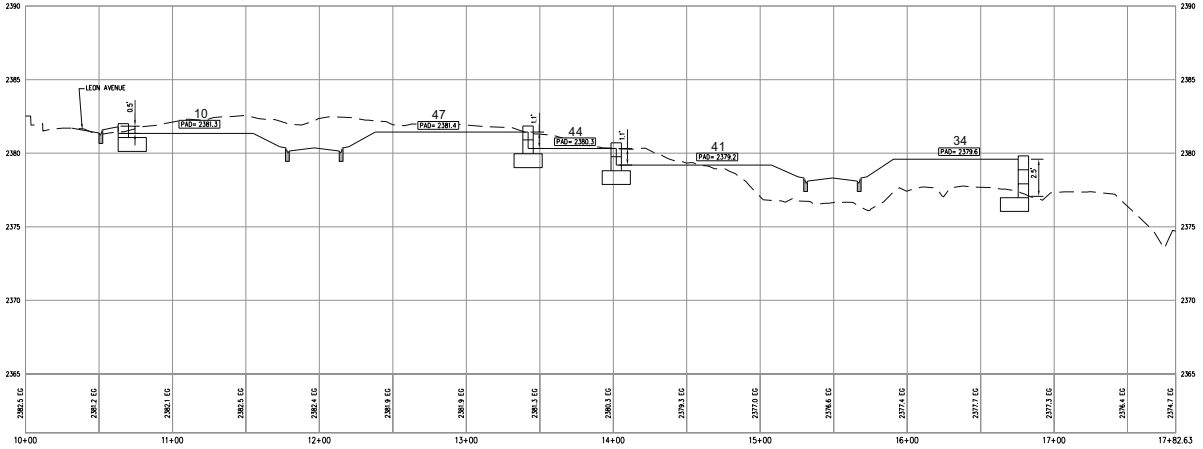
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

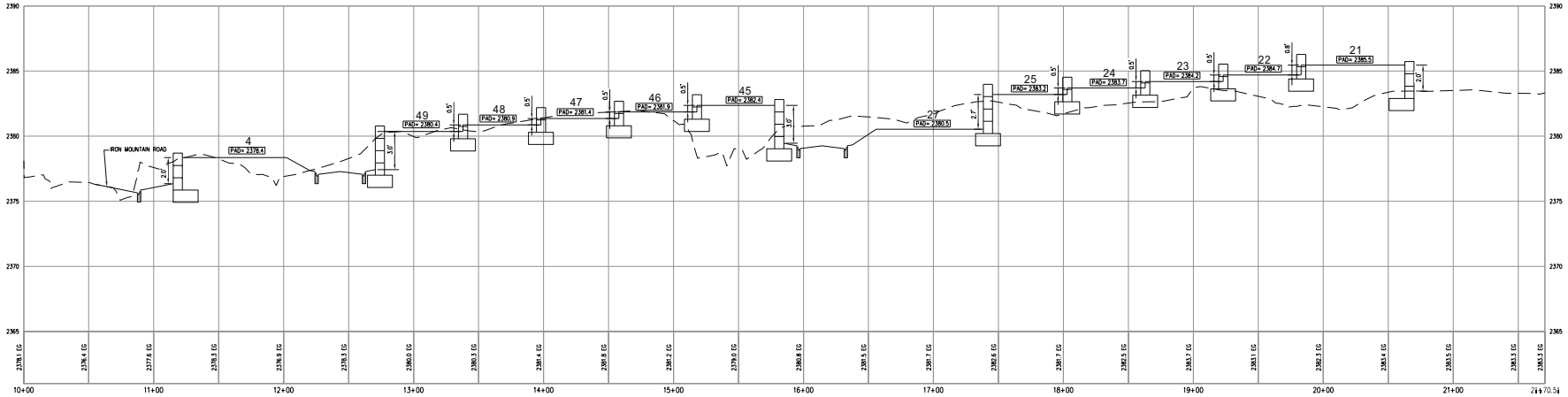
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — NEVADA — PROFESSIONAL ENGINEER — STATE OF

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S-11 T-20 R-60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49593

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49593

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49593

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

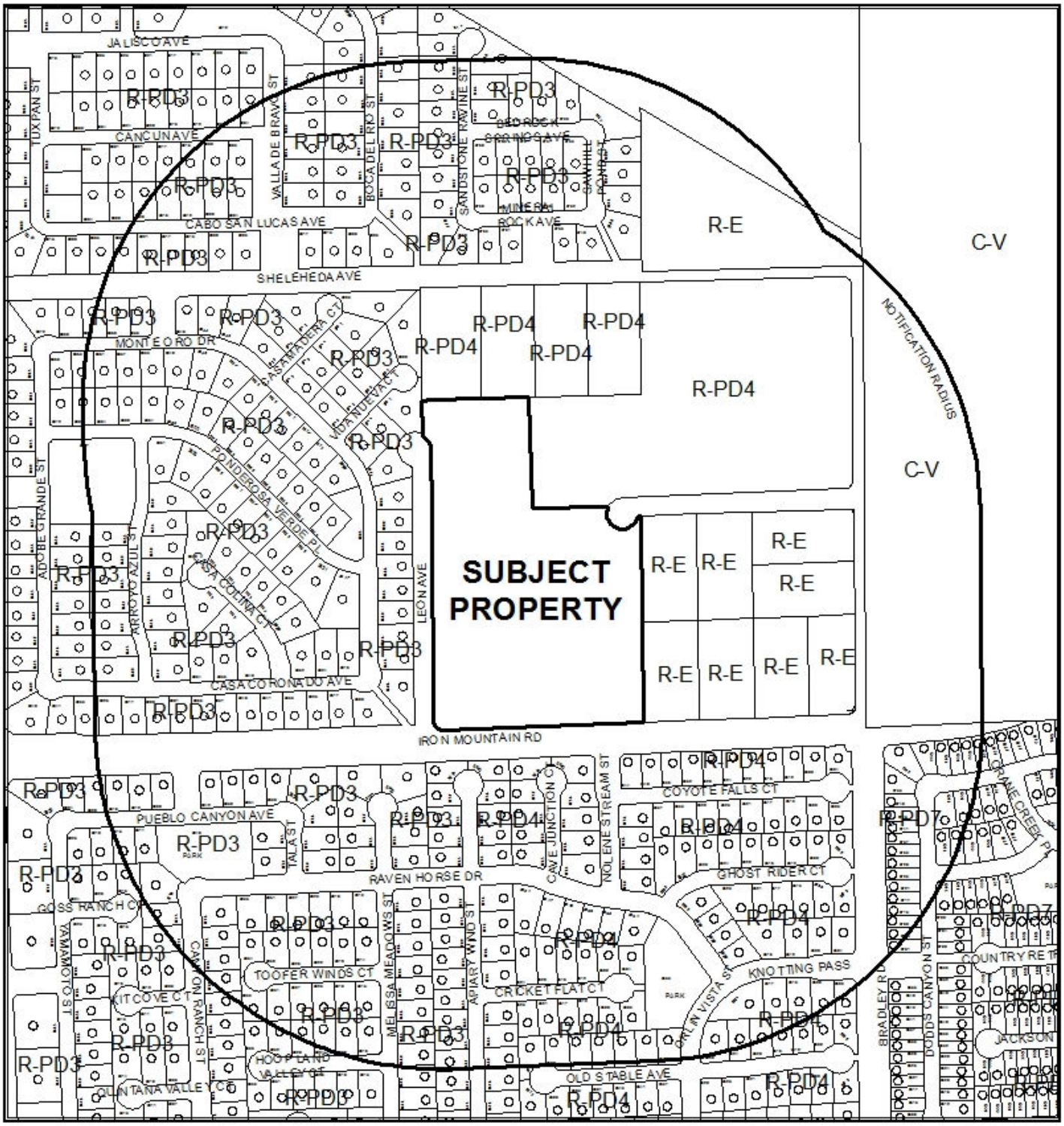
SUBJECT:
VAR-49594 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 19 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49594 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49594 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49594 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

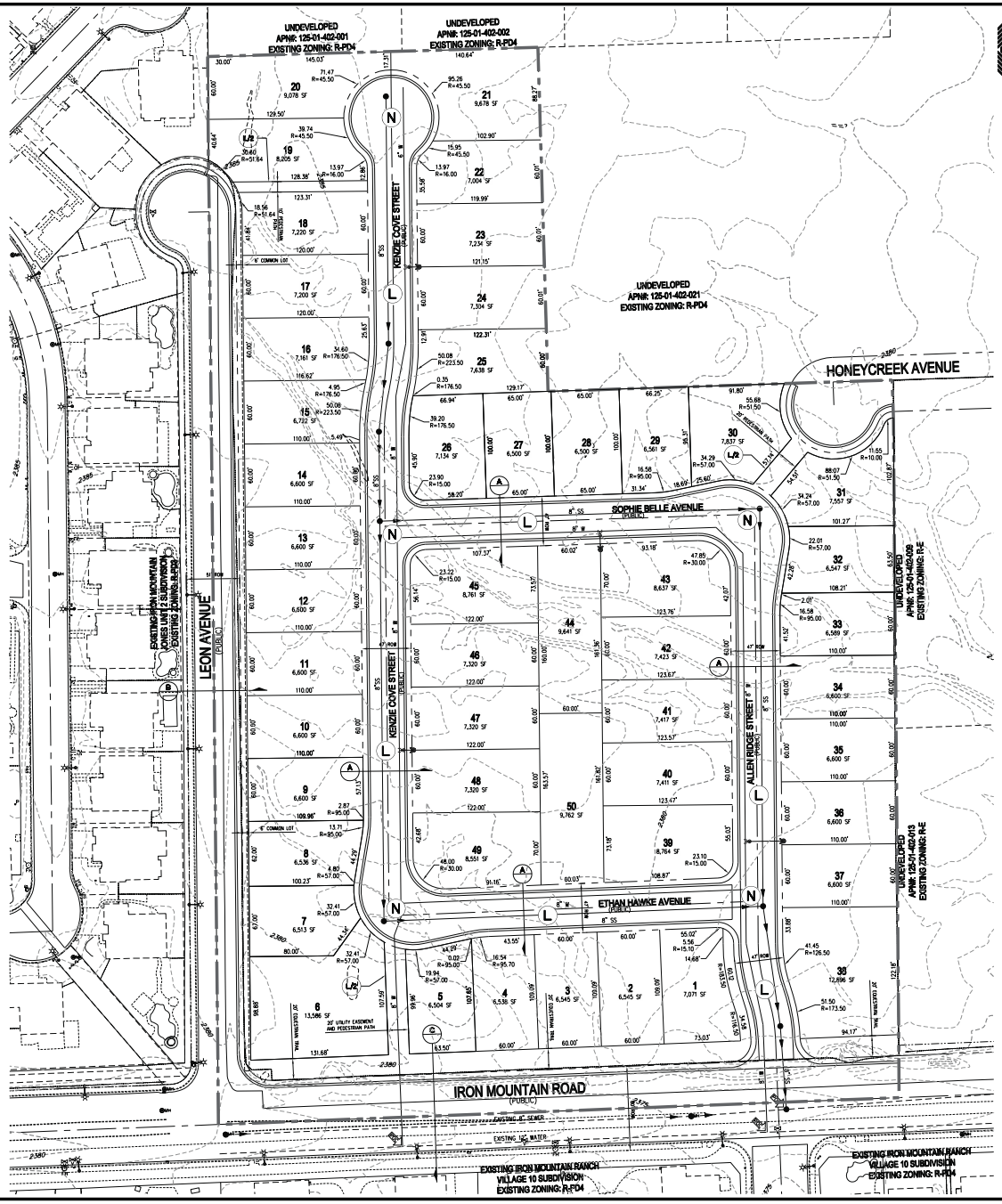
Case #	VAR-49594
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

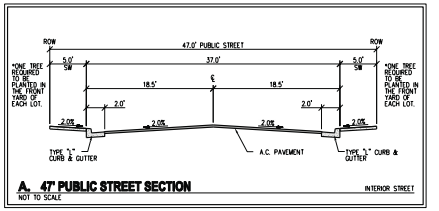
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/P) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

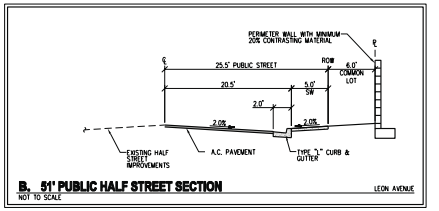
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

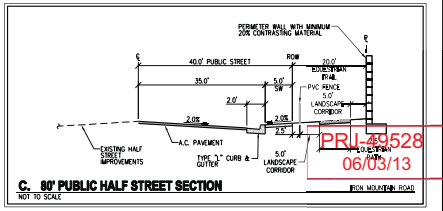
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49594

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

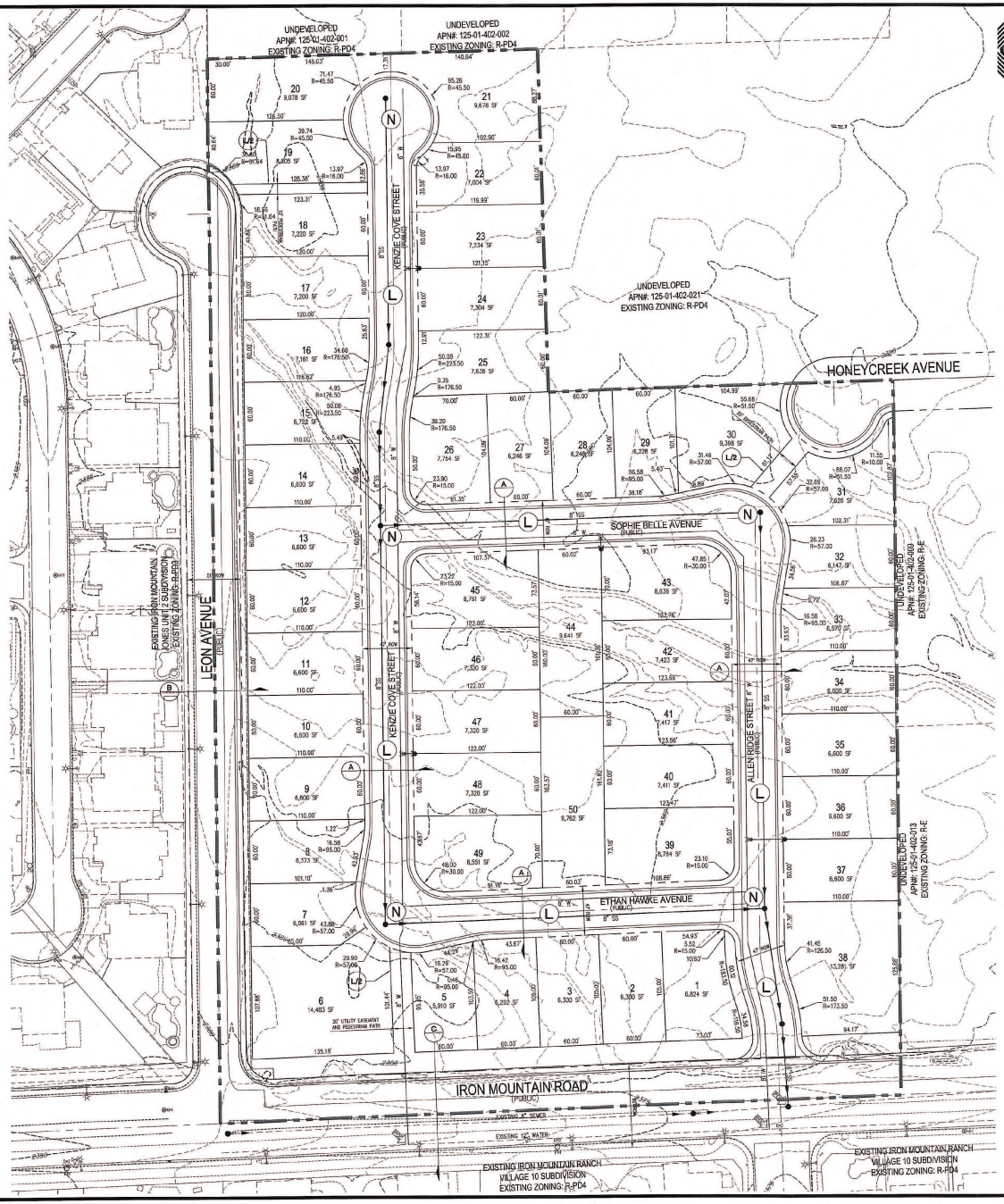
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 3' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

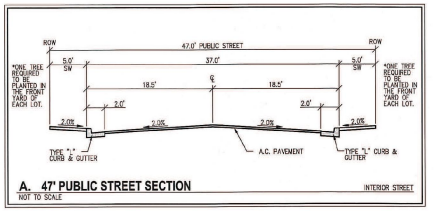
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

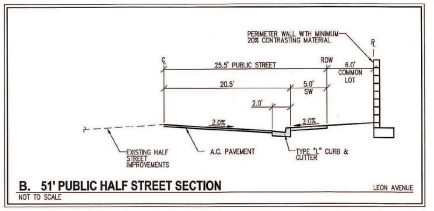
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

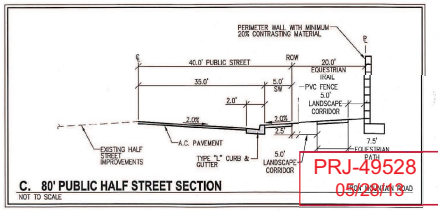
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49594

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

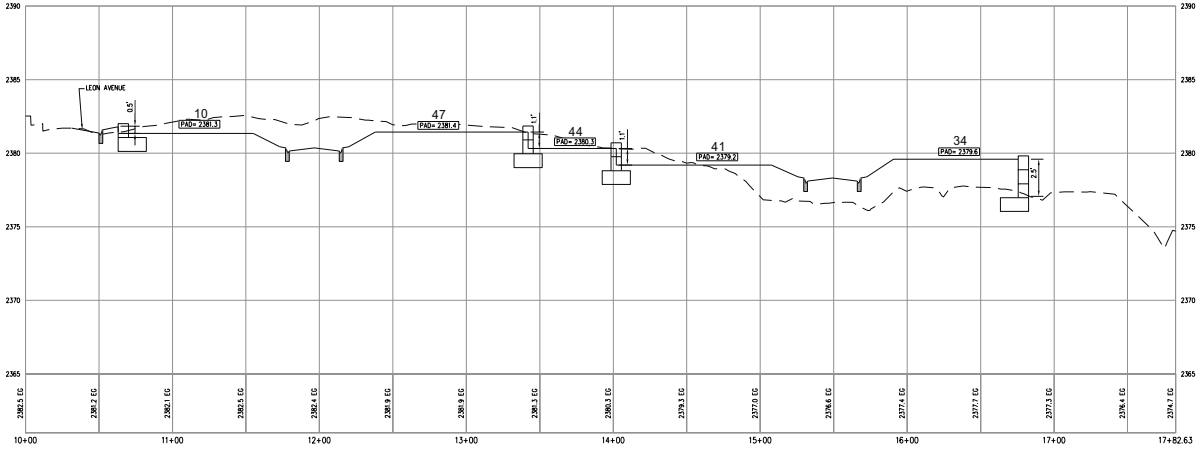
S1 - T18S
R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

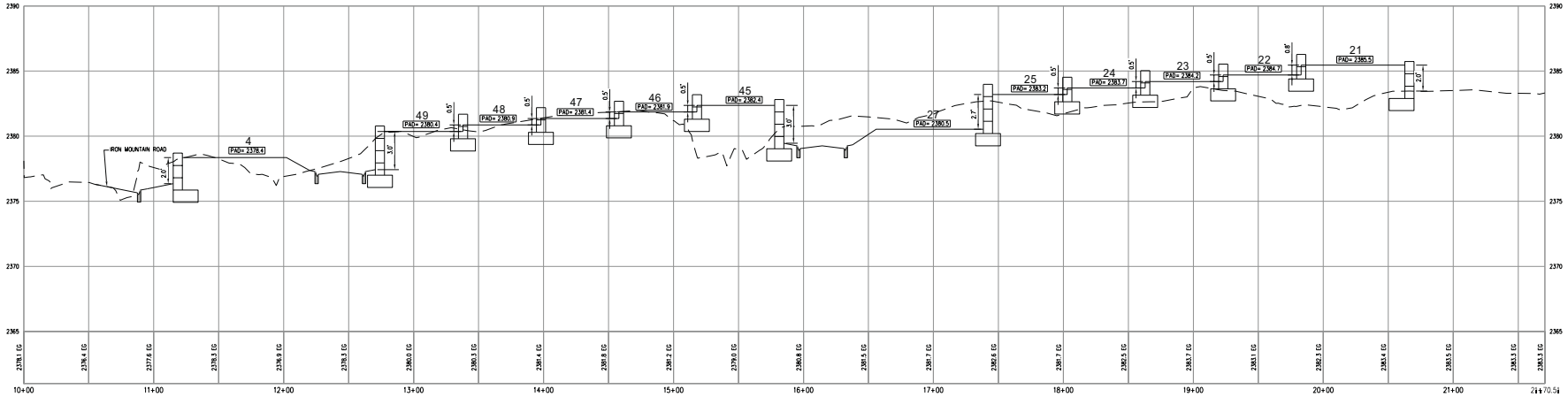
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

0 40 80
SCALE - 1"=40' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S 1
T 19 S
R 60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49594

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49594

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49594

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

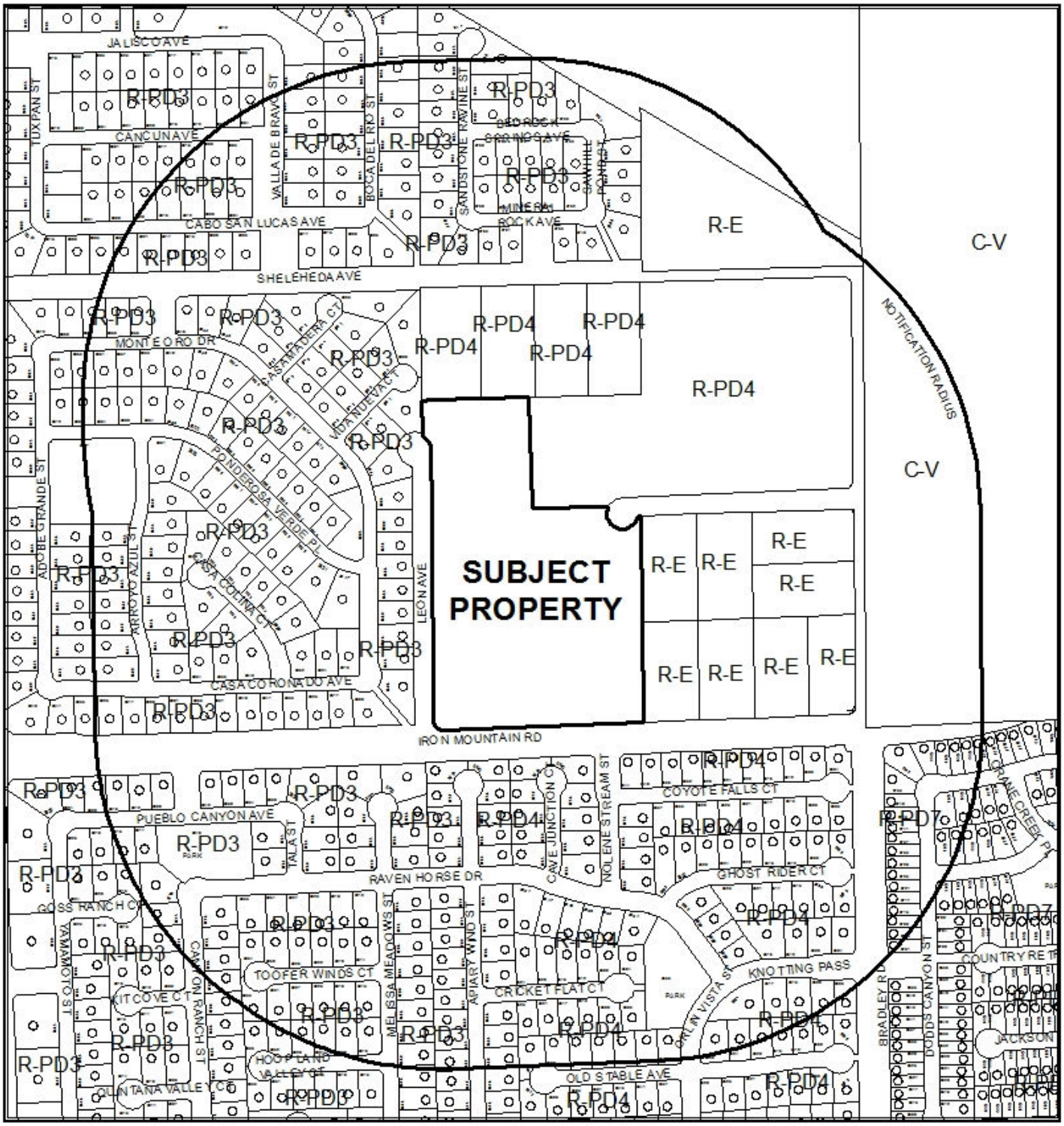
SUBJECT:
VAR-49595 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 20 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49595 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49595 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49595 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

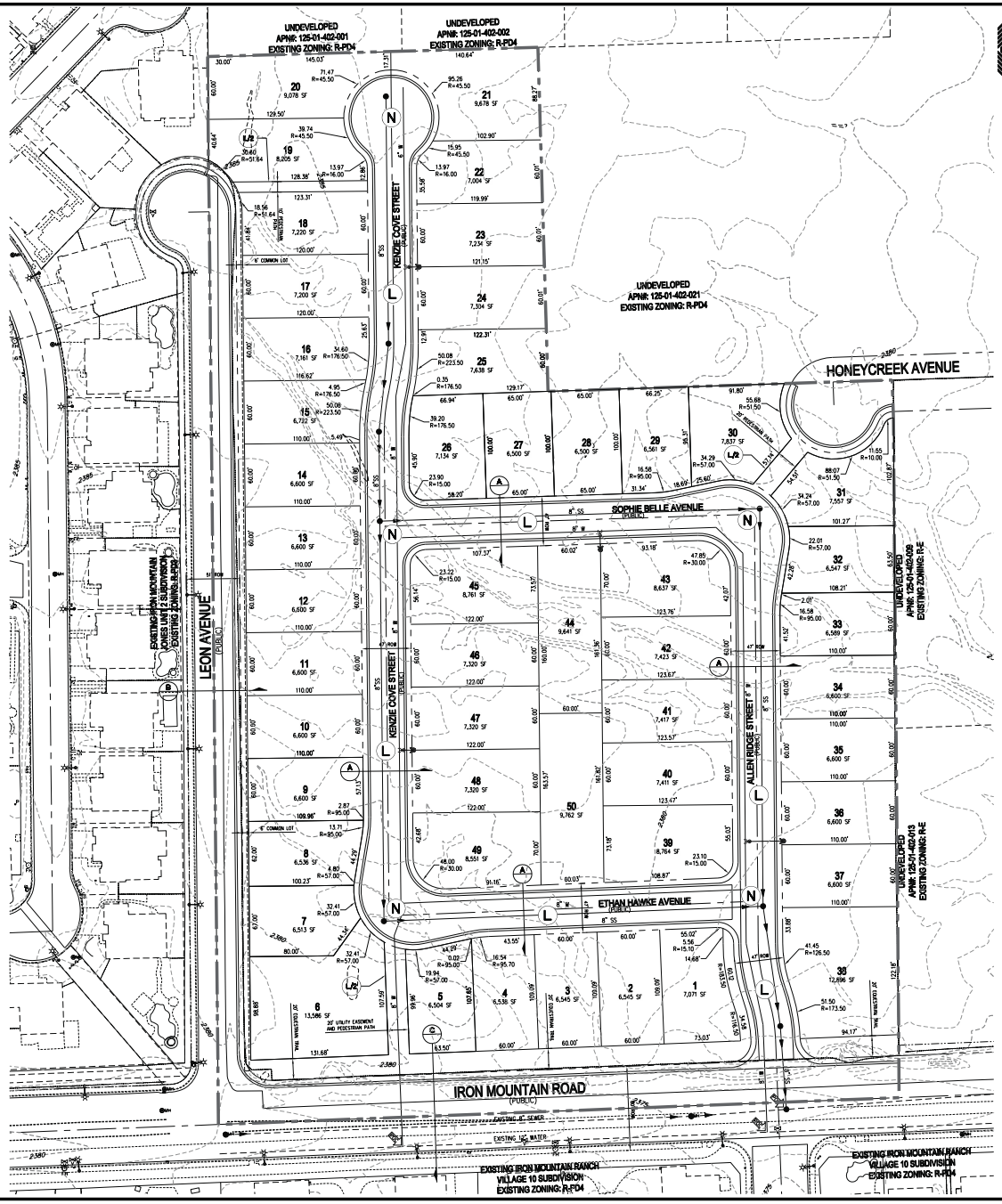
Case #	VAR-49595
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

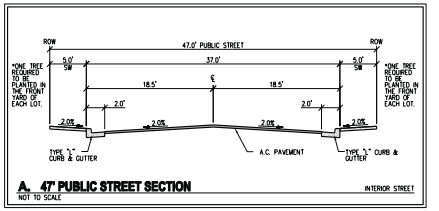
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

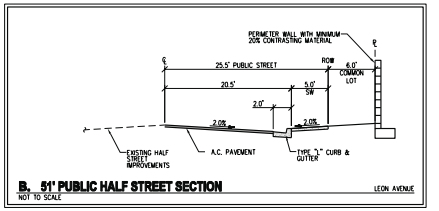
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

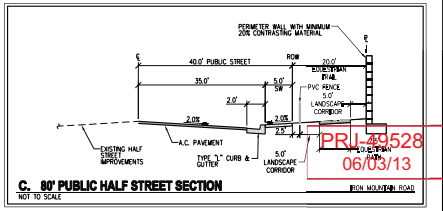
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49595

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

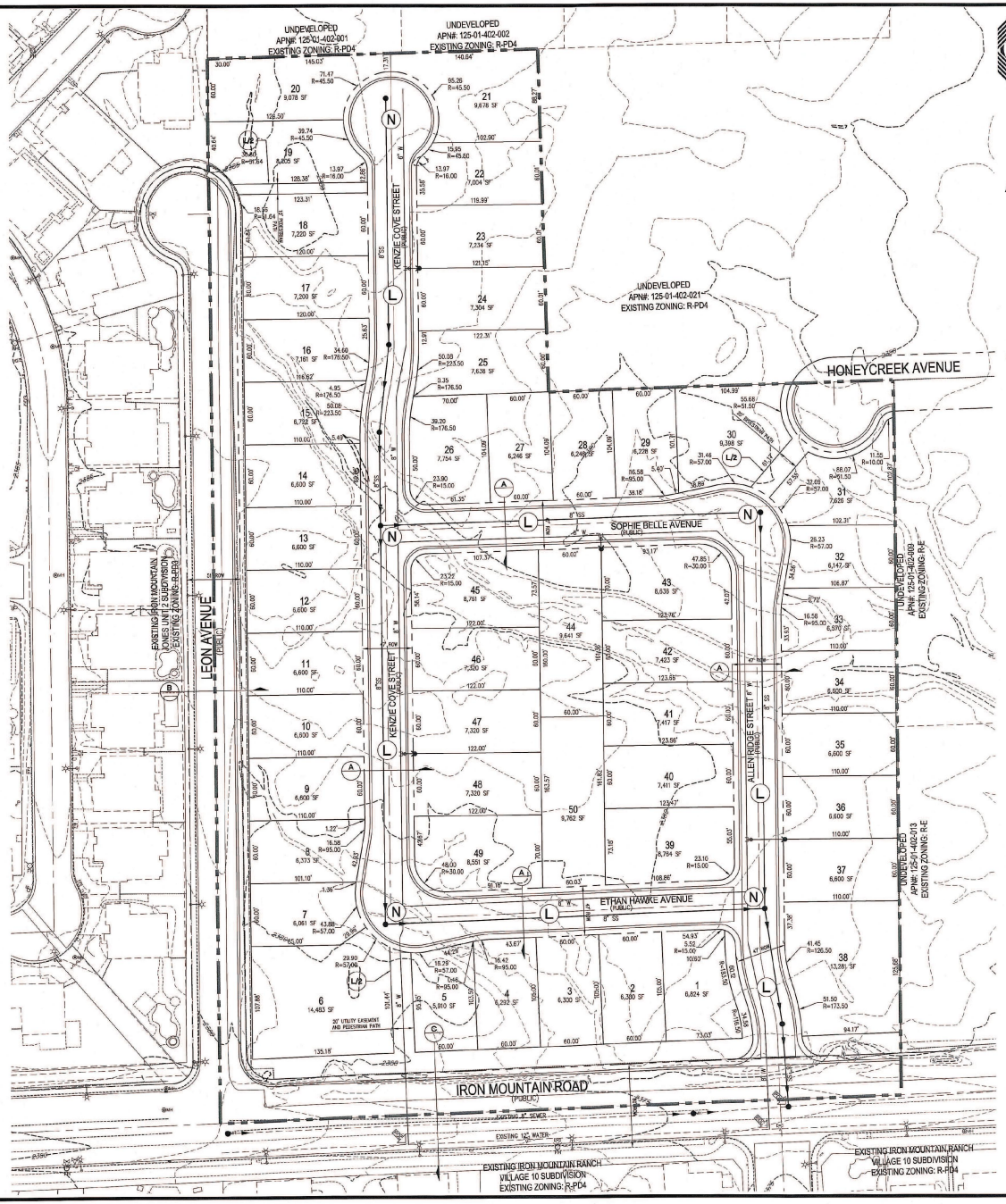
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

\\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 3' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5333
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

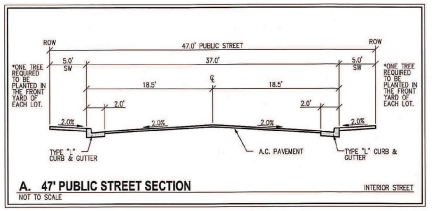
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

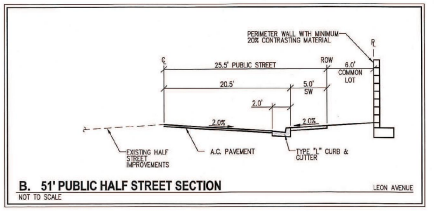
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

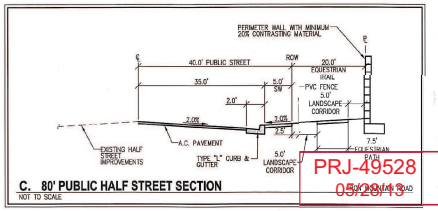
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
05/28/13

VAR-49595

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

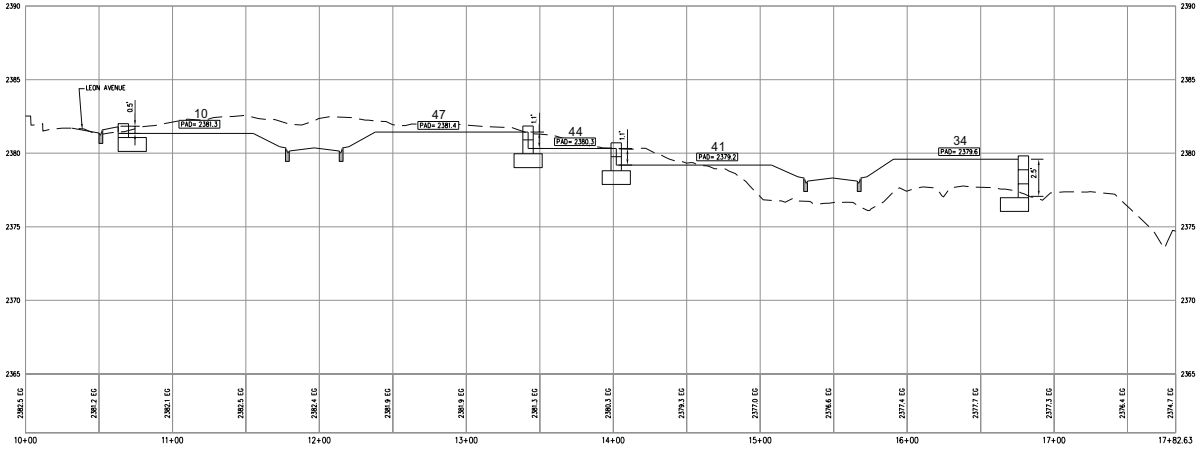
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

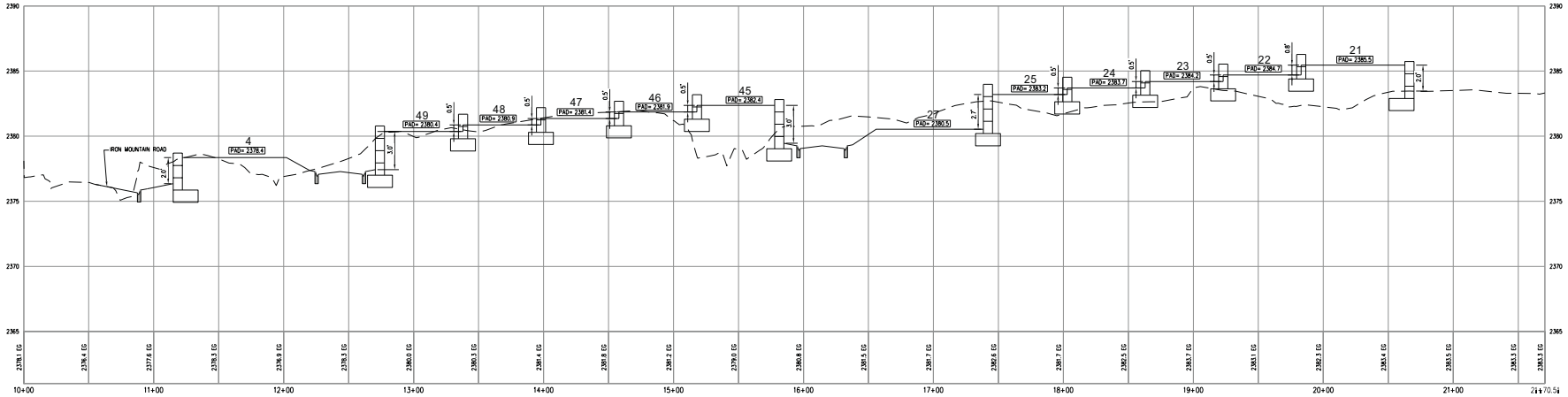
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S-11 R-60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

VAR-49595

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49595

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49595

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

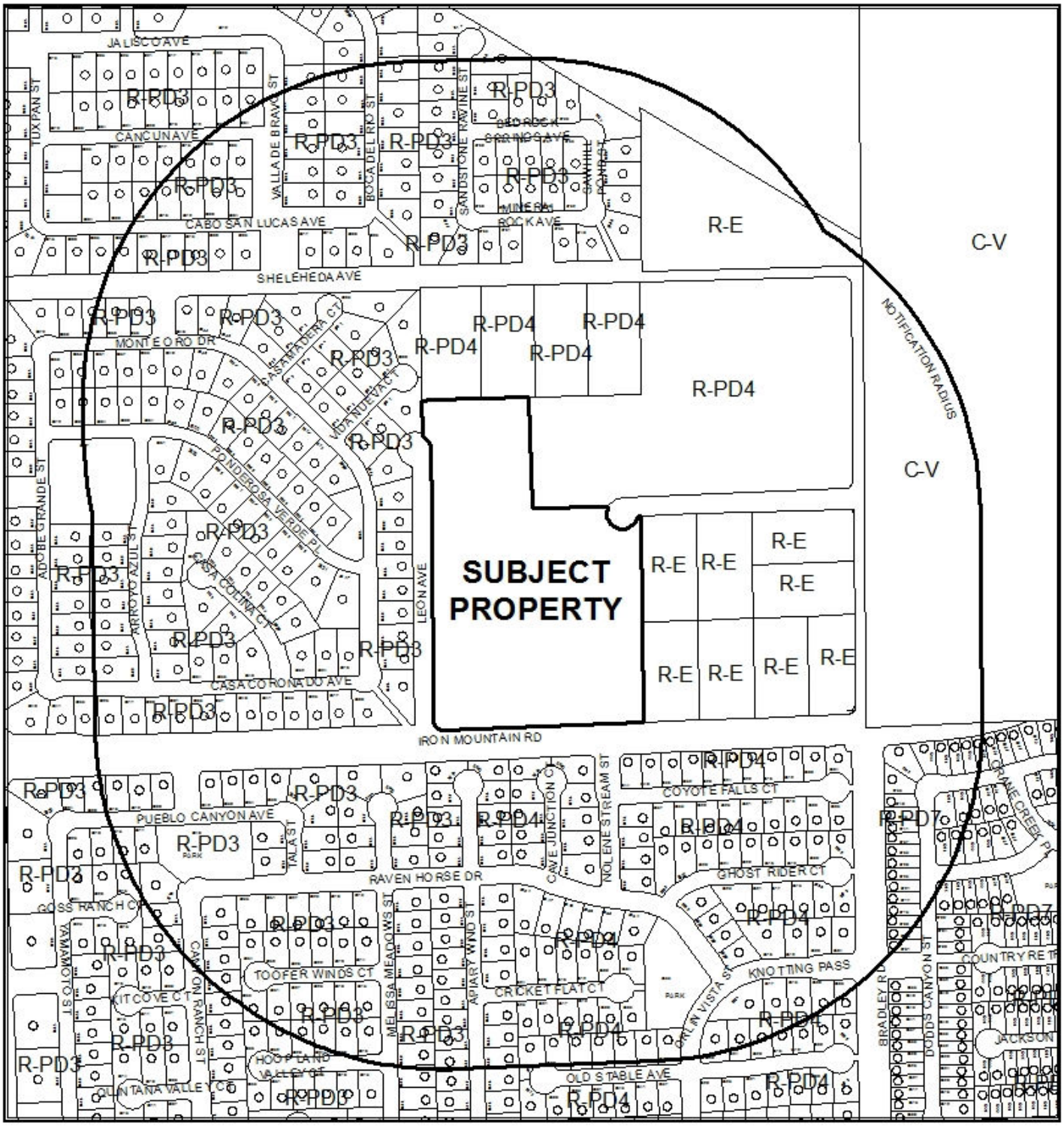
SUBJECT:
VAR-49596 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 22 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49596 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620

Feet

CASE: **VAR-49596 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49596 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

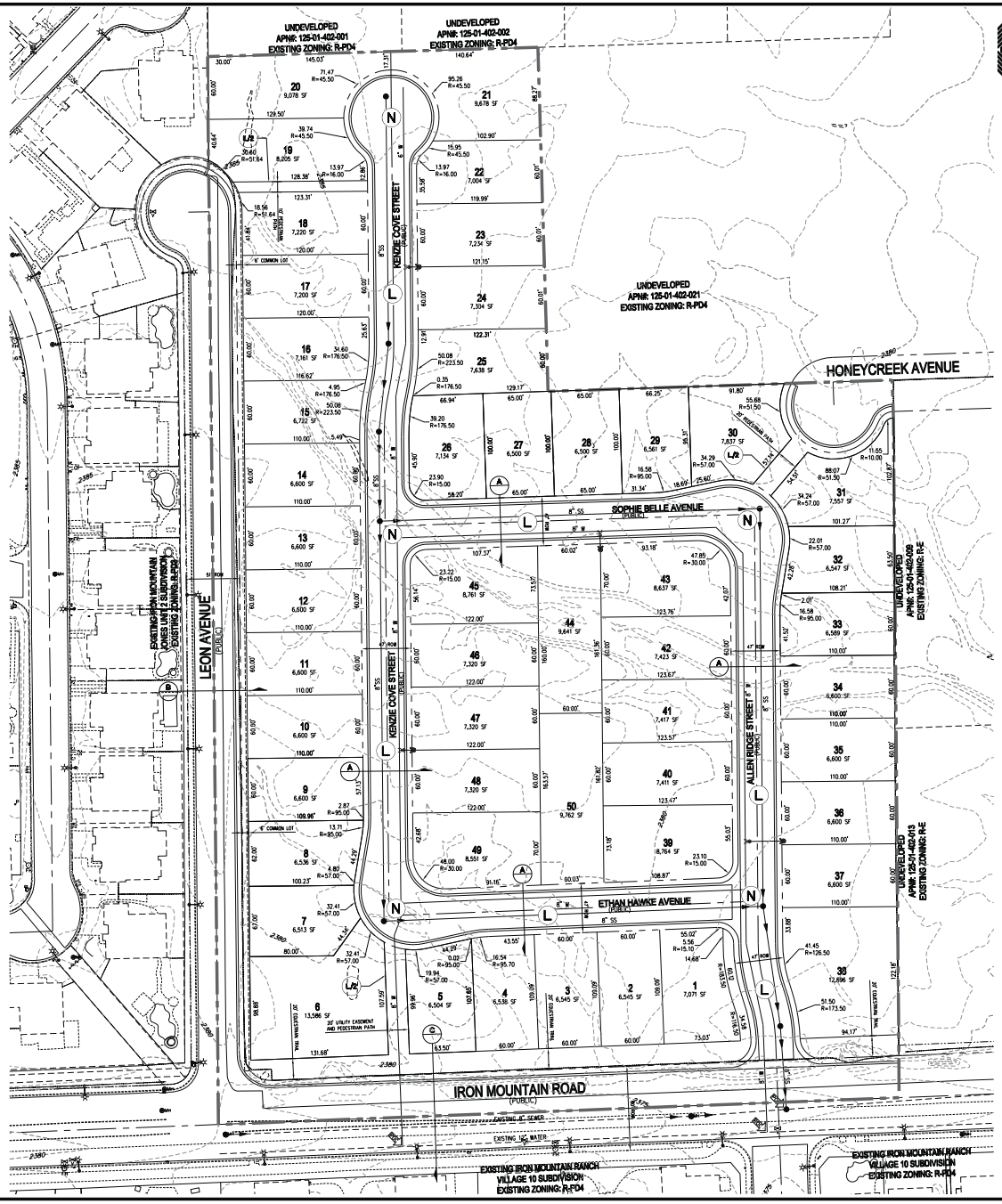
Case #	VAR-49596
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

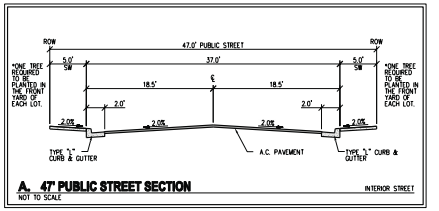
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

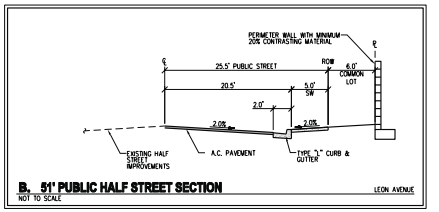
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

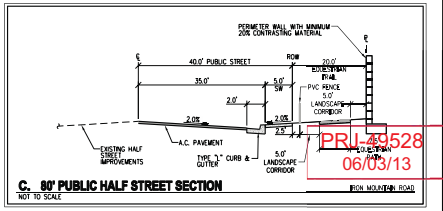
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49596

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

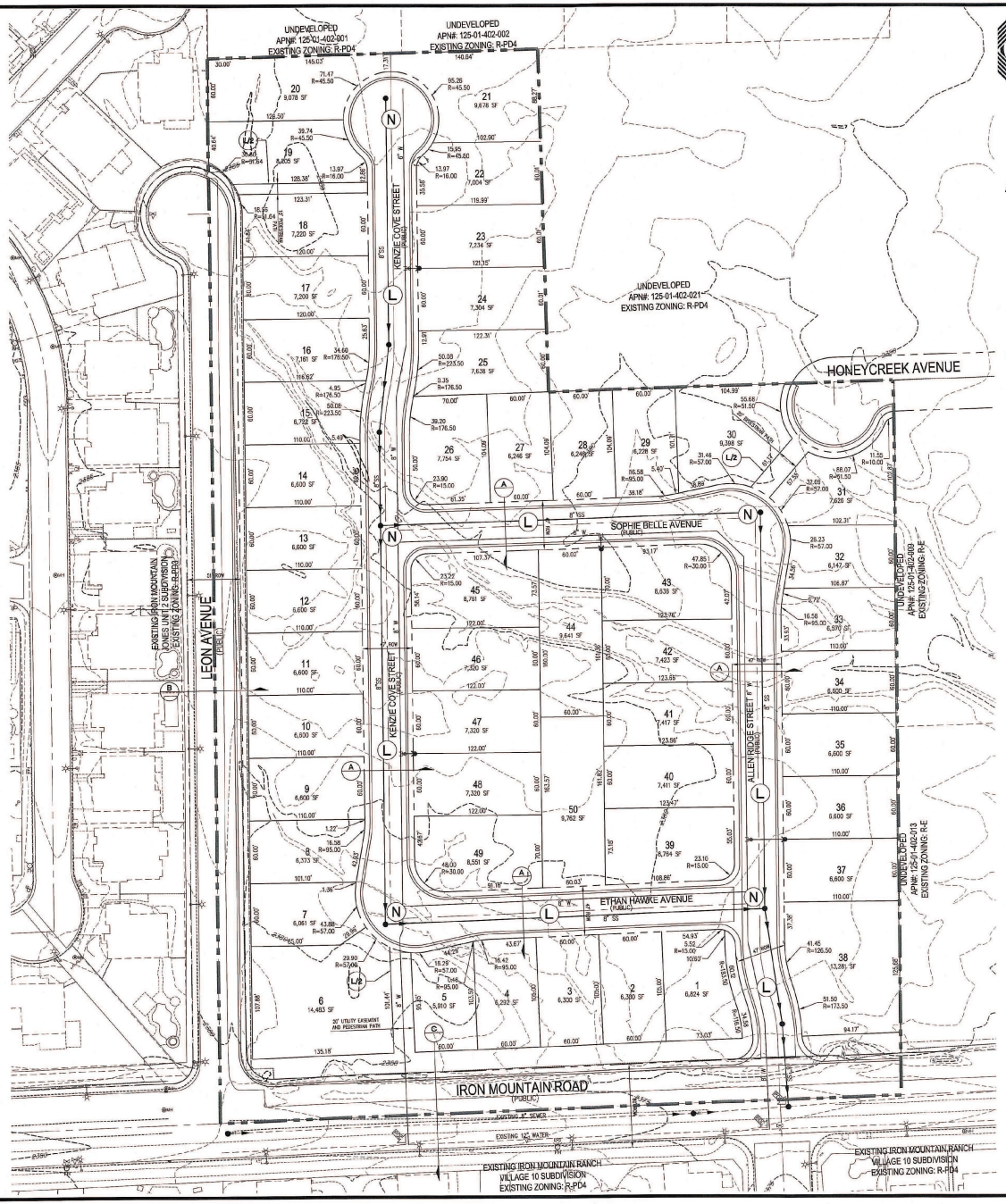
CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

X:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 368-5864

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(xR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

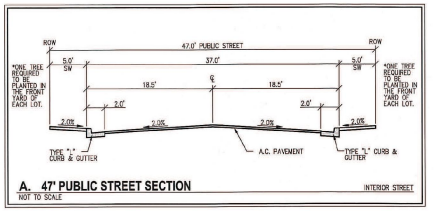
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

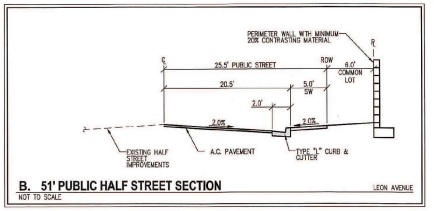
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

LEGEND

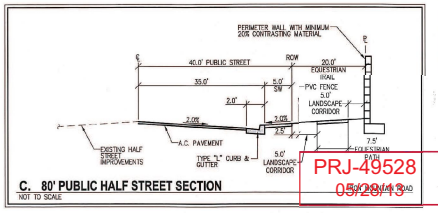
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49596

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

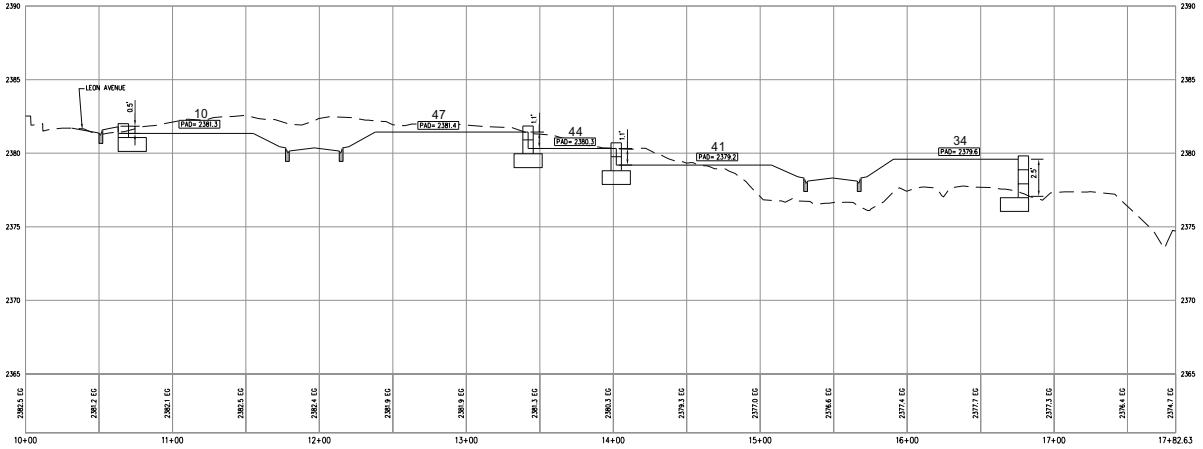
S1 - 19S
R 60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

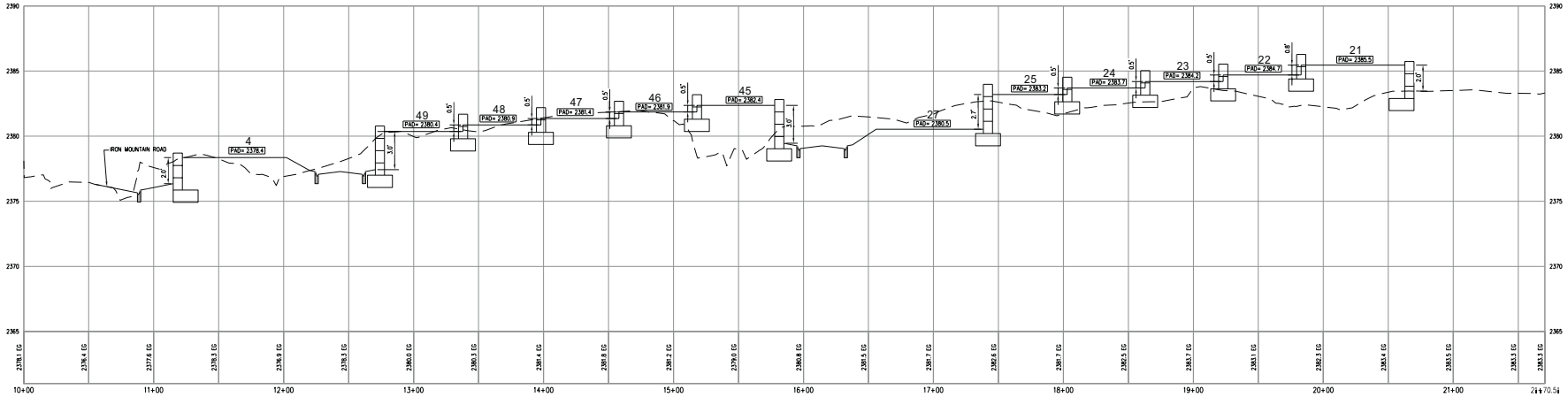
DOUGLAS E. BEBERSTEIN — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S-11 E
R-60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49596

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49596

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49596

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

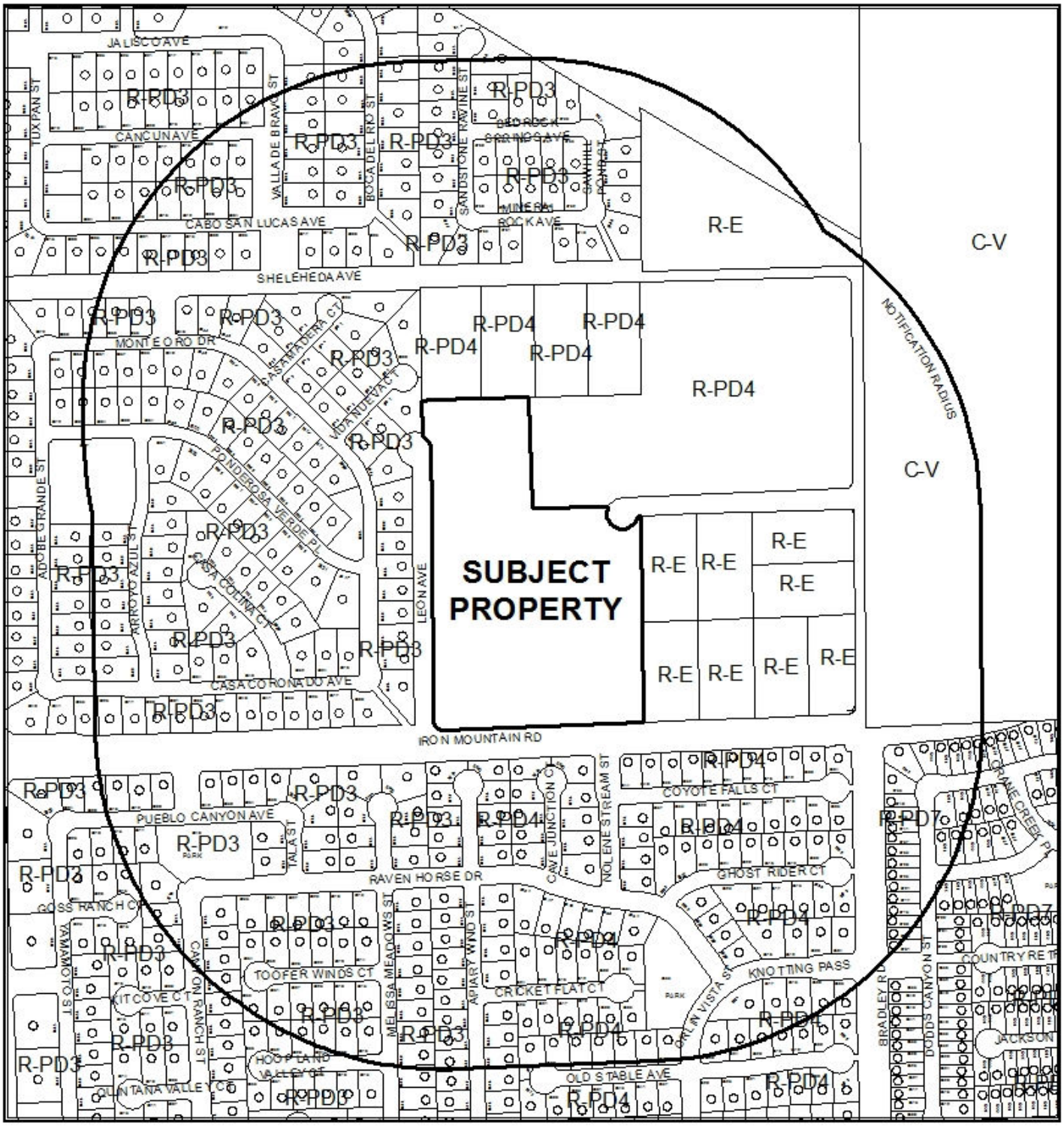
SUBJECT:
VAR-49597 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 23 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49597 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49597 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49597 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

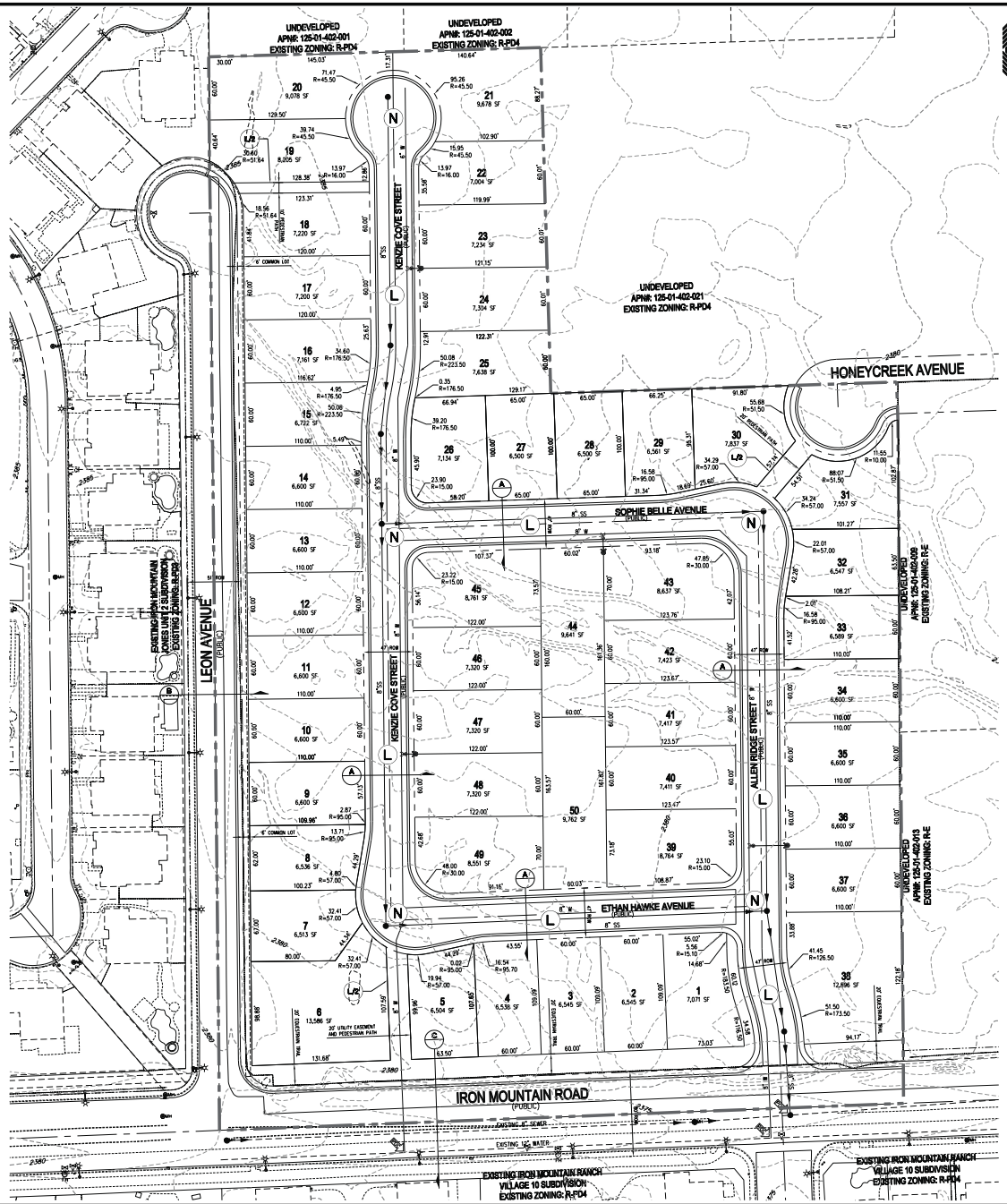
Case #	VAR-49597
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'

REAR
15'
5' TO PATIO COVER OVERHANG

SIDE
INTERIOR
5'
CORNER
15'

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

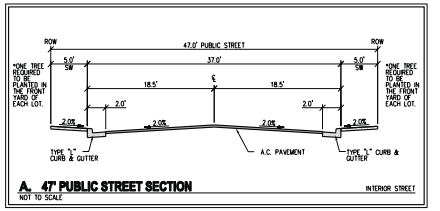
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

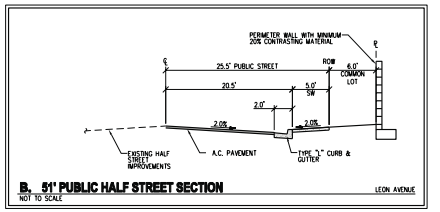
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

LEGEND

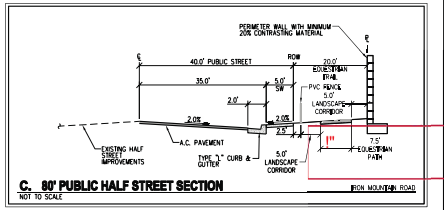
- GROSS ACREAGE BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET — NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE — NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD — NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

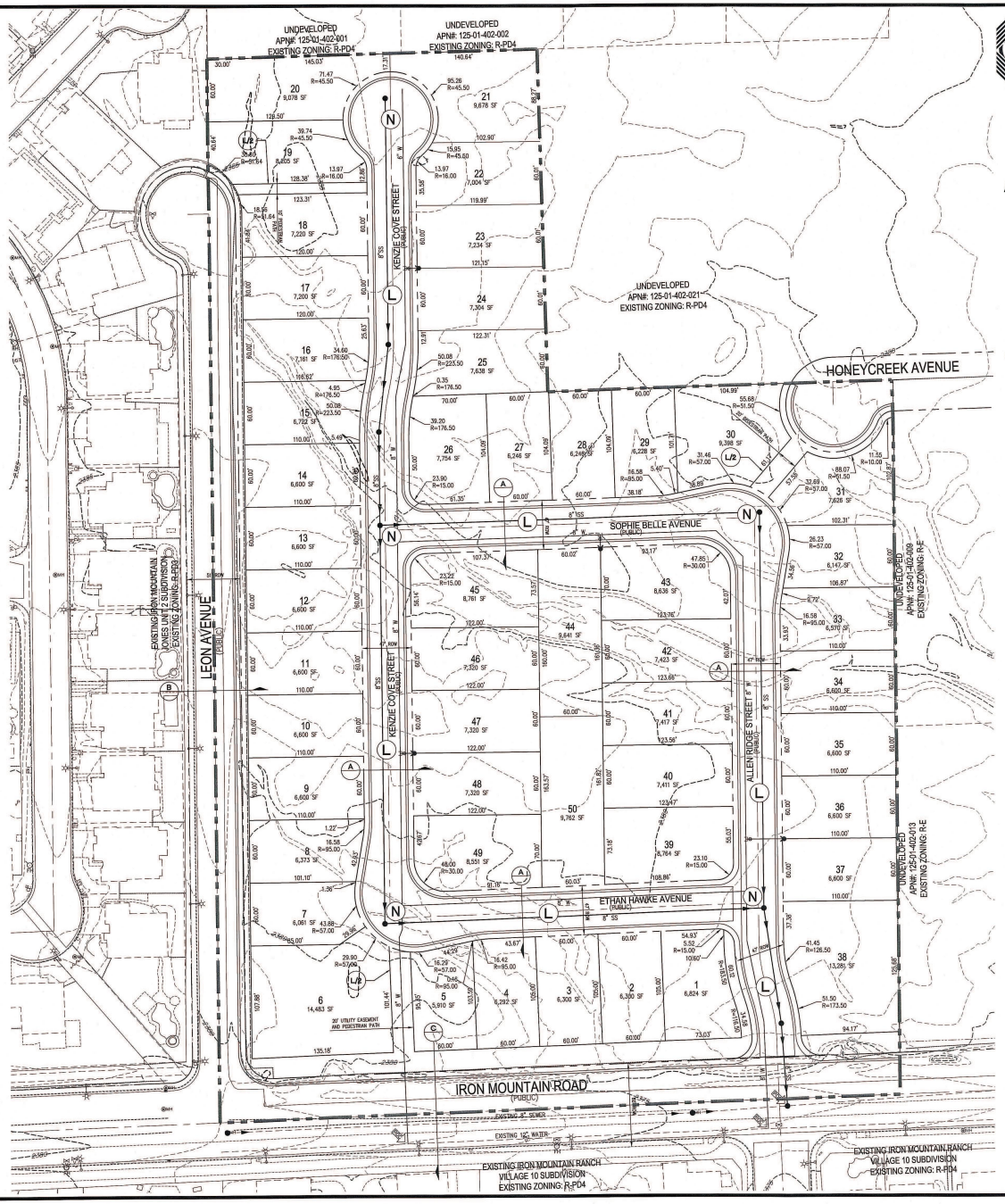
TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

VAR-49597

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

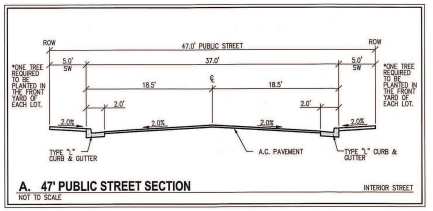
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

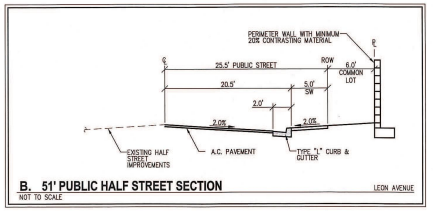
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

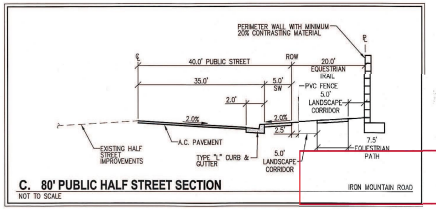
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

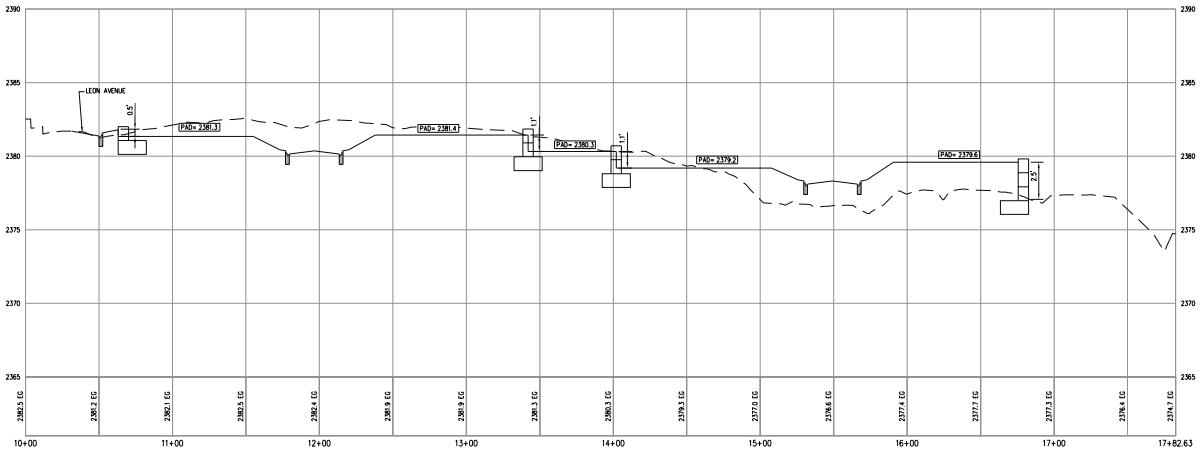
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP. 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

VAR-49597

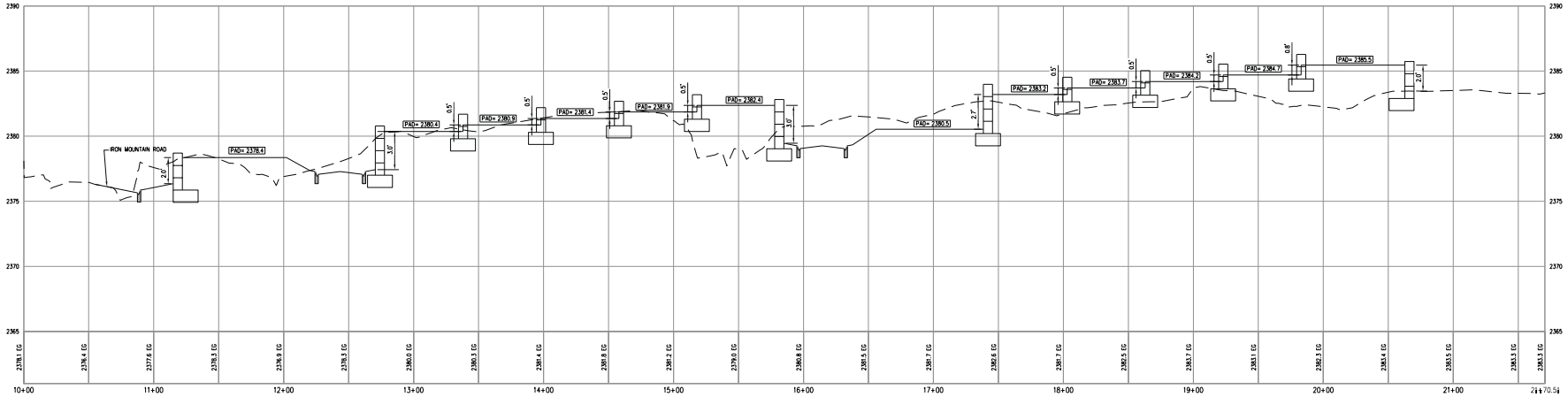
WEST-EAST SECTION PROFILE



APN 125-01-402-020

SCALE - 1"=40' FEET

SOUTH-NORTH SECTION PROFILE



"#

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49597

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangtson

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49597

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49597

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

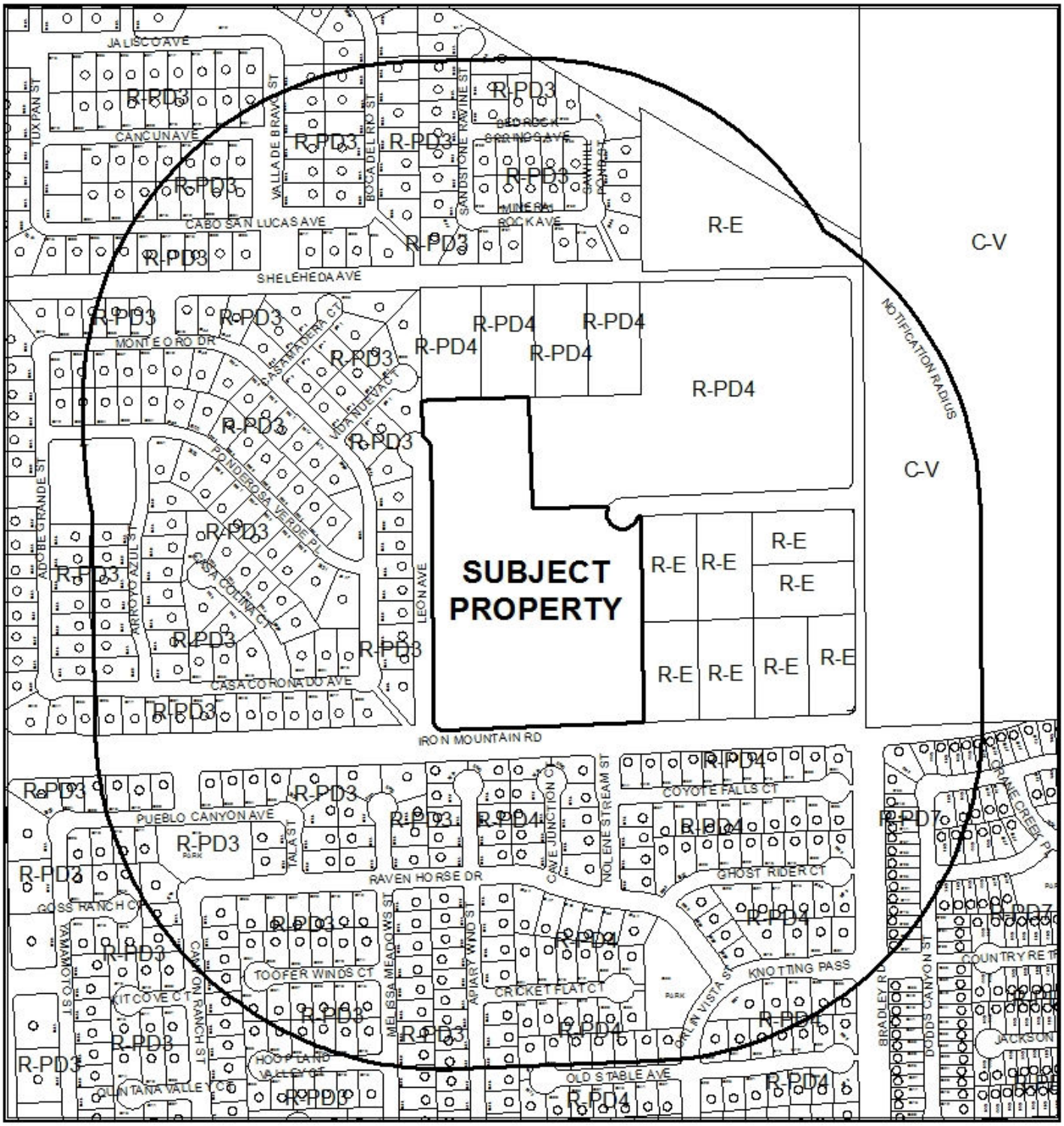
SUBJECT:
VAR-49598 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 24 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49598 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49598 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49598 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

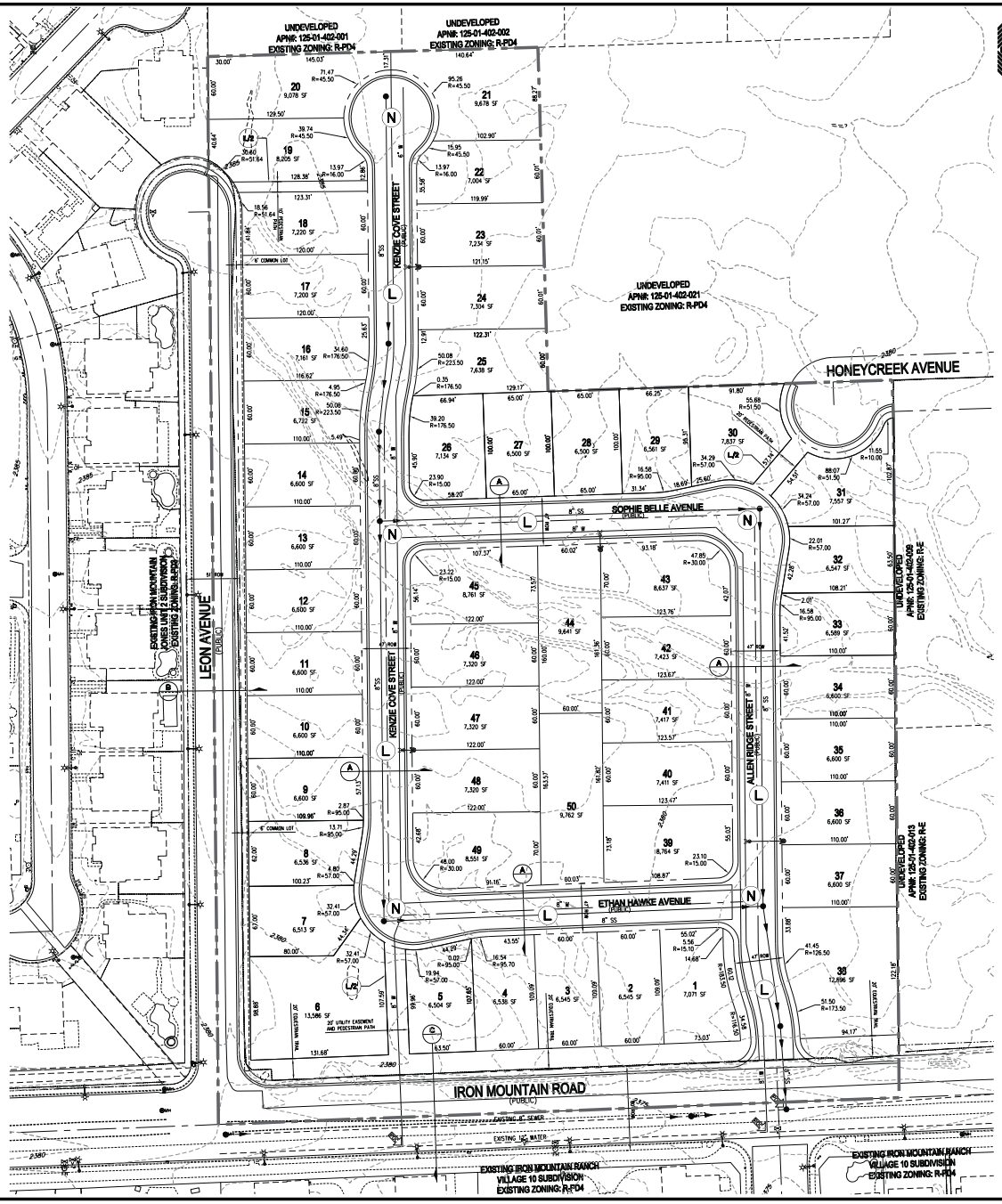
Case #	VAR-49598
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' (0, 50, 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

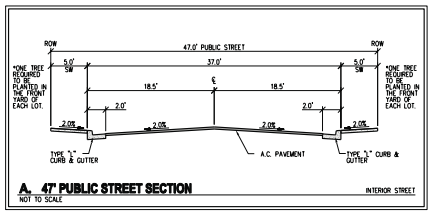
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

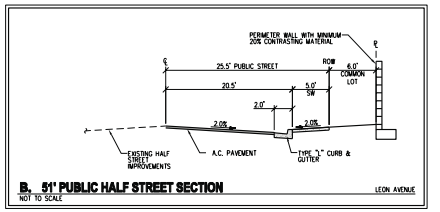
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

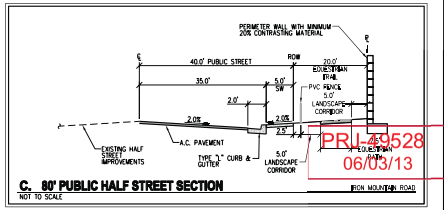
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION IRON MOUNTAIN ROAD
NOT TO SCALE

PRJ-49528
06/03/13

VAR-49598

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

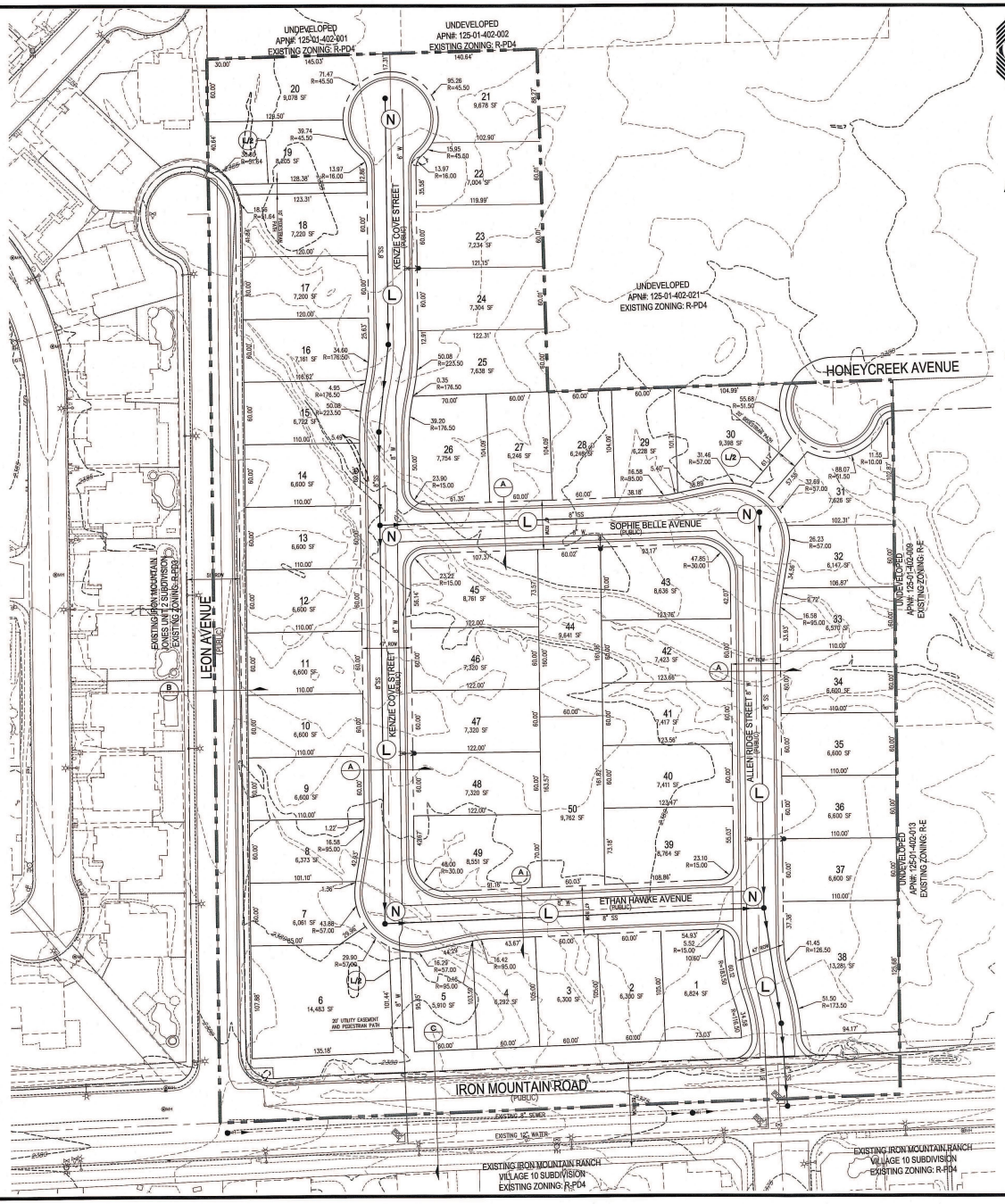
TENTATIVE MAP

S11 T20 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 20'
REAR: 15'
SIDE: 3' TO PATIO COVER OVERHANG
INTERIOR: 5'
CORNER: 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-6400
FX (702) 348-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

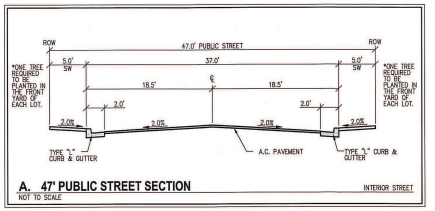
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

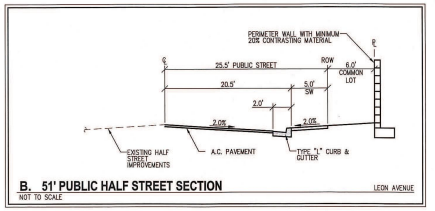
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

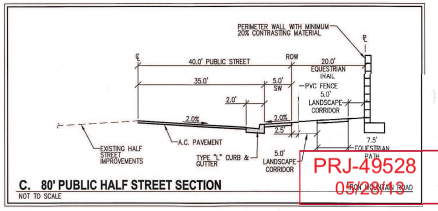
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

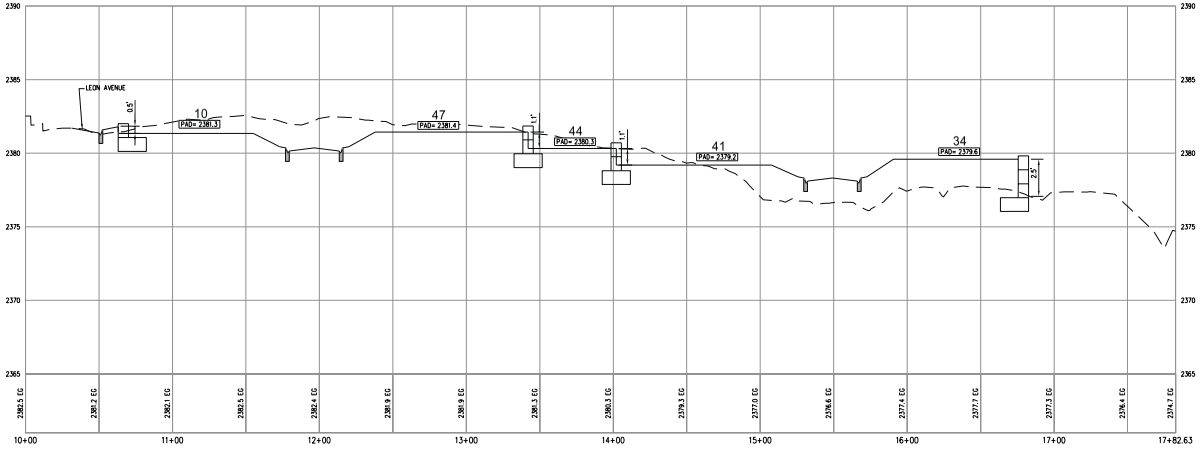
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

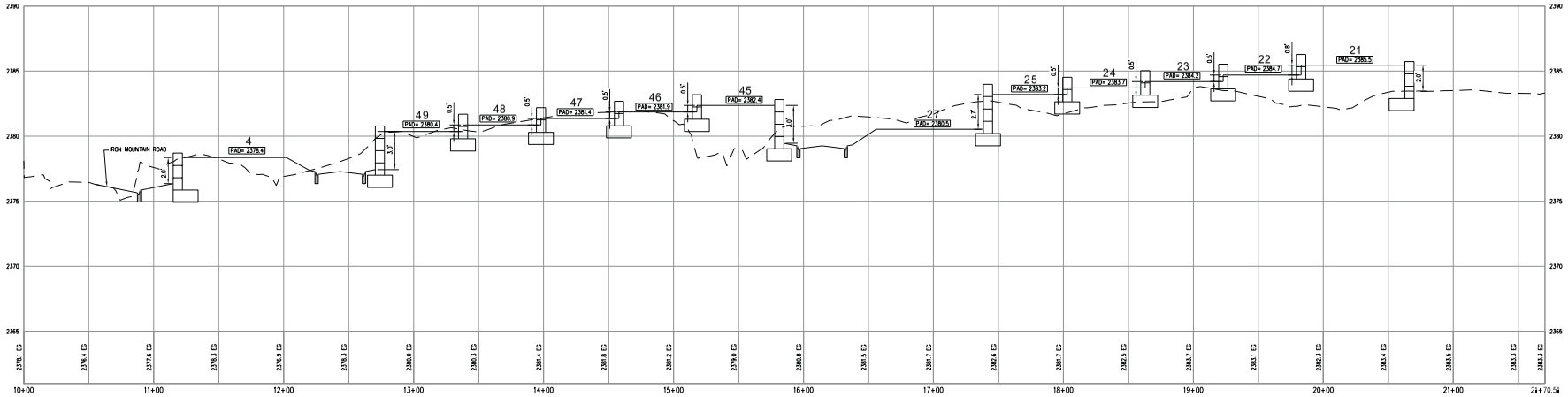
TM-1
SHEET 1 OF 2

VAR-49598

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

VAR-49598

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R61 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49598

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49598

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

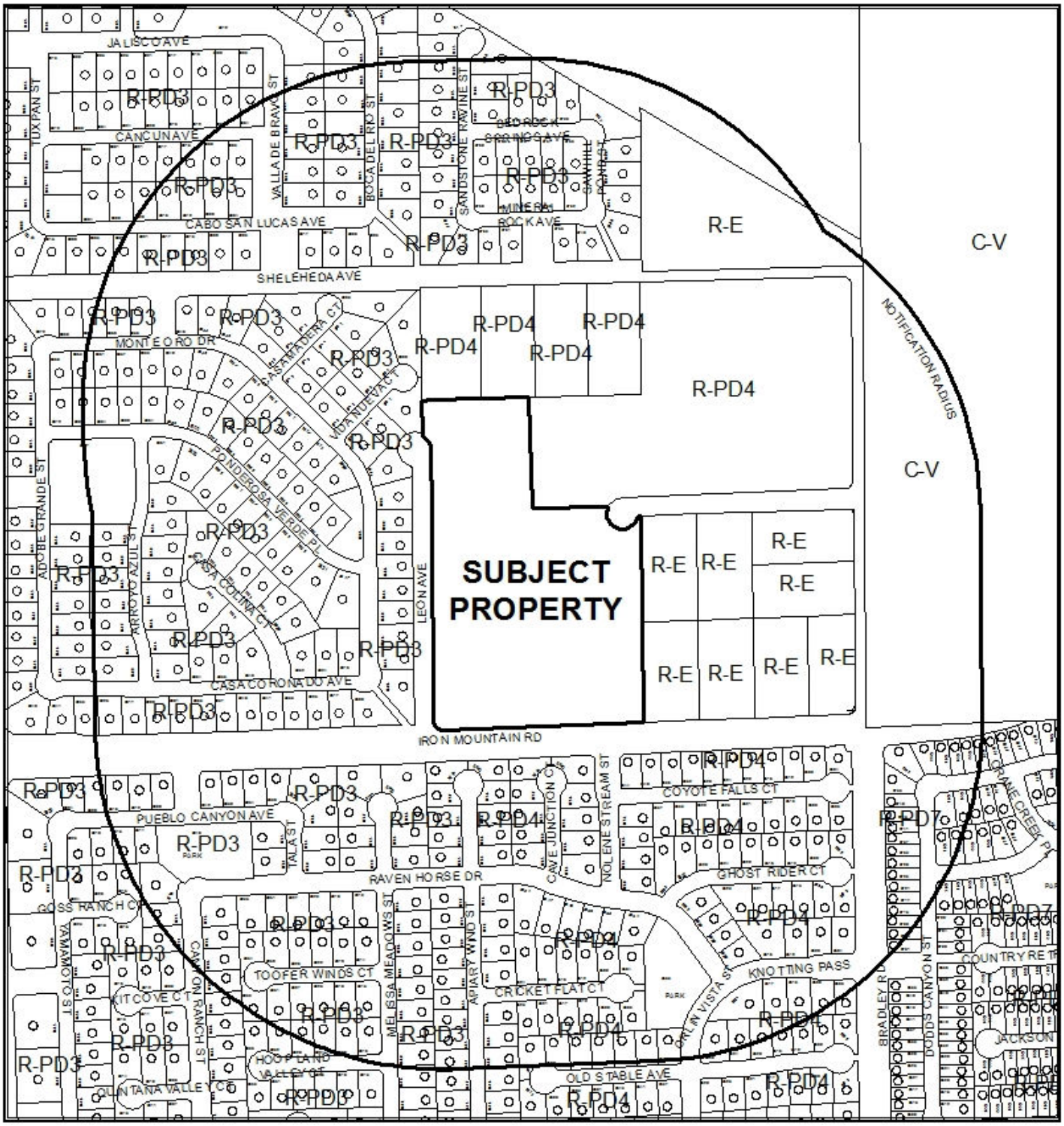
SUBJECT:
VAR-49599 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 25 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49599 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49599 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49599 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

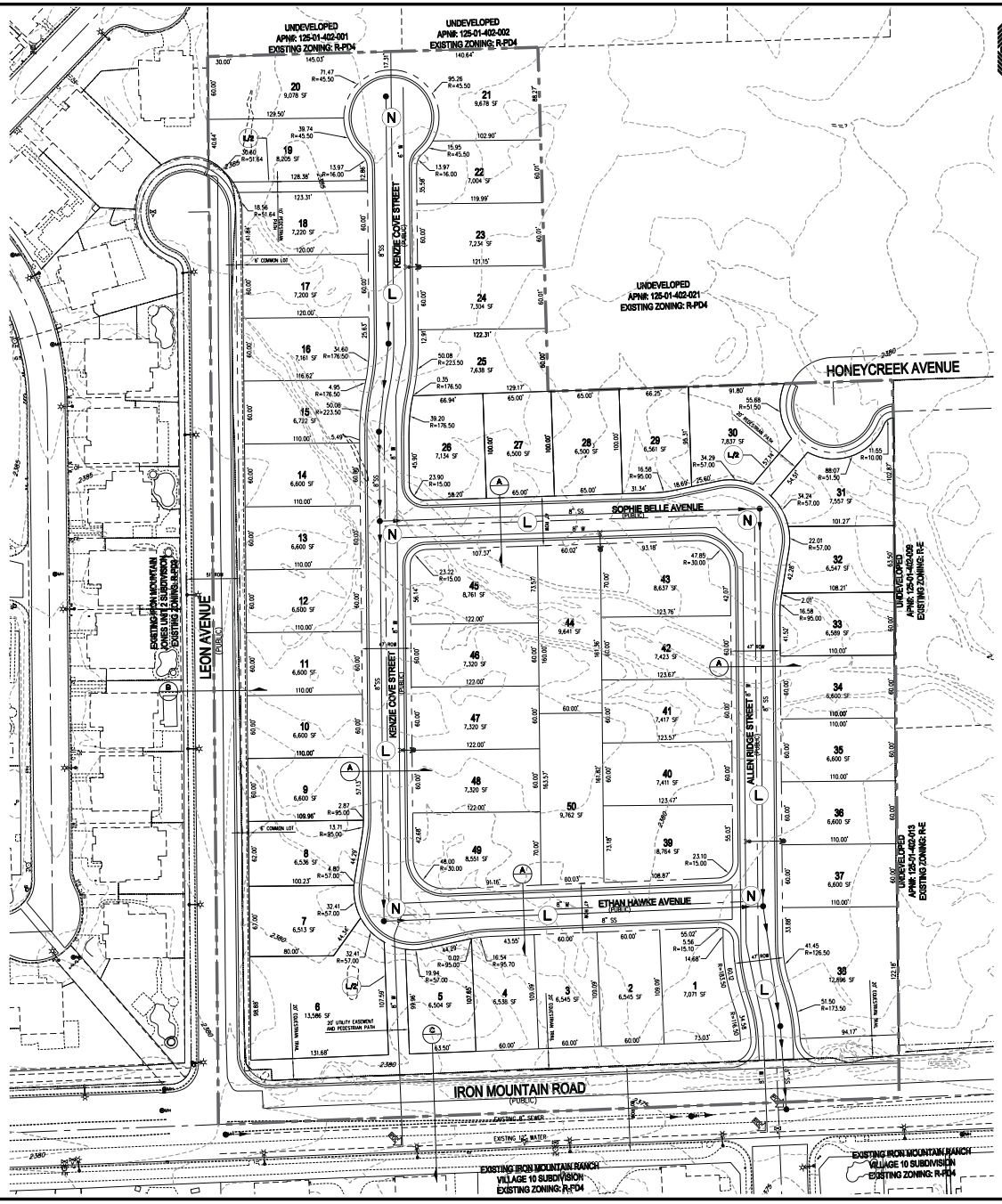
Case #	VAR-49599
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

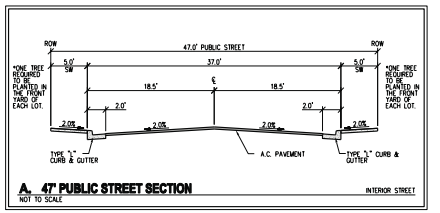
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

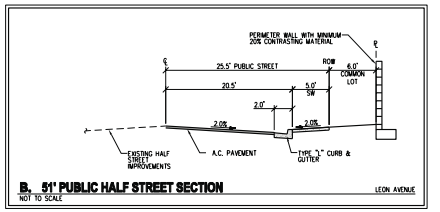
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

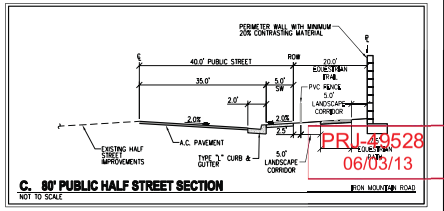
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 60' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49599

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

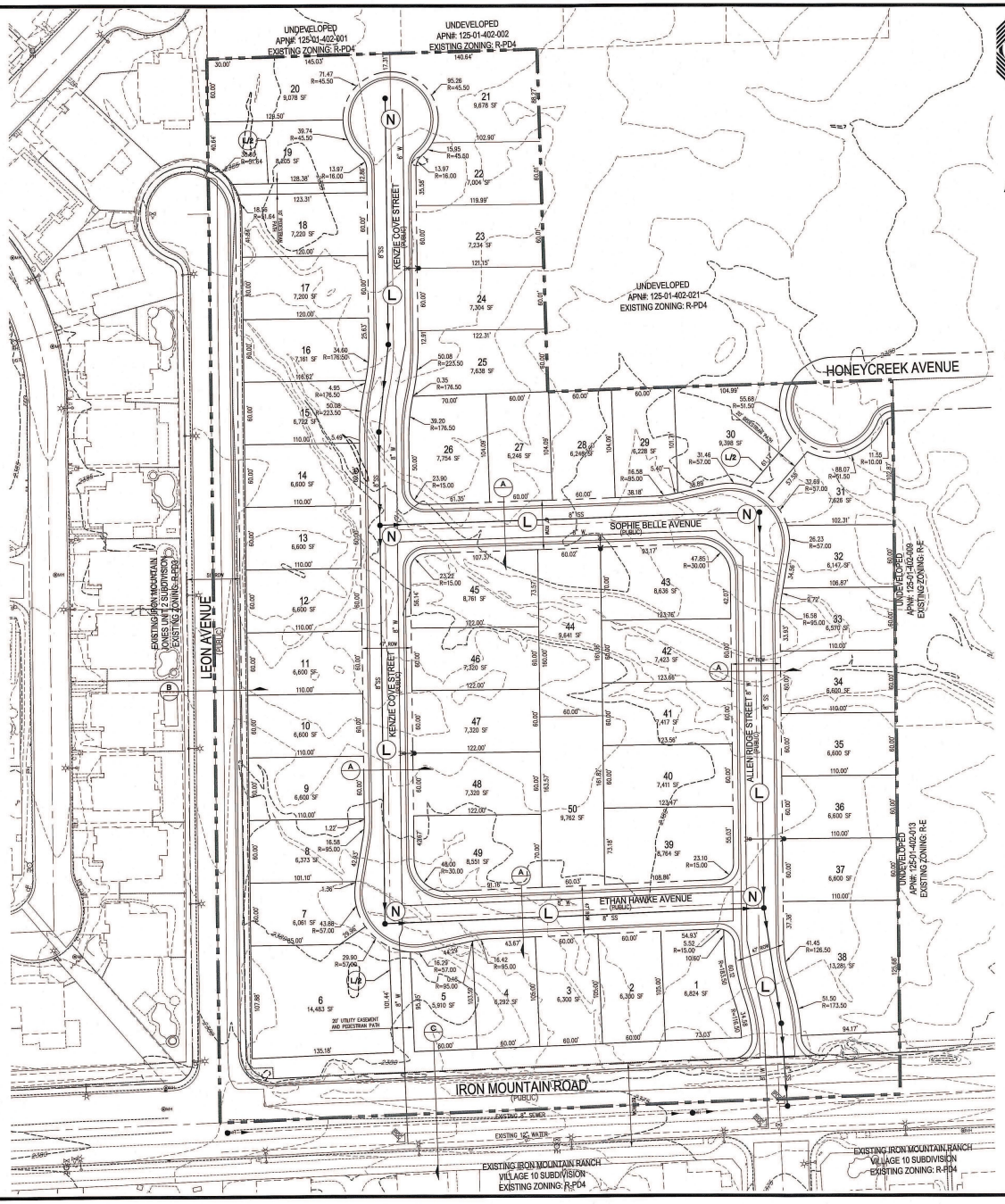
IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtr.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 3' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. APPALLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

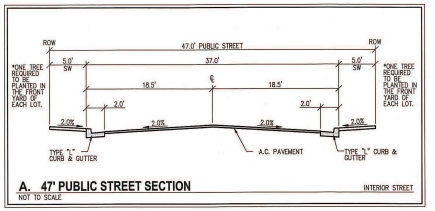
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

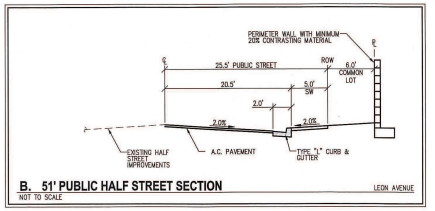
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

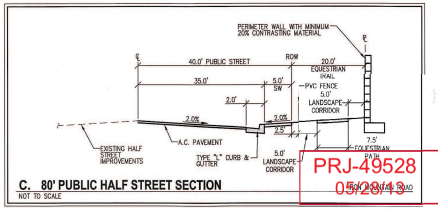
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49599

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. APPALLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

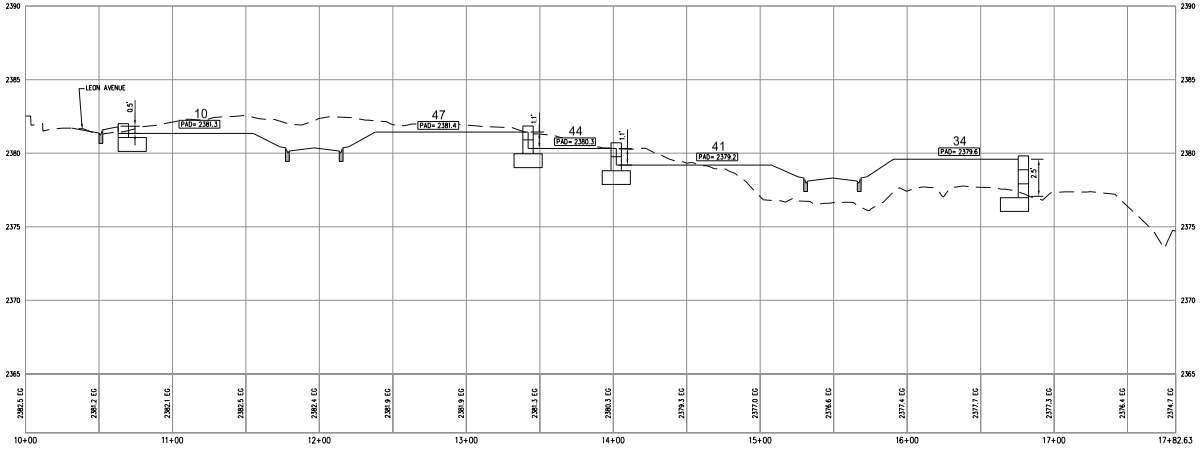
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

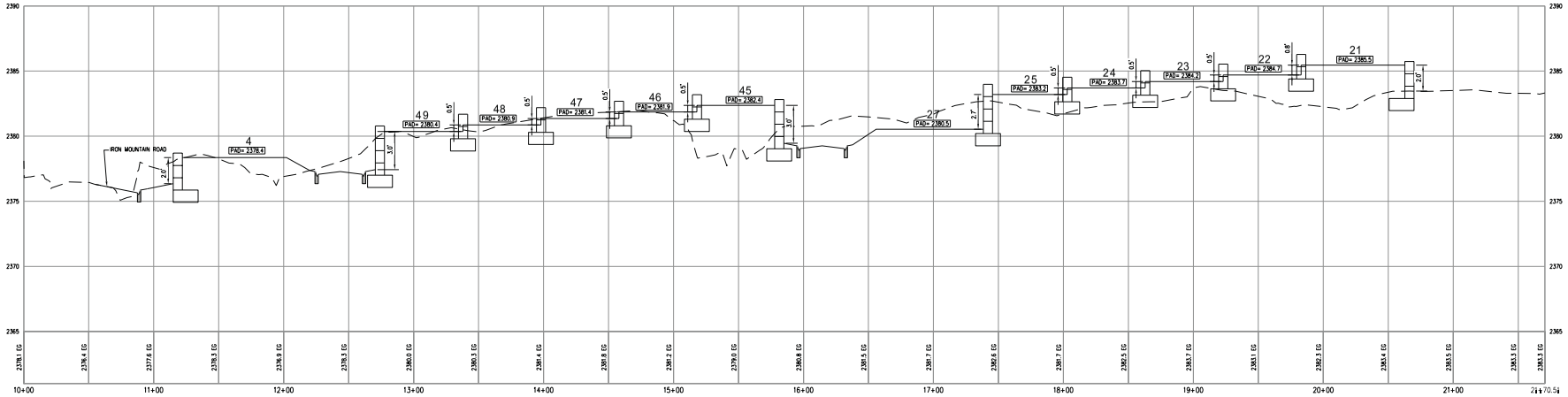
DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89139
PHONE (702) 384-8999 FAX (702) 384-8999

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

VAR-49599

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49599

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49599

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

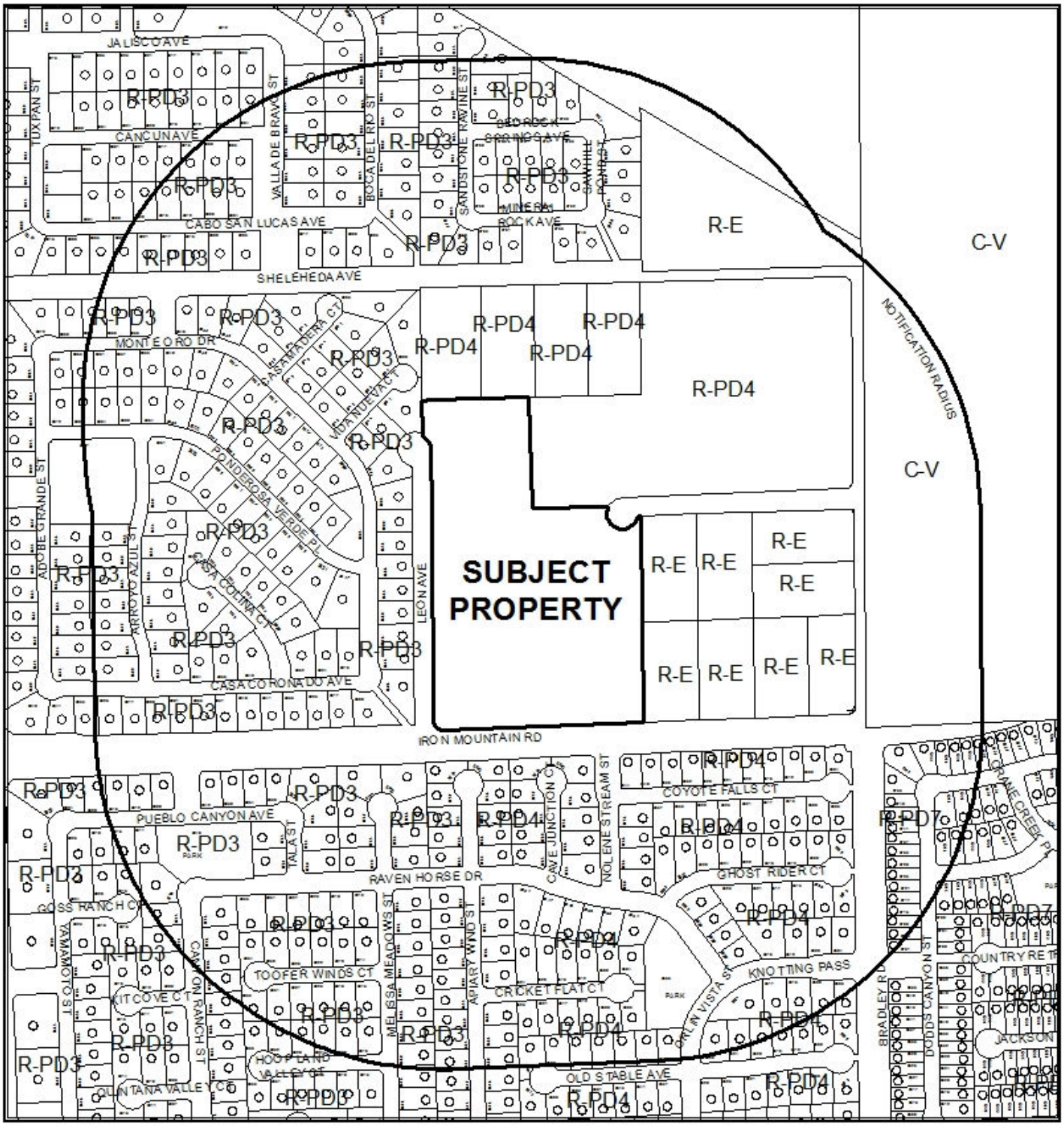
SUBJECT:
VAR-49600 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 32 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49600 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49600 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49600 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

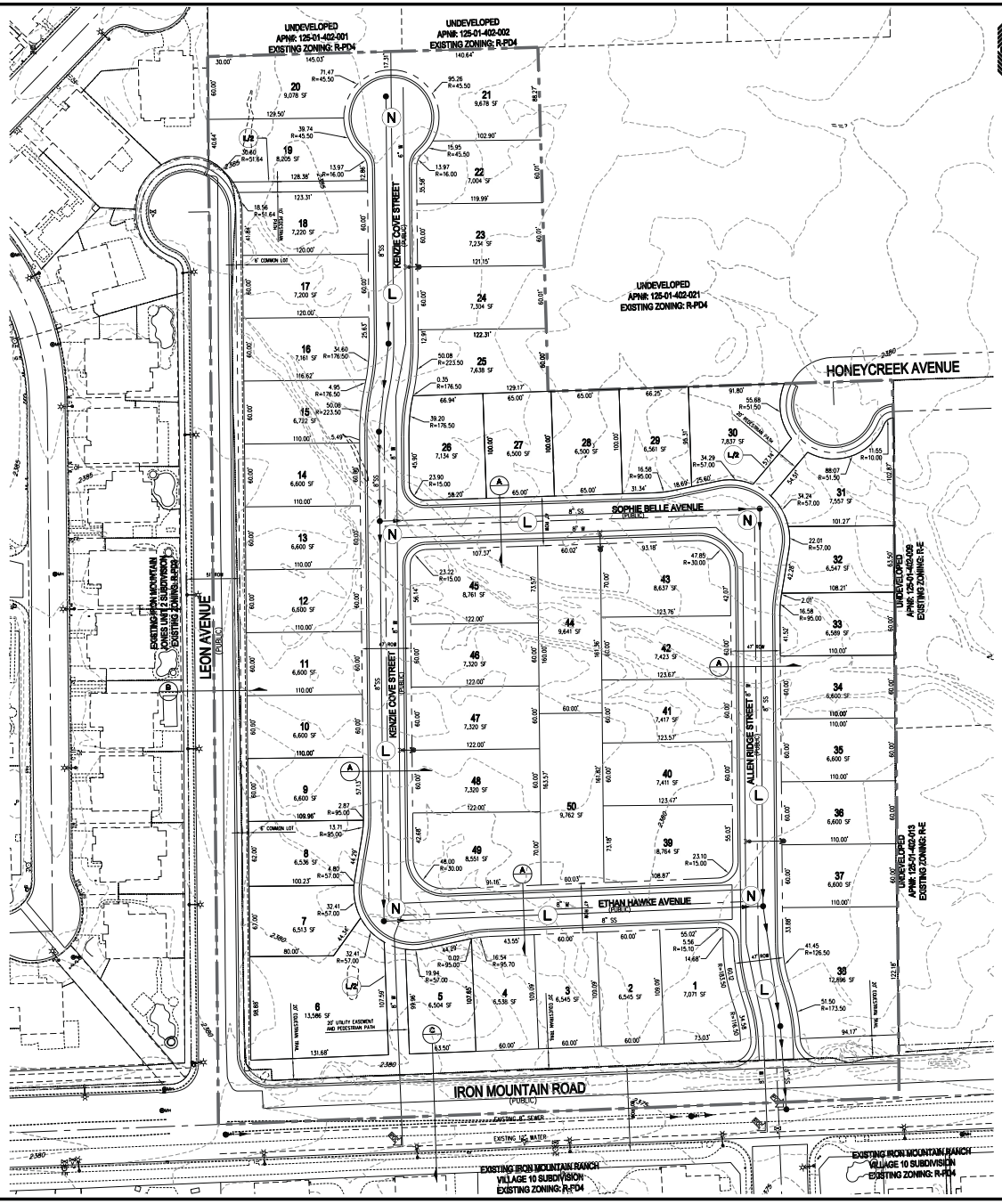
Case #	VAR-49600
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

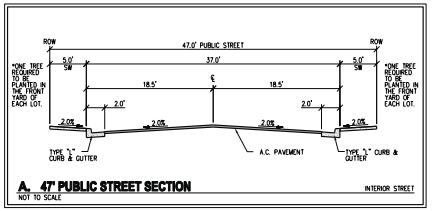
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

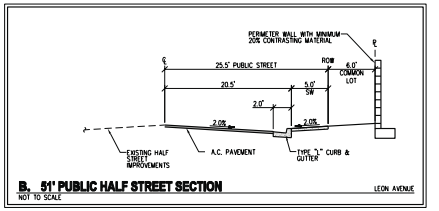
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

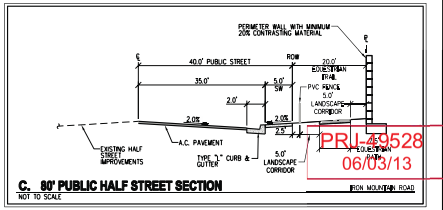
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49600

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

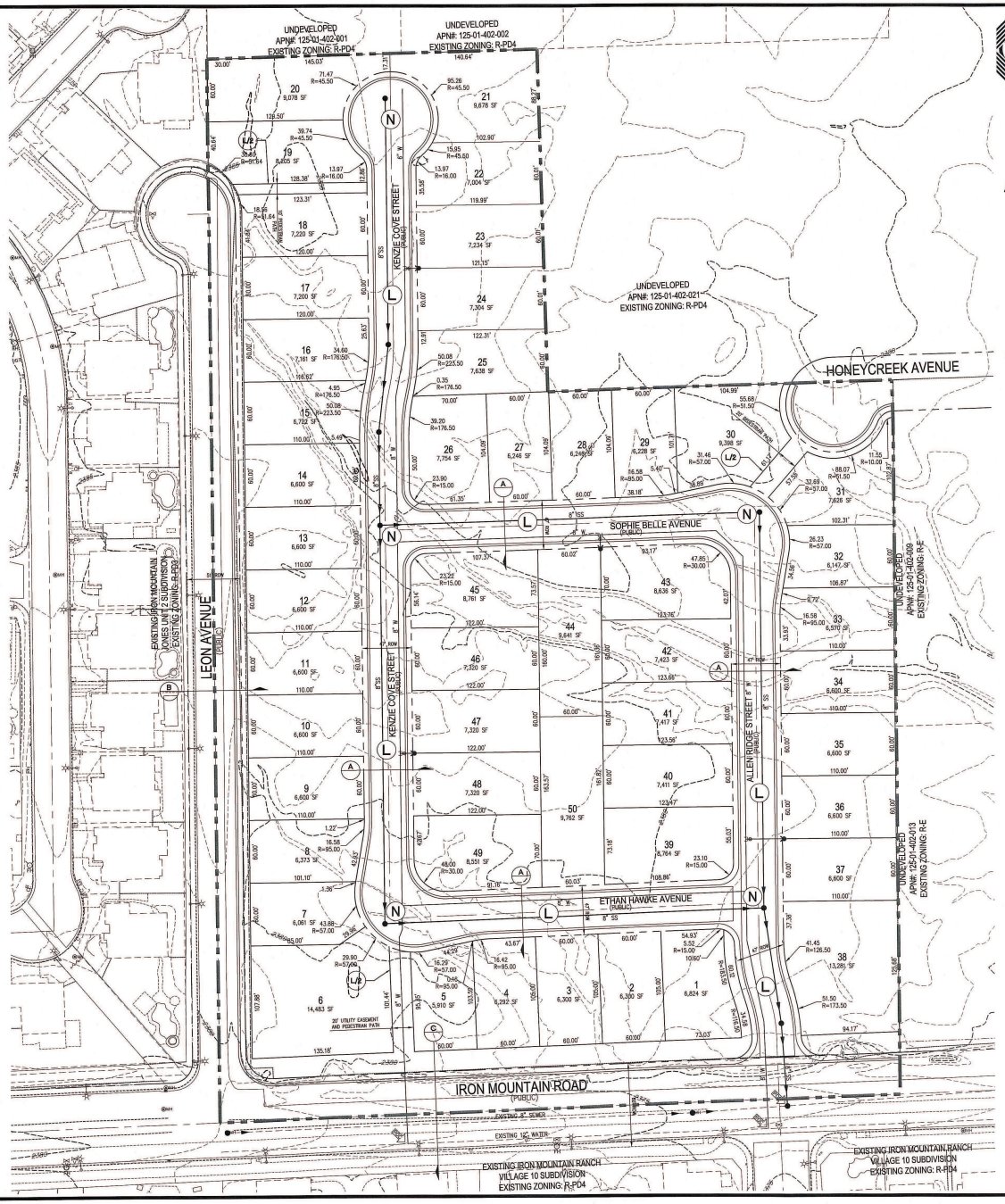
TENTATIVE MAP

S11 0SW R61 0EB

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

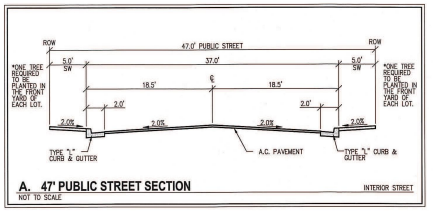
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(.5 L) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

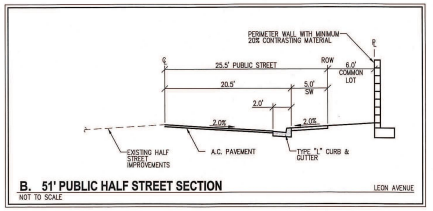
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

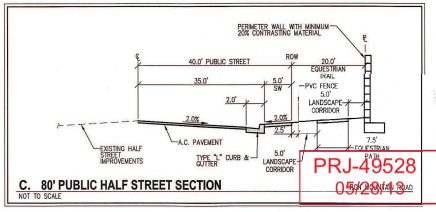
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

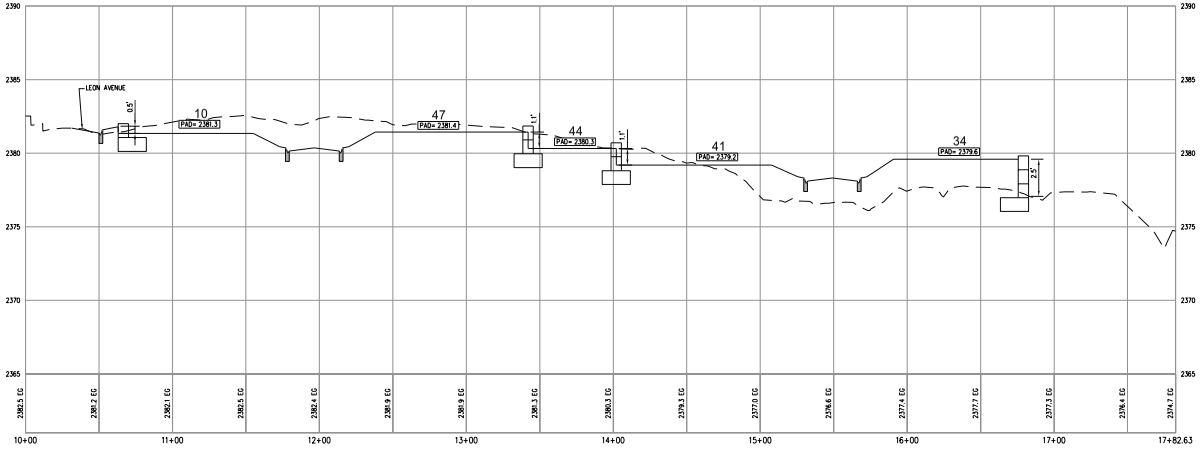
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP. 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

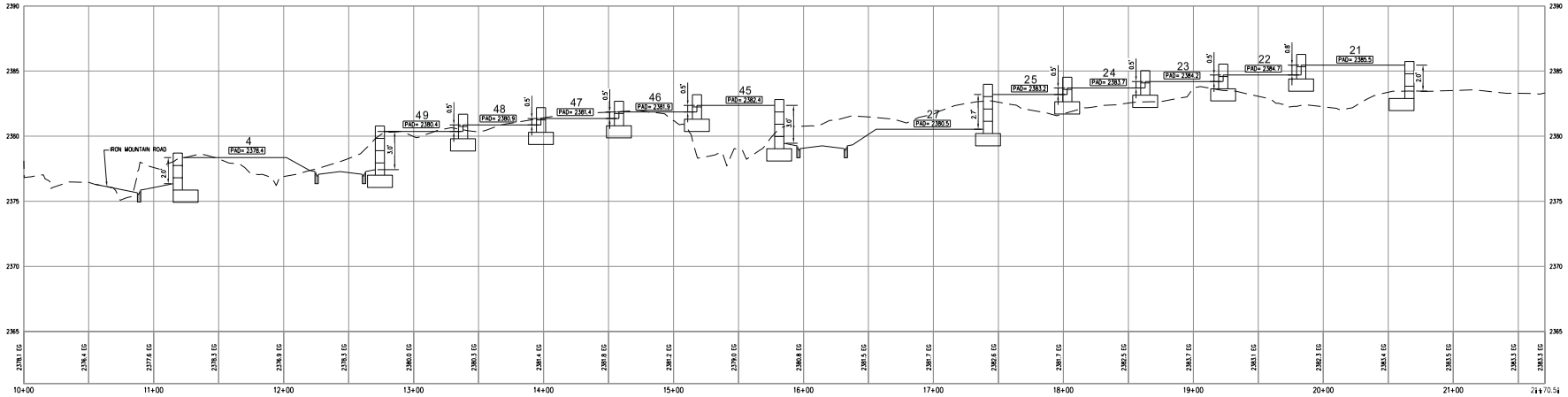
TM-1
SHEET 1 OF 2

VAR-49600

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

VAR-49600

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP
S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49600

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49600

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

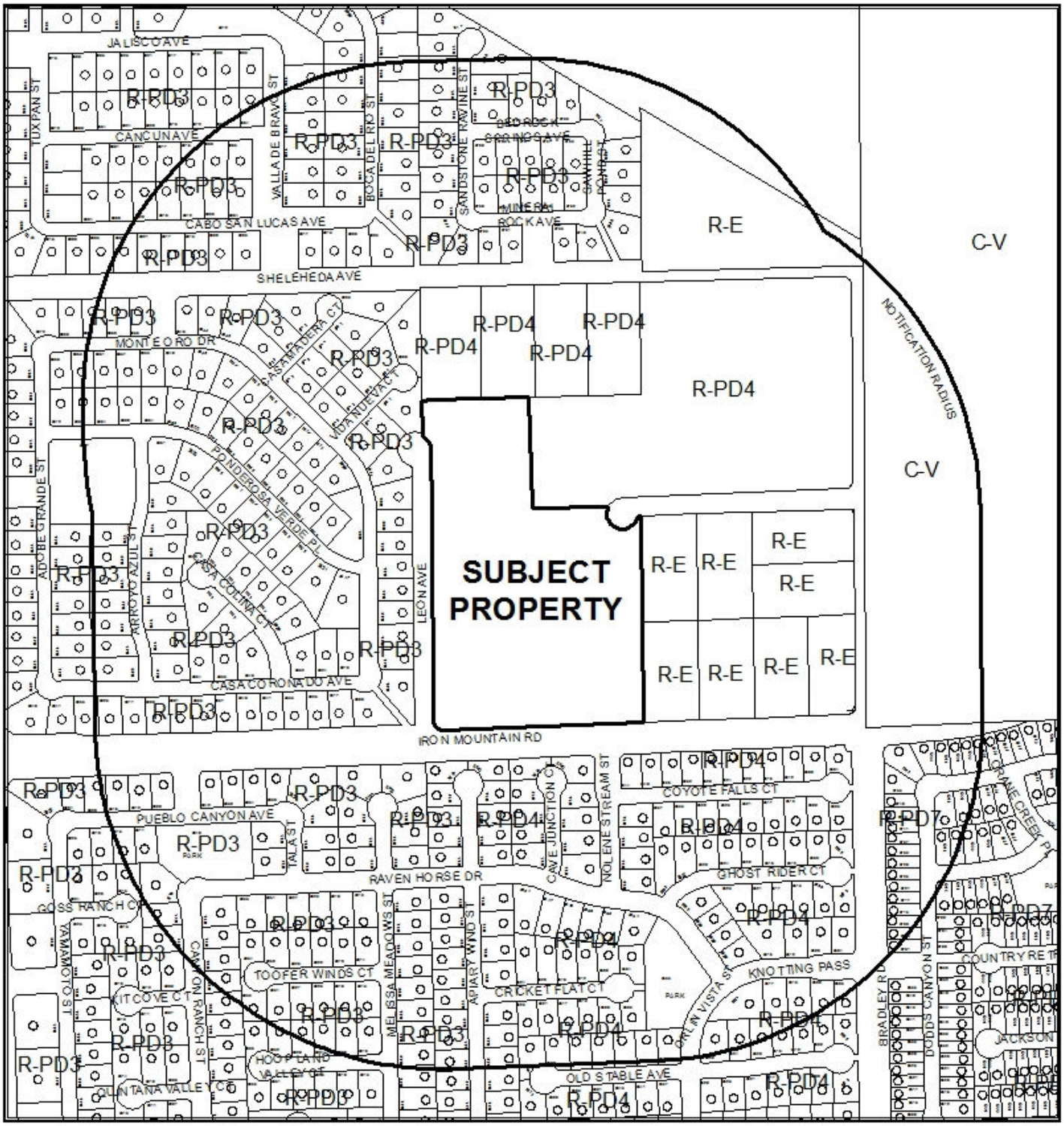
SUBJECT:
VAR-49601 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 33 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE: **VAR-49601 (PRJ-49528)**

RADIUS: 1000 FEET

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

N



0 310 620

Feet

CASE:VAR-49601 (PRJ-49528)

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49601 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

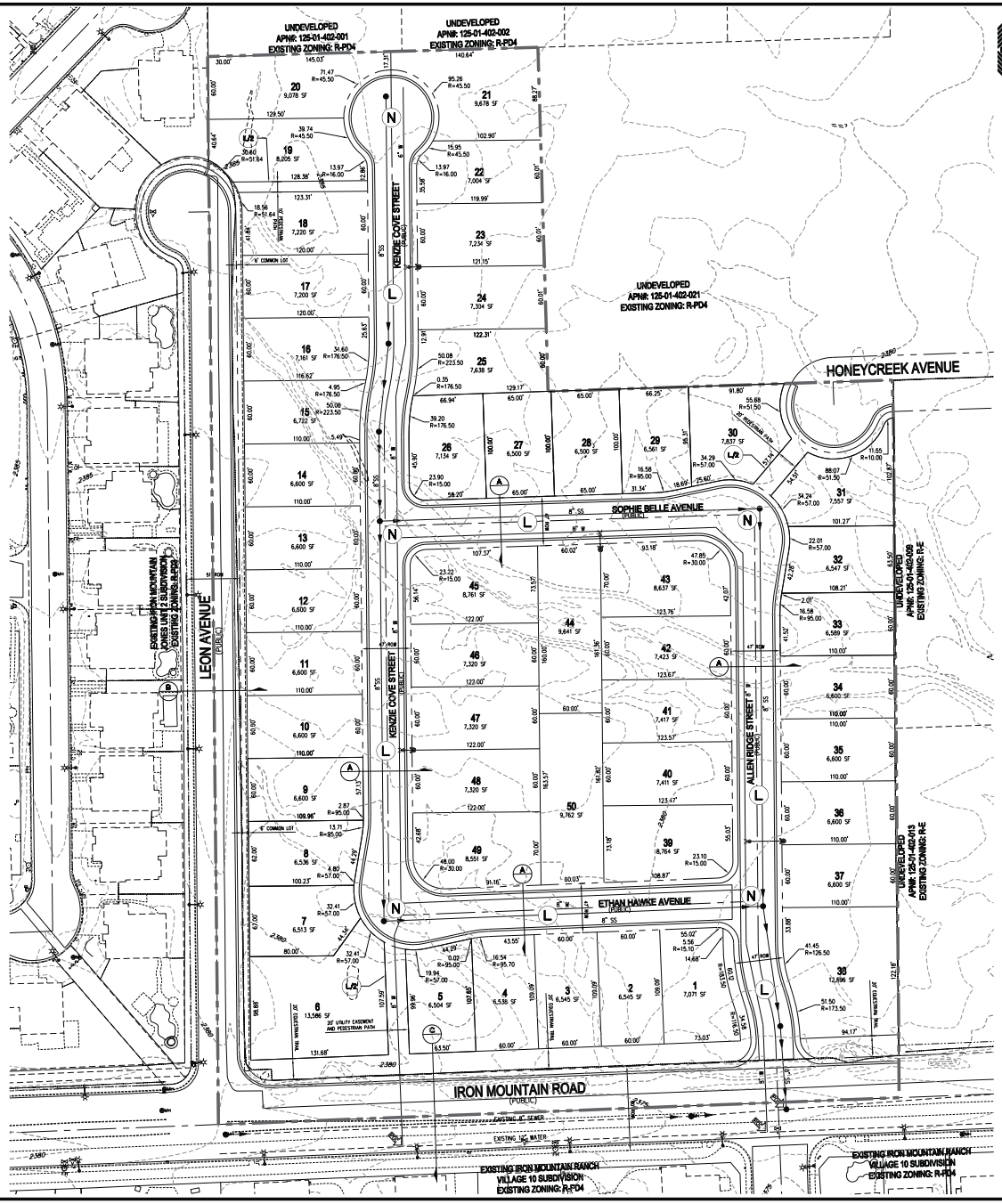
Case #	VAR-49601
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

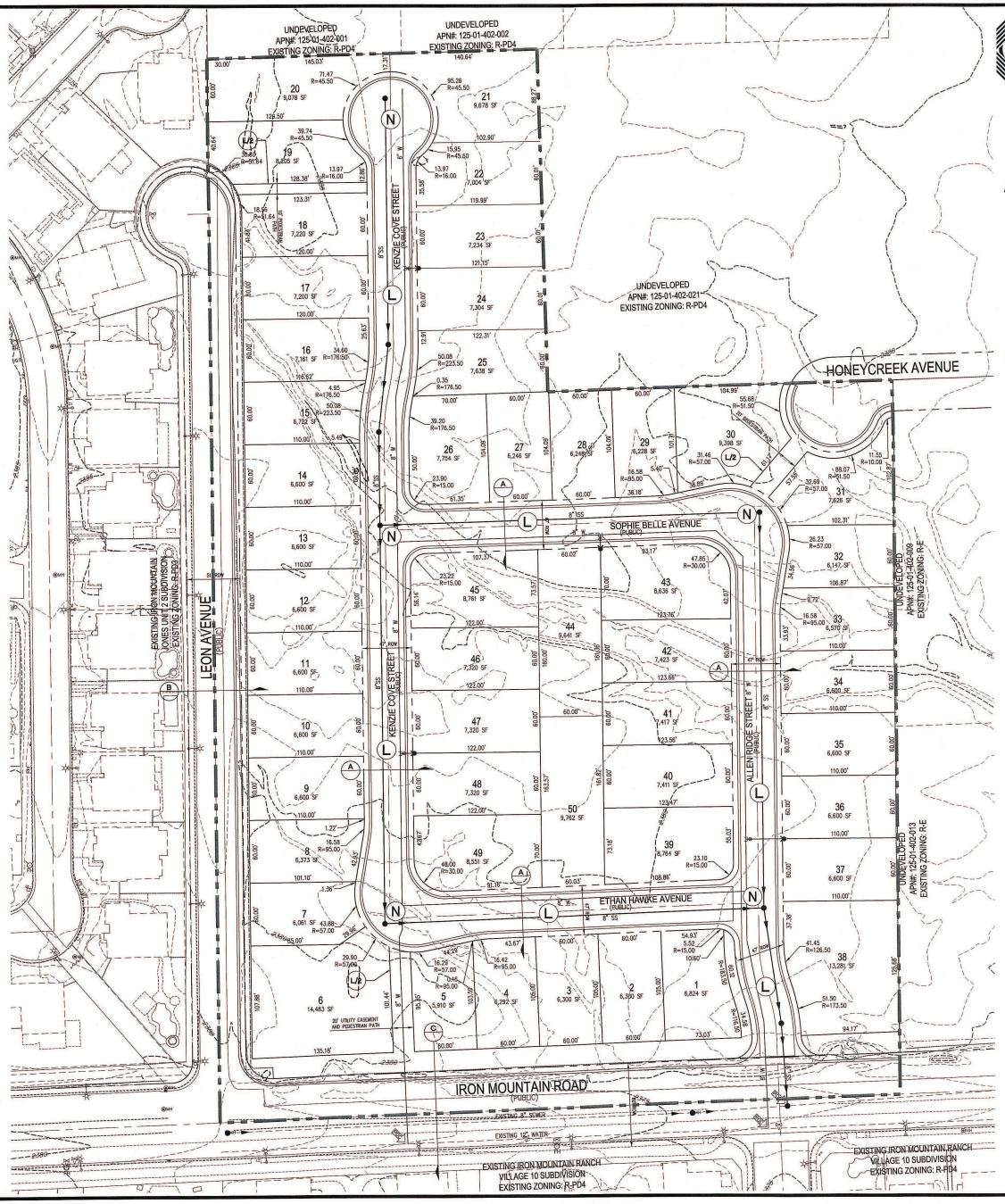
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf


UNDEVELOPED
APN#: 125-01-402-001
EXISTING ZONING: R-PD4
UNDEVELOPED
APN#: 125-01-402-002
EXISTING ZONING: R-PD4
UNDEVELOPED
APN#: 125-01-402-021
EXISTING ZONING: R-PD4
HONEYCREEK AVENUE
SOPHIE BELLE AVENUE
(PUBLIC)
ETHAN HAWKE AVENUE
(PUBLIC)
LEON AVENUE
(PUBLIC)
KENZIE COVE STREET
(PUBLIC)
ALLEN RIDGE STREET
(PUBLIC)
IRON MOUNTAIN ROAD
(PUBLIC)
EXISTING IRON MOUNTAIN RANCH
VILLAGE 10 SUBDIVISION
EXISTING ZONING: R-PD4
UNDEVELOPED
APN#: 125-01-402-009
EXISTING ZONING: R-E
UNDEVELOPED
APN#: 125-01-402-014
EXISTING ZONING: R-E
EXISTING IRON MOUNTAIN RANCH
JONES UNIT 2 SUBDIVISION
EXISTING ZONING: R-PD4
EXISTING IRON MOUNTAIN RANCH
VILLAGE 10 SUBDIVISION
EXISTING ZONING: R-PD4
EXISTING R.C. SEWER
EXISTING W. WATER
EXISTING GAS
EXISTING TELEPHONE
EXISTING ELECTRIC
EXISTING CABLE TV
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING SIGN
EXISTING MAIL BOX
EXISTING TRAFFIC SIGNAL
EXISTING TRANSFORMER
EXISTING POWER POLE
EXISTING TELEPHONE PEDESTAL
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN INLET
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING RETAINING WALL
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING FENCE
EXISTING BUILDING
EXISTING TREE
EXISTING SHRUB
EXISTING GROUND COVER
EXISTING ROCK
EXISTING DRIVEWAY
EXISTING PARKING
EXISTING HANDICAP PARKING
EXISTING HANDICAP RAMP
EXISTING CROSSWALK
EXISTING STOP SIGN
EXISTING YIELD SIGN
EXISTING ONE WAY SIGN
EXISTING TWO WAY SIGN
EXISTING SPEED LIMIT SIGN
EXISTING NO PARKING SIGN
EXISTING FIRE LANE SIGN
EXISTING HANDICAP SIGN
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC LIGHT
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL SIGN
EXISTING TRAFFIC CONTROL



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

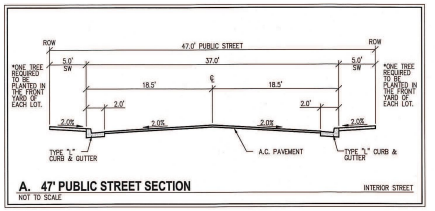
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

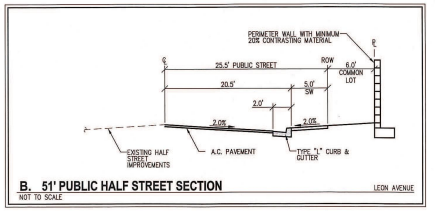
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

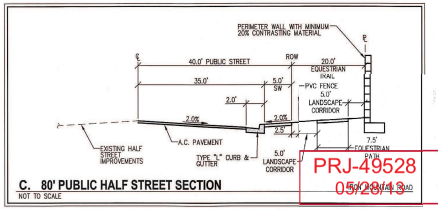
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49601

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

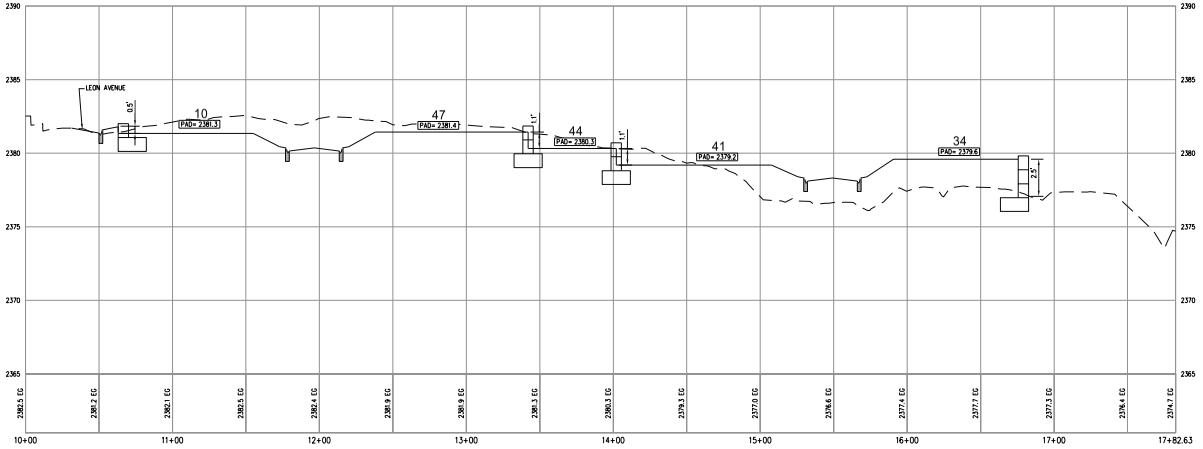
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

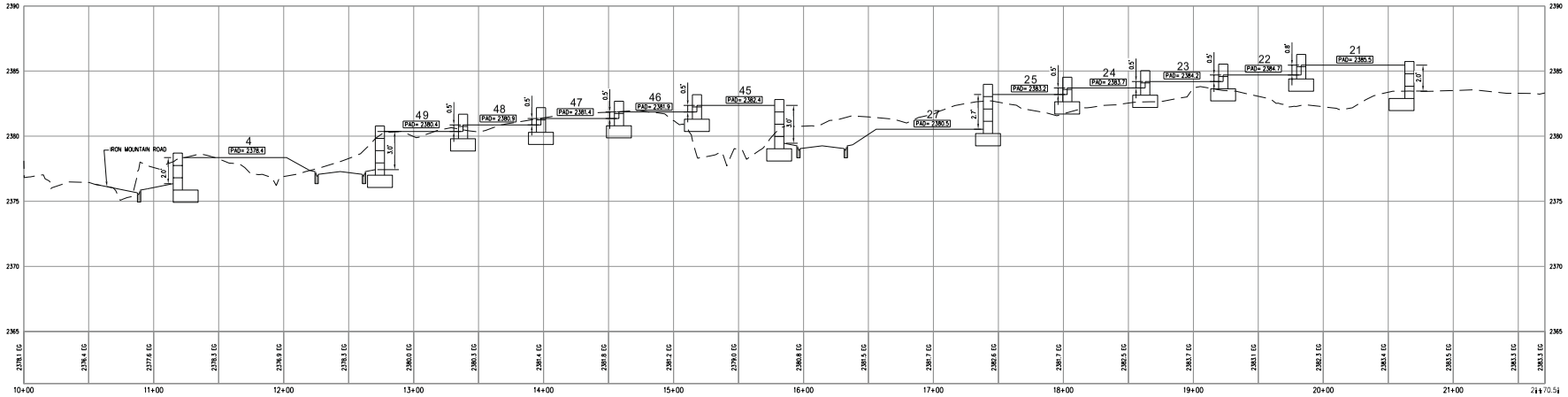
DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49601

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49601

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-4601

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

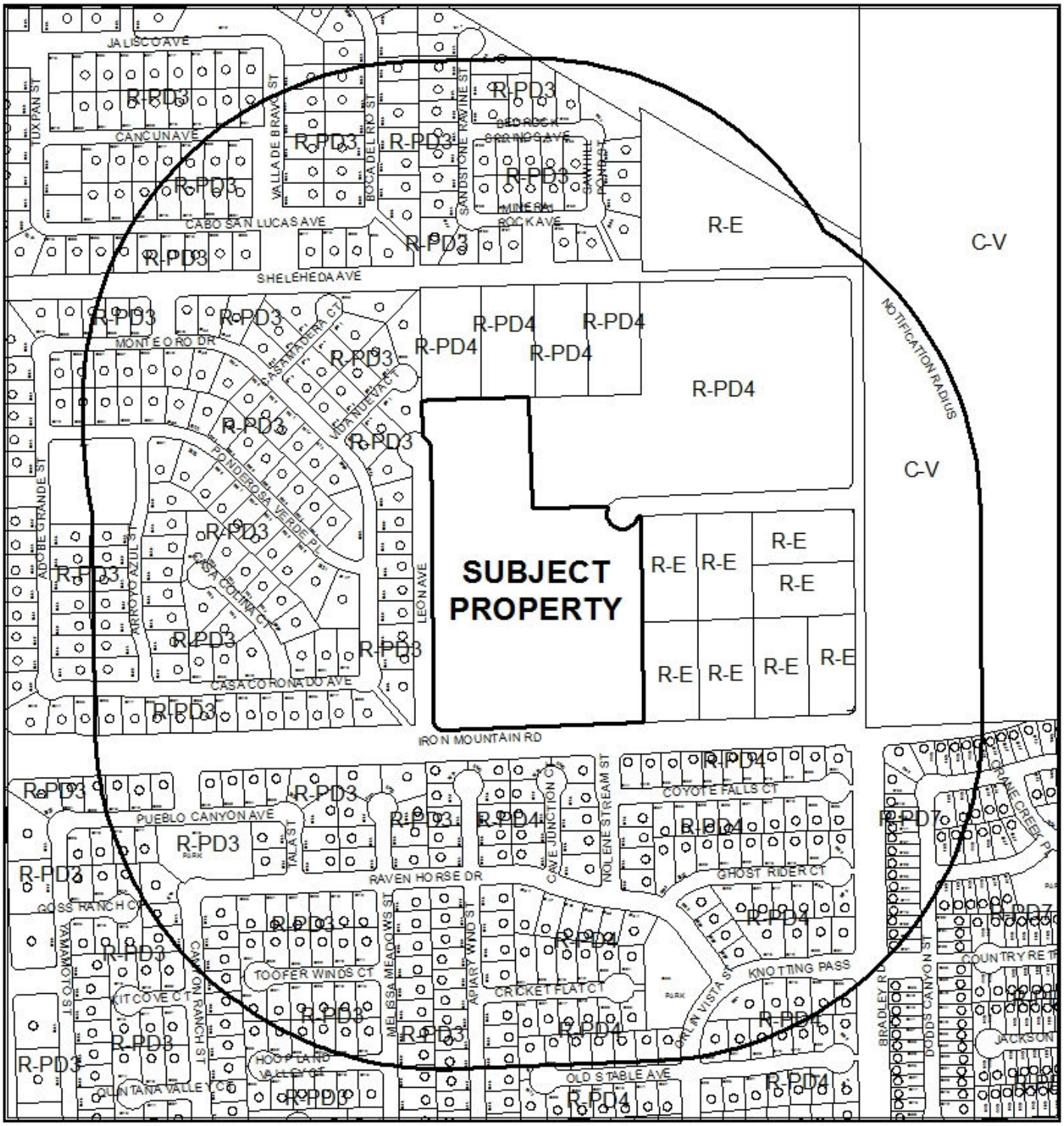
SUBJECT:
VAR-49602 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 34 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE: **VAR-49602 (PRJ-49528)**

RADIUS: 1000 FEET

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

N



CASE:VAR-49602 (PRJ-49528)

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49603 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

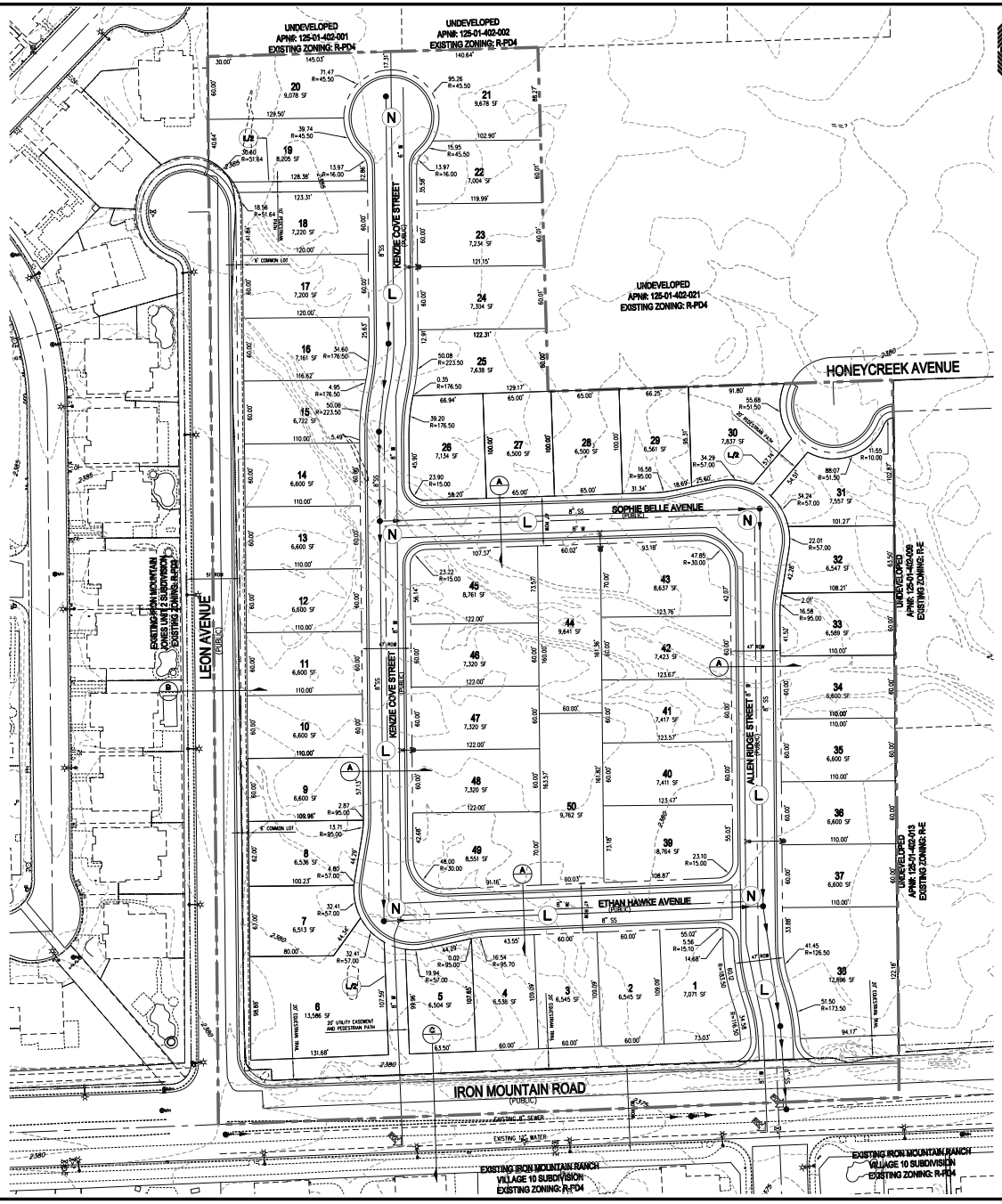
Case #	VAR-49603
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' (0 50 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

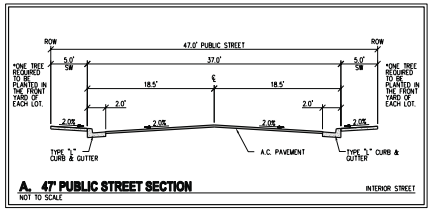
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

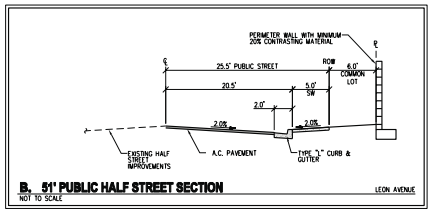
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

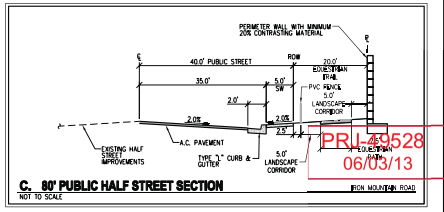
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49603

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

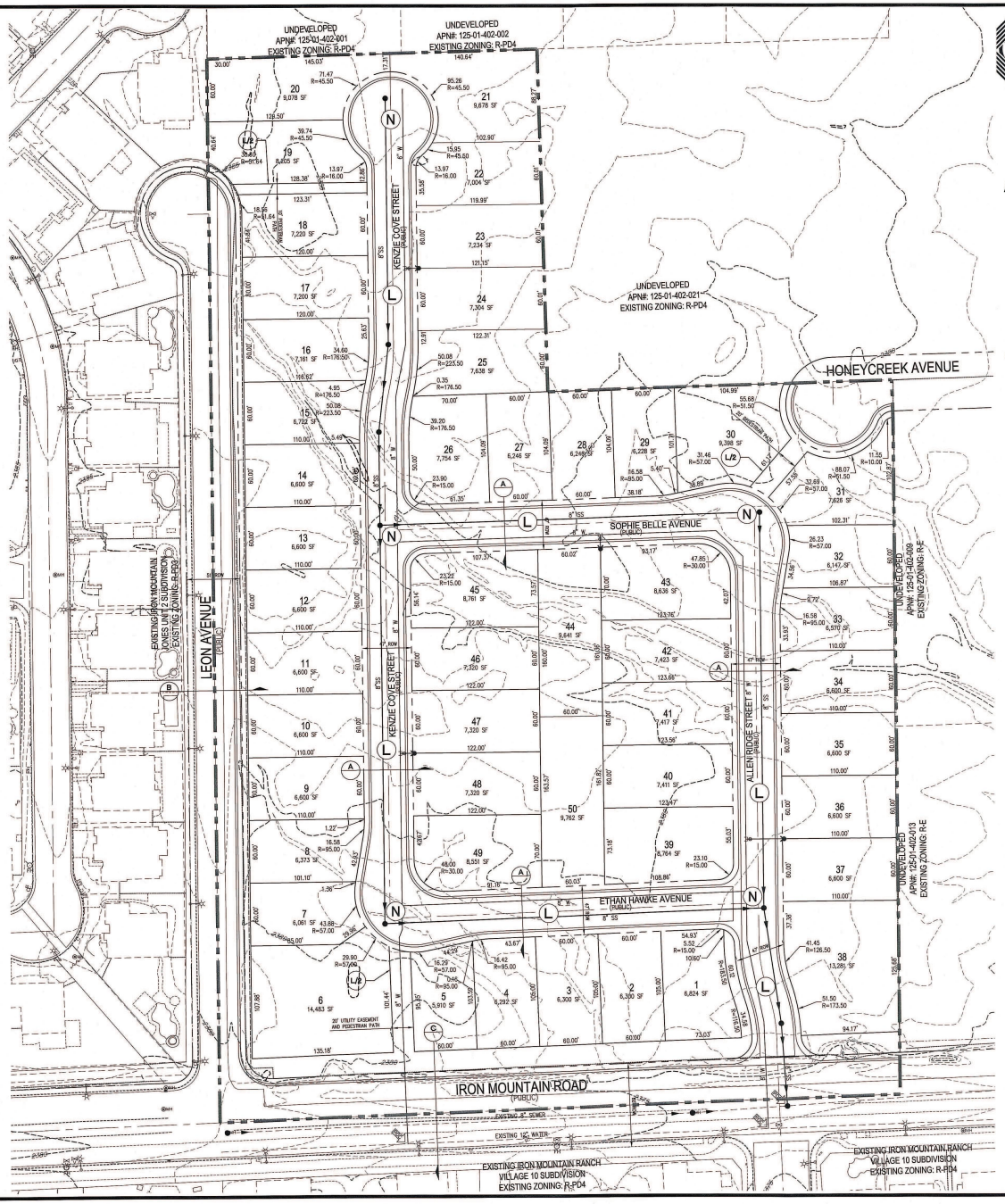
TENTATIVE MAP

S11 oyu R69

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(xL) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

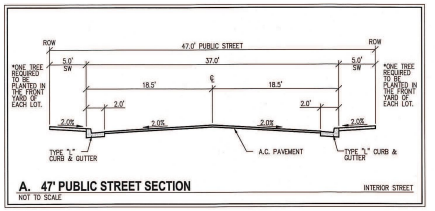
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

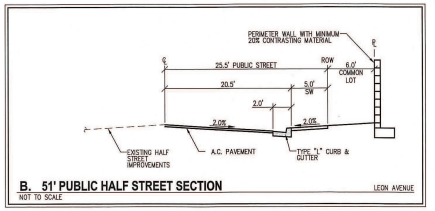
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

LEGEND

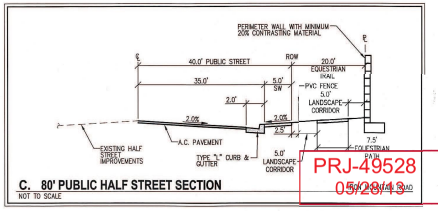
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

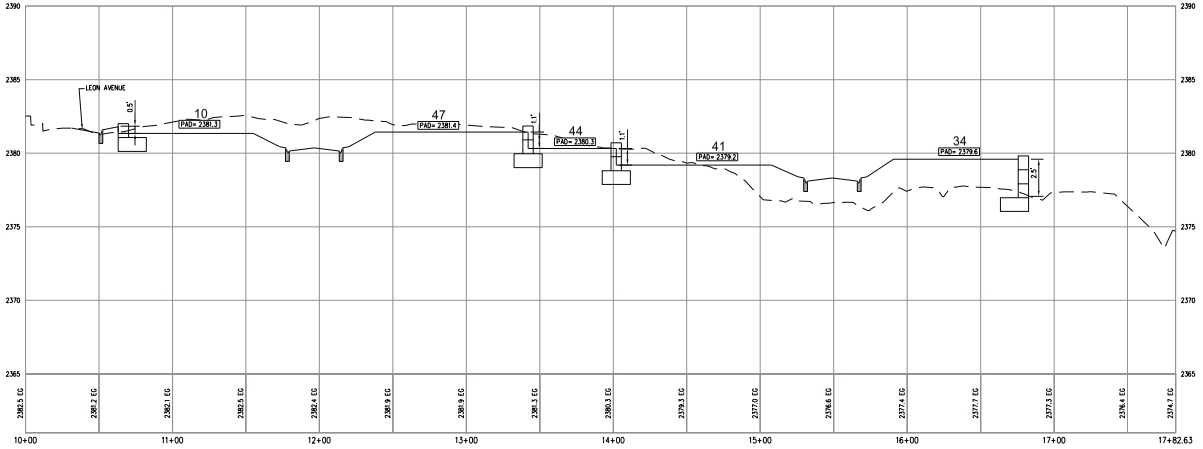
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

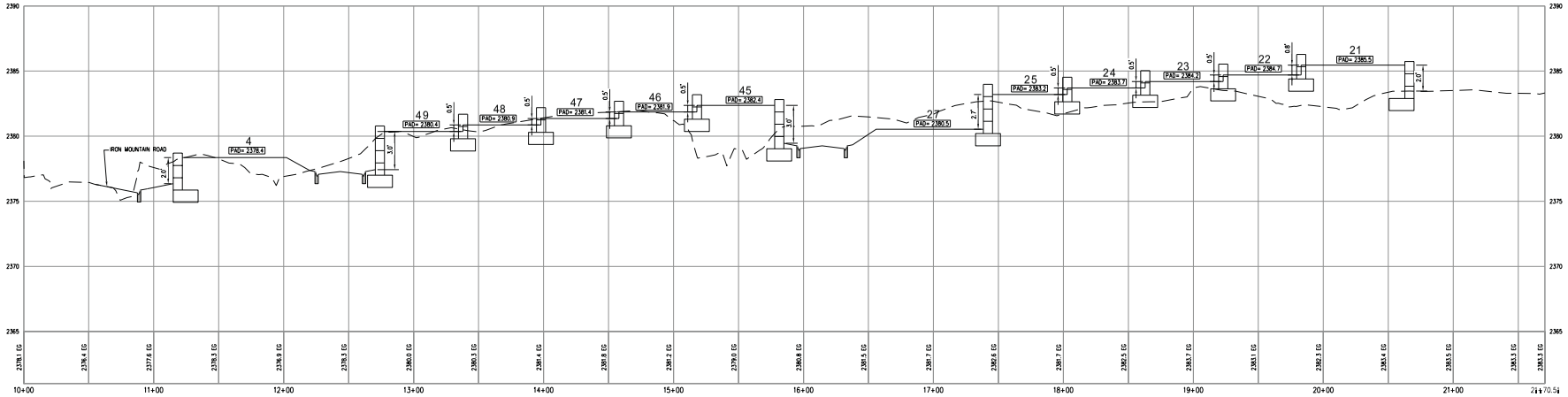
TM-1
SHEET 1 OF 2

VAR-49603

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

VAR-49603

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49603

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49603

City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

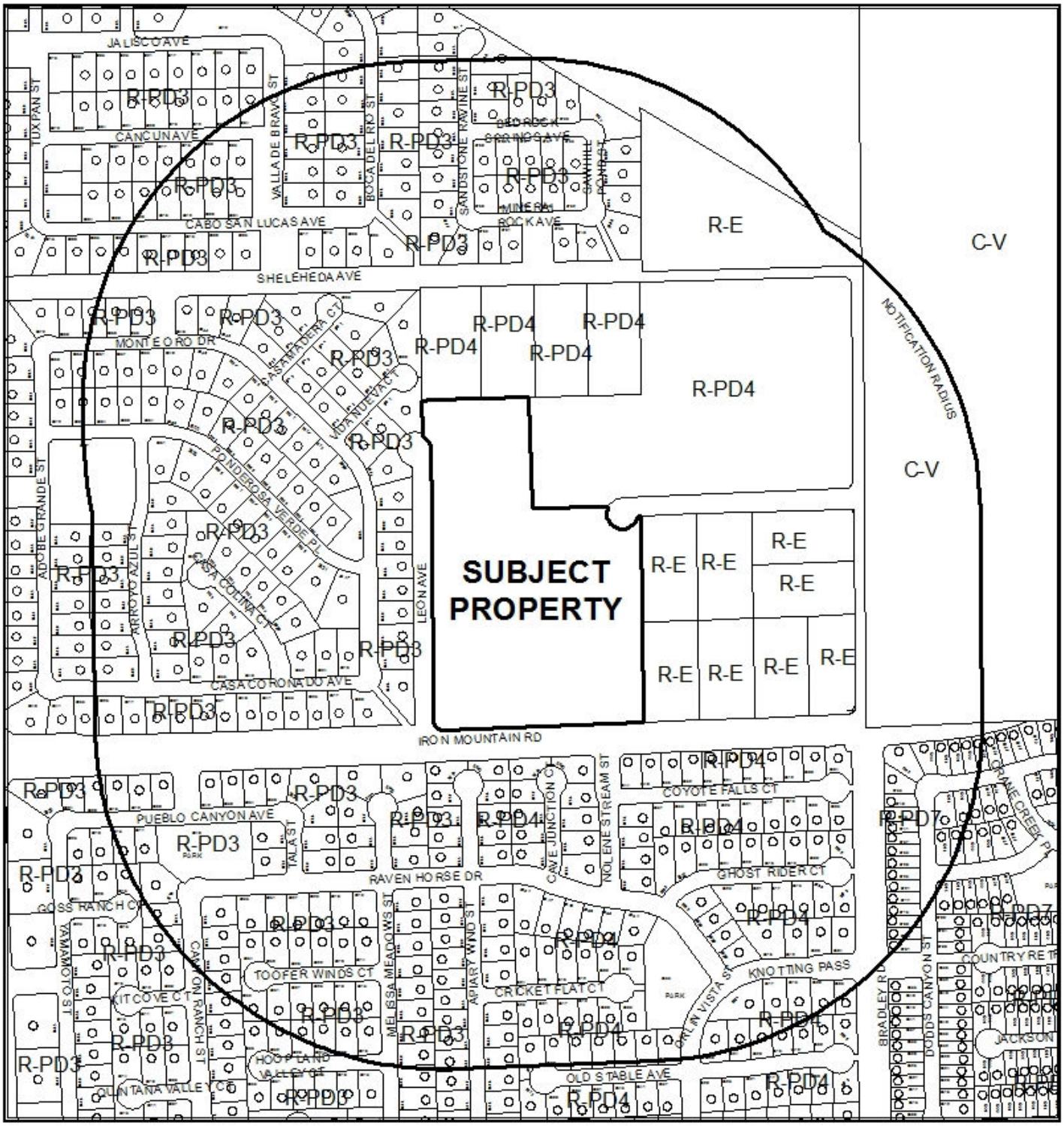
SUBJECT:
VAR-49603 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 35 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49603 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49603 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49603 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

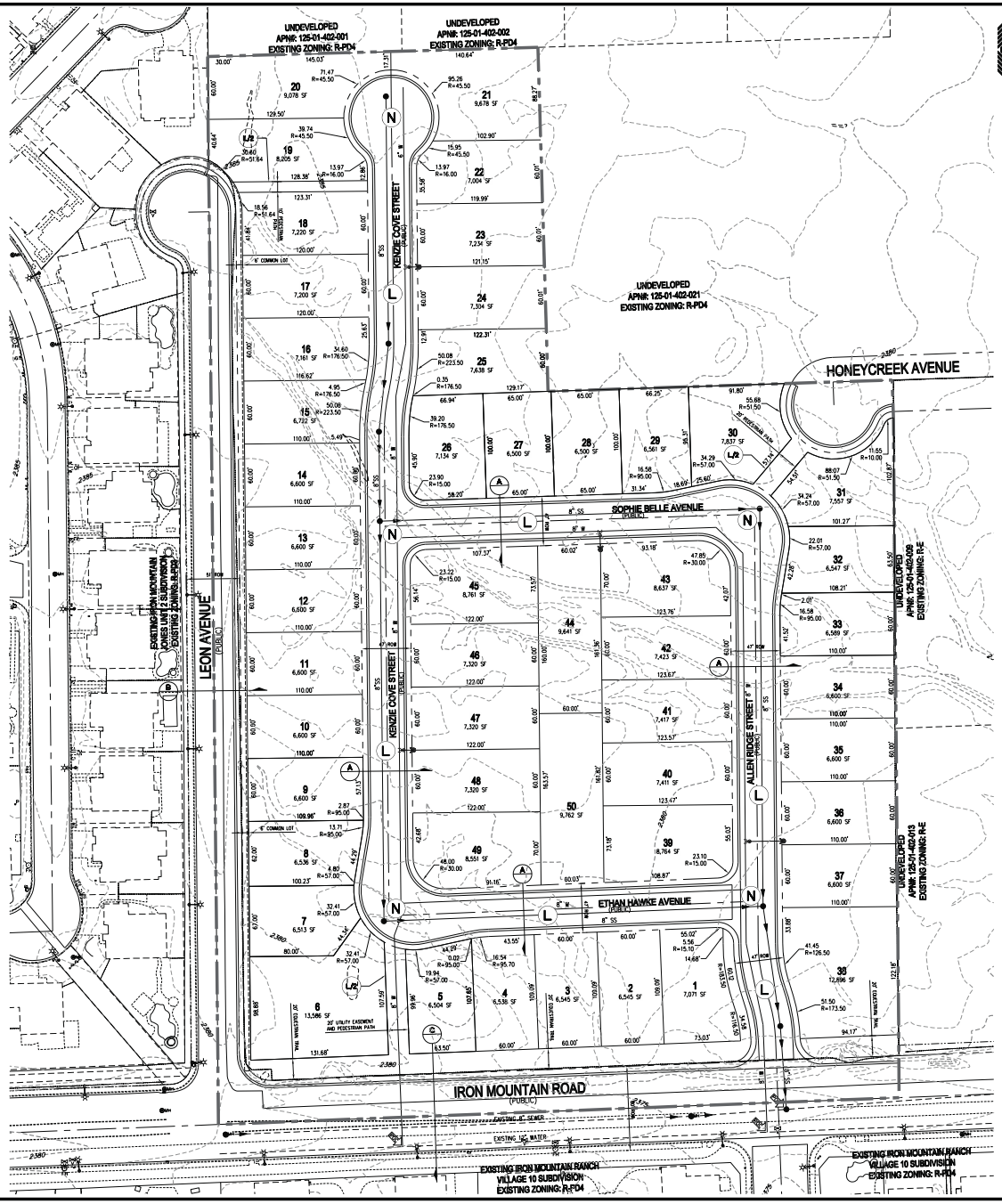
Case #	VAR-49603
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' (0 50 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

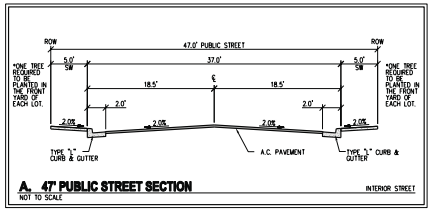
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

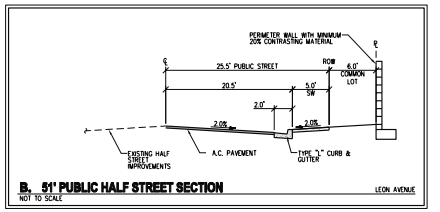
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

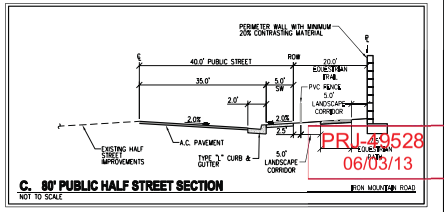
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49603

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

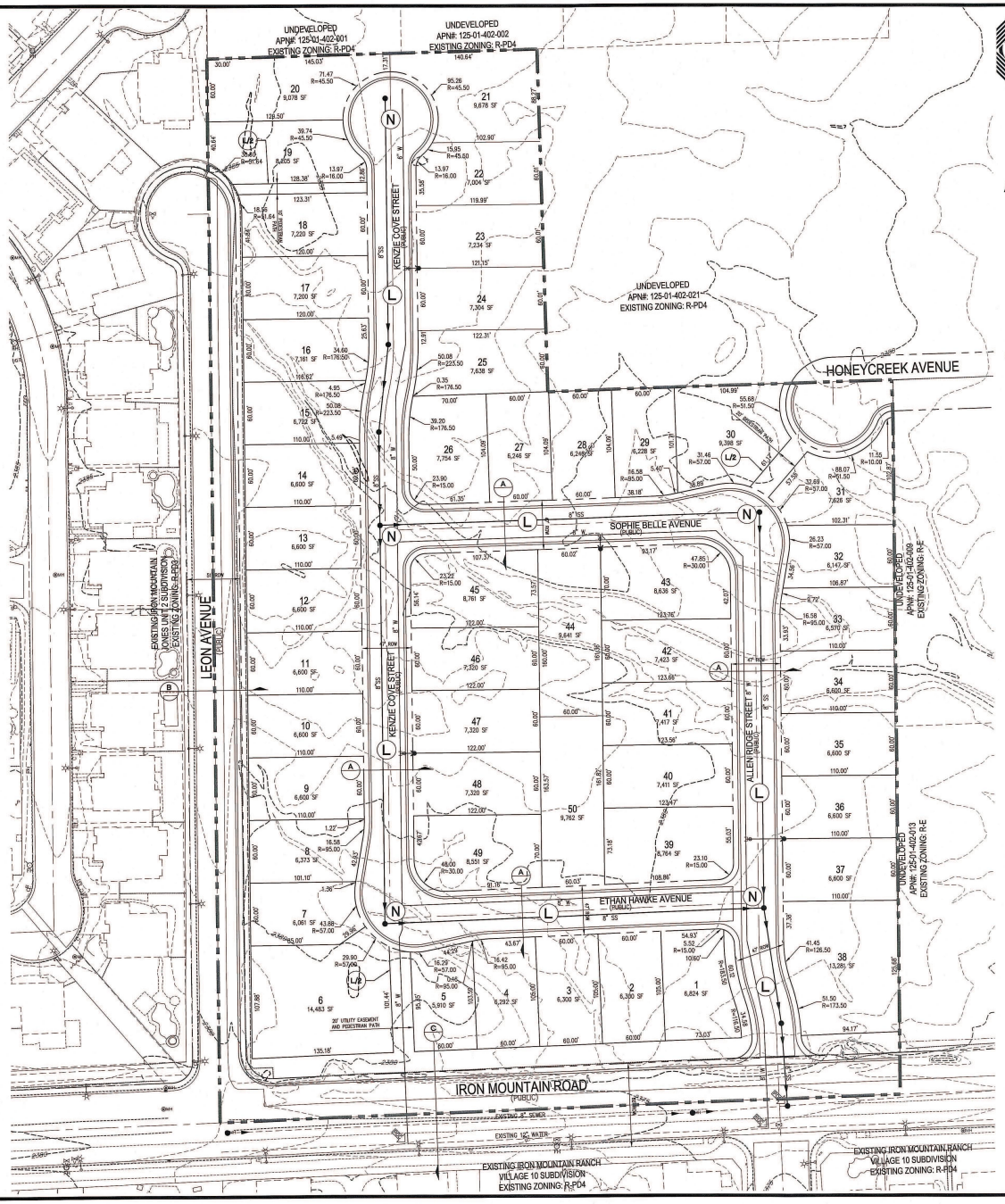
TENTATIVE MAP

S11 oyu R69

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(xL) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

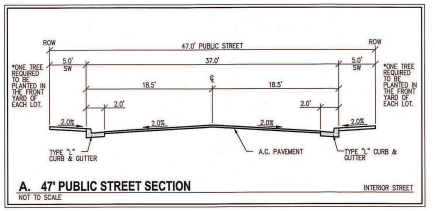
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

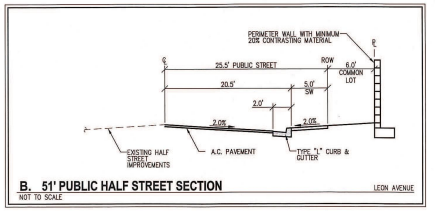
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

LEGEND

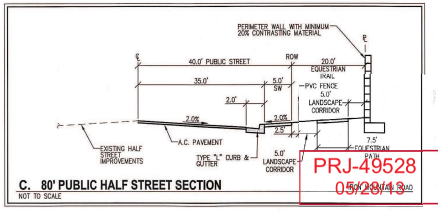
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

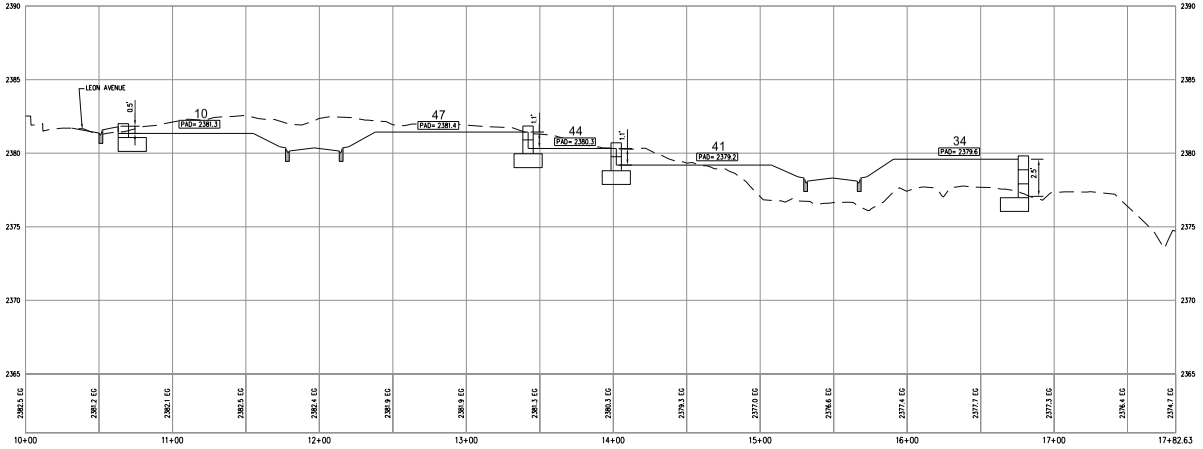
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

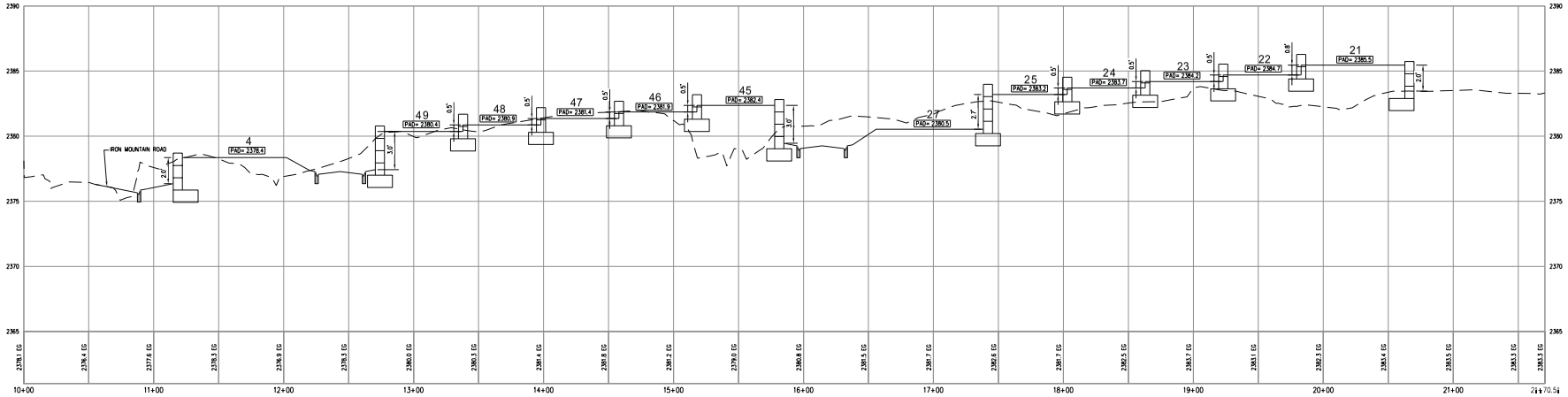
TM-1
SHEET 1 OF 2

VAR-49603

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

VAR-49603

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49603

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49603

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

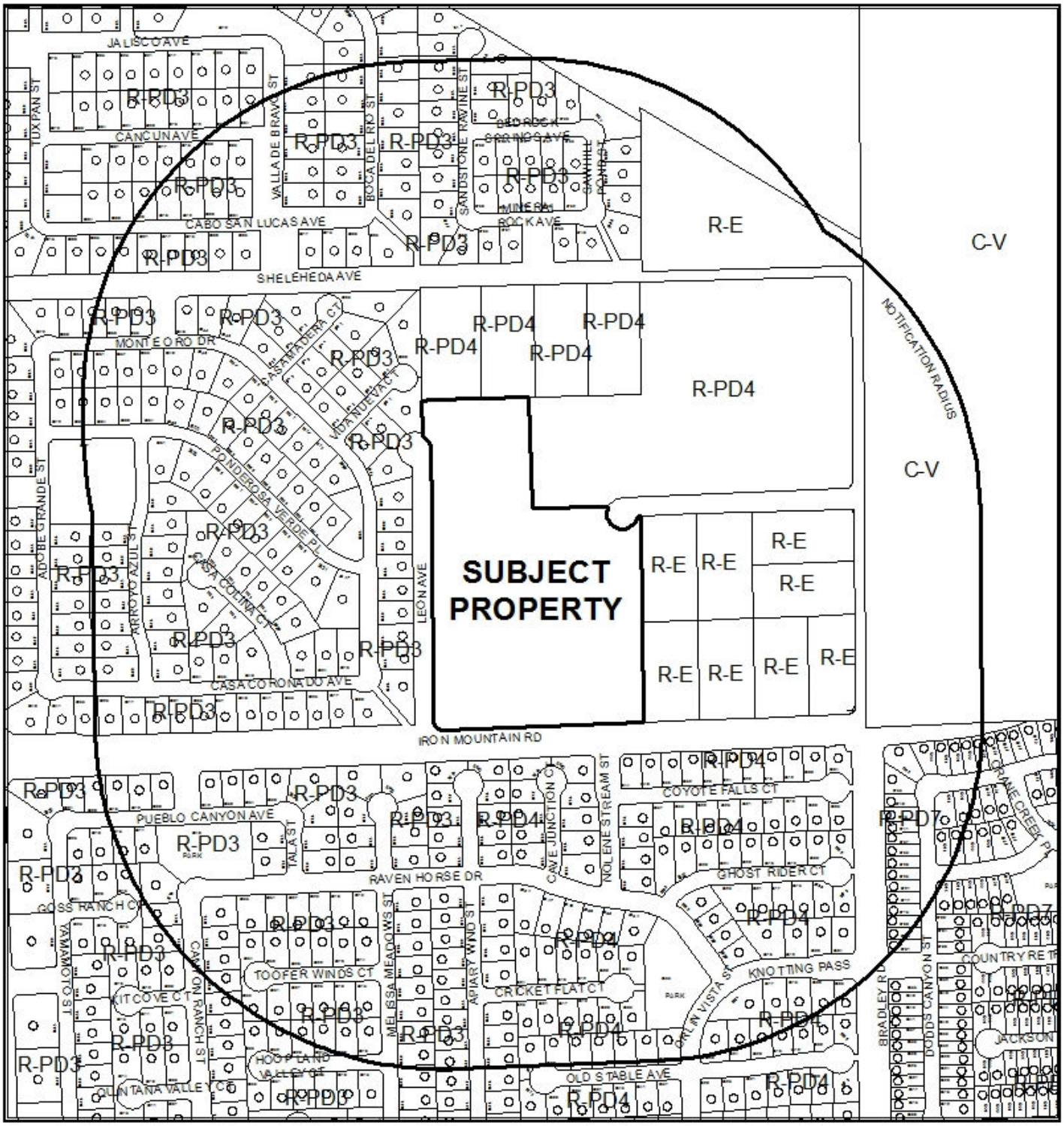
SUBJECT:
VAR-49604 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 36 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49604 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE: **VAR-49604 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49604 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

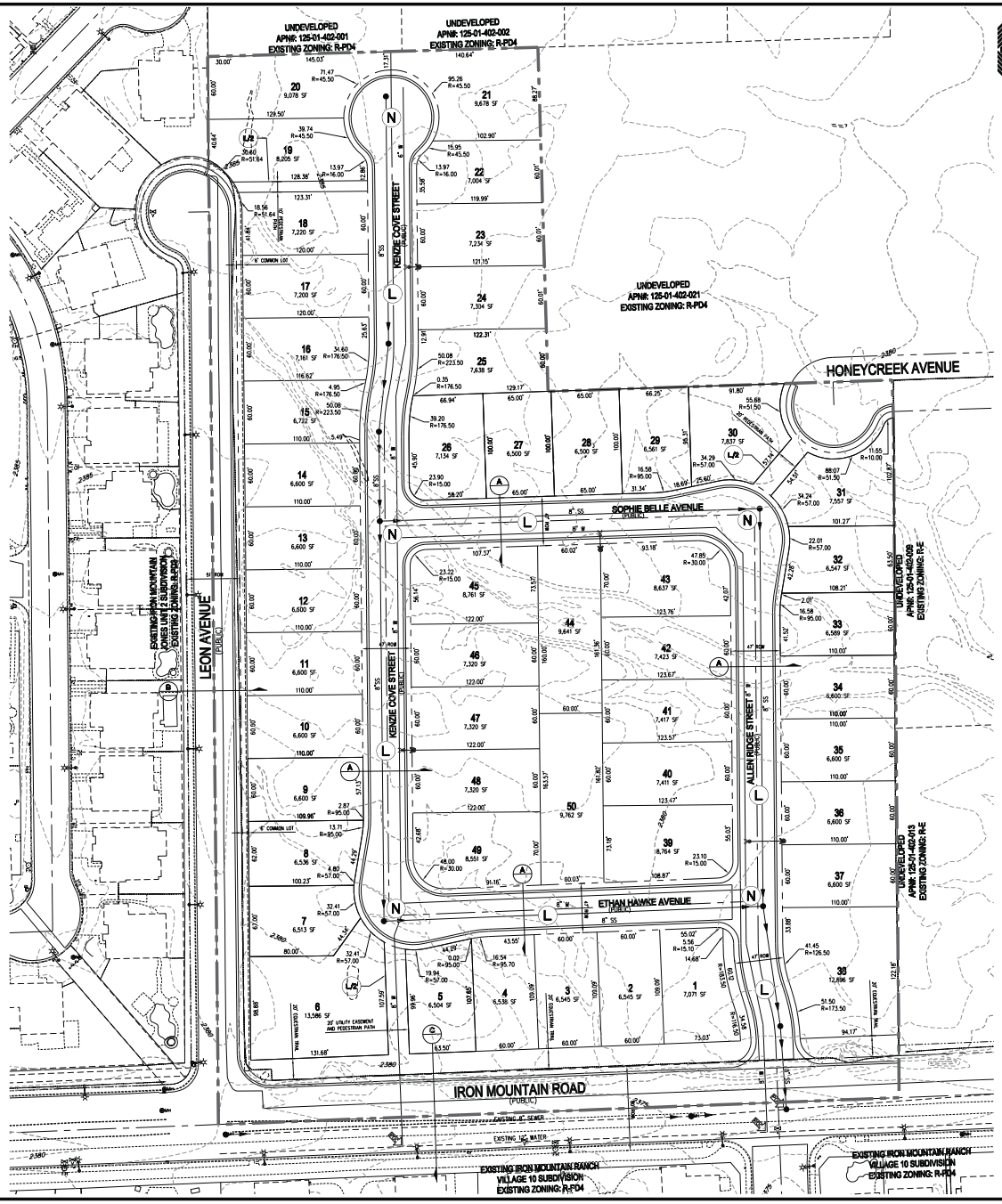
Case #	VAR-49604
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

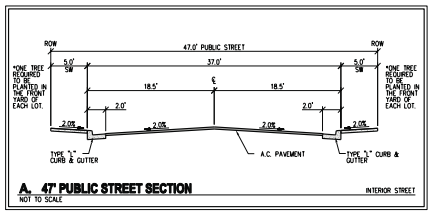
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

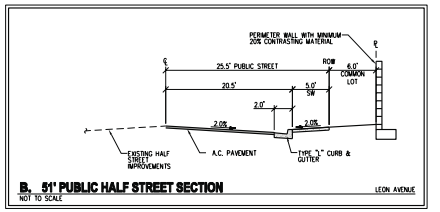
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

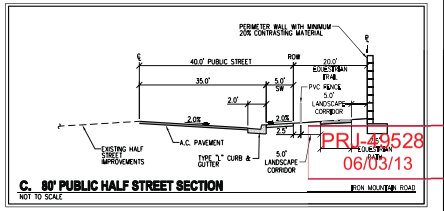
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49604

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

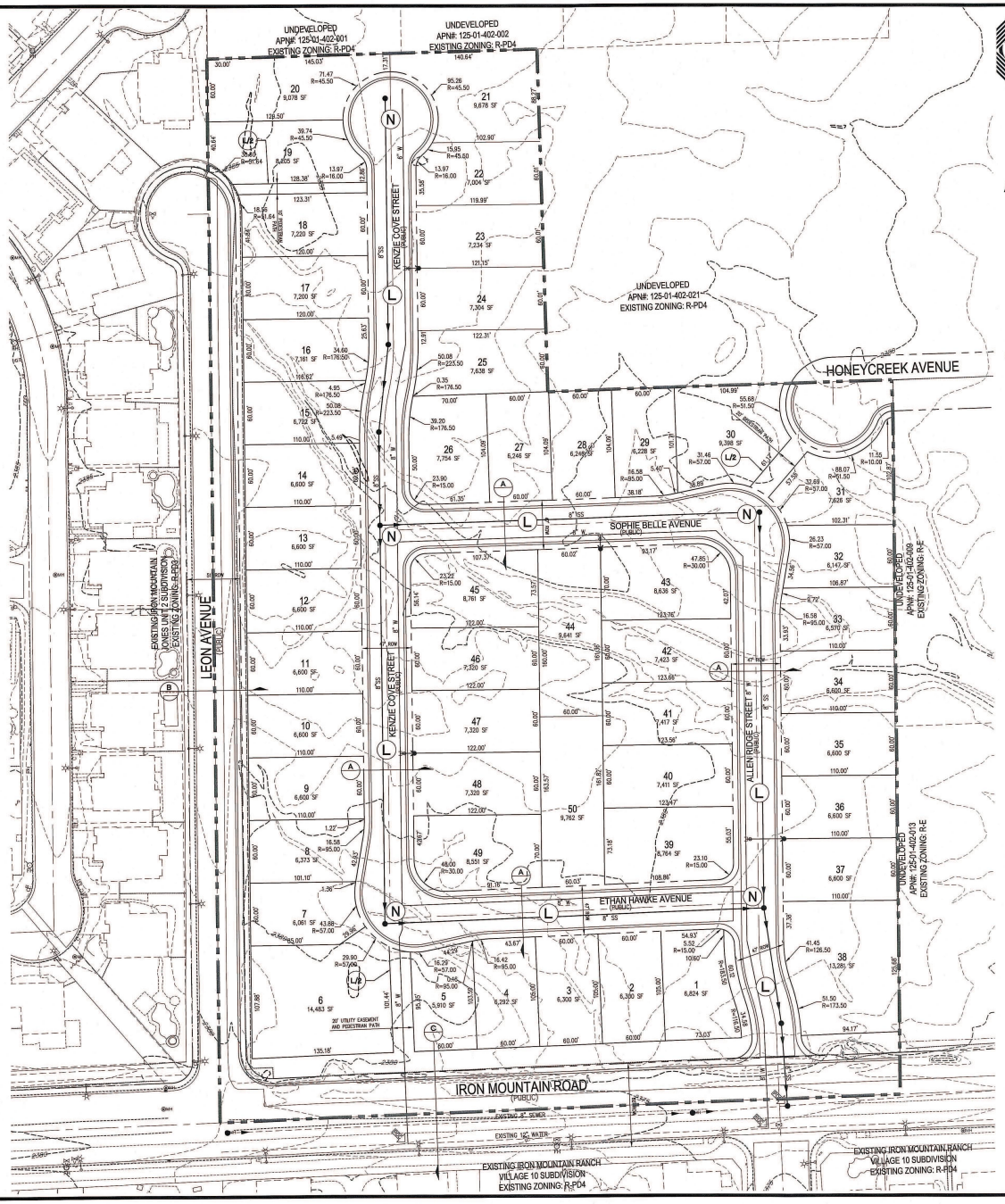
TENTATIVE MAP

S11 oyu R69

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE — 1"=50' — 0 50 100 FEET

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

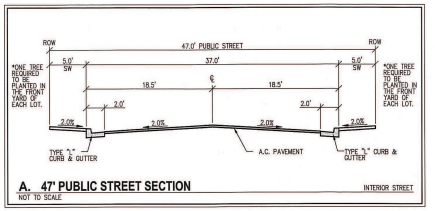
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

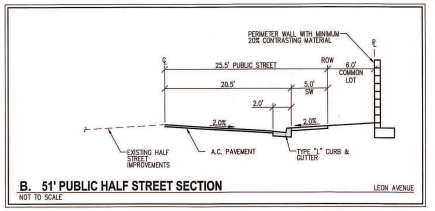
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

LEGEND

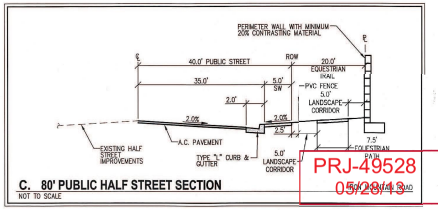
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49604

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

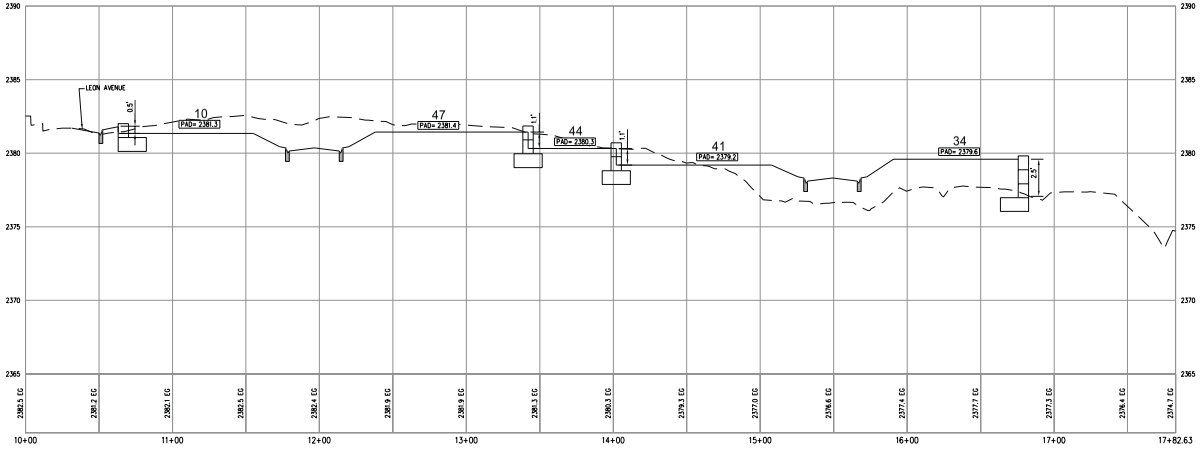
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

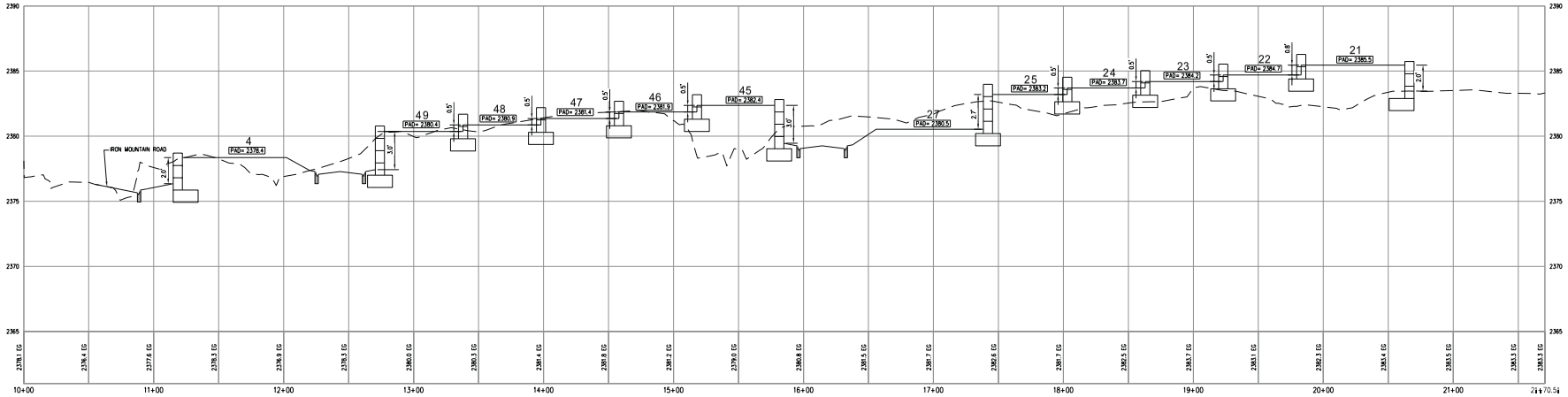
PROFESSIONAL ENGINEER — STATE OF NEVADA — DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

VAR-49604

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49604

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49604

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

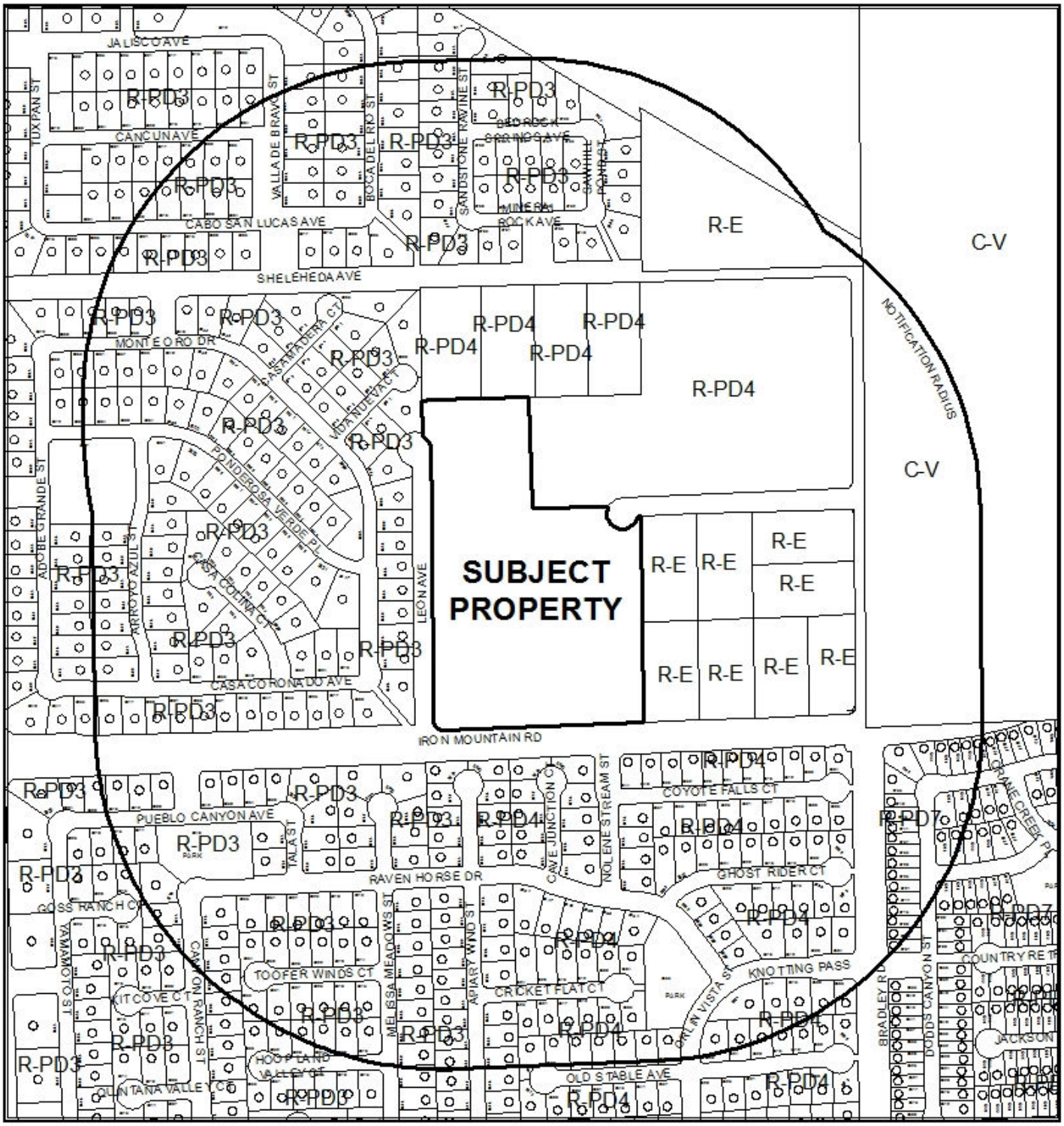
SUBJECT:
VAR-49605 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 37 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49605 (PRJ-49528)**

RADIUS: 1000 FEET

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



CASE: **VAR-49605 (PRJ-49528)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49605 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

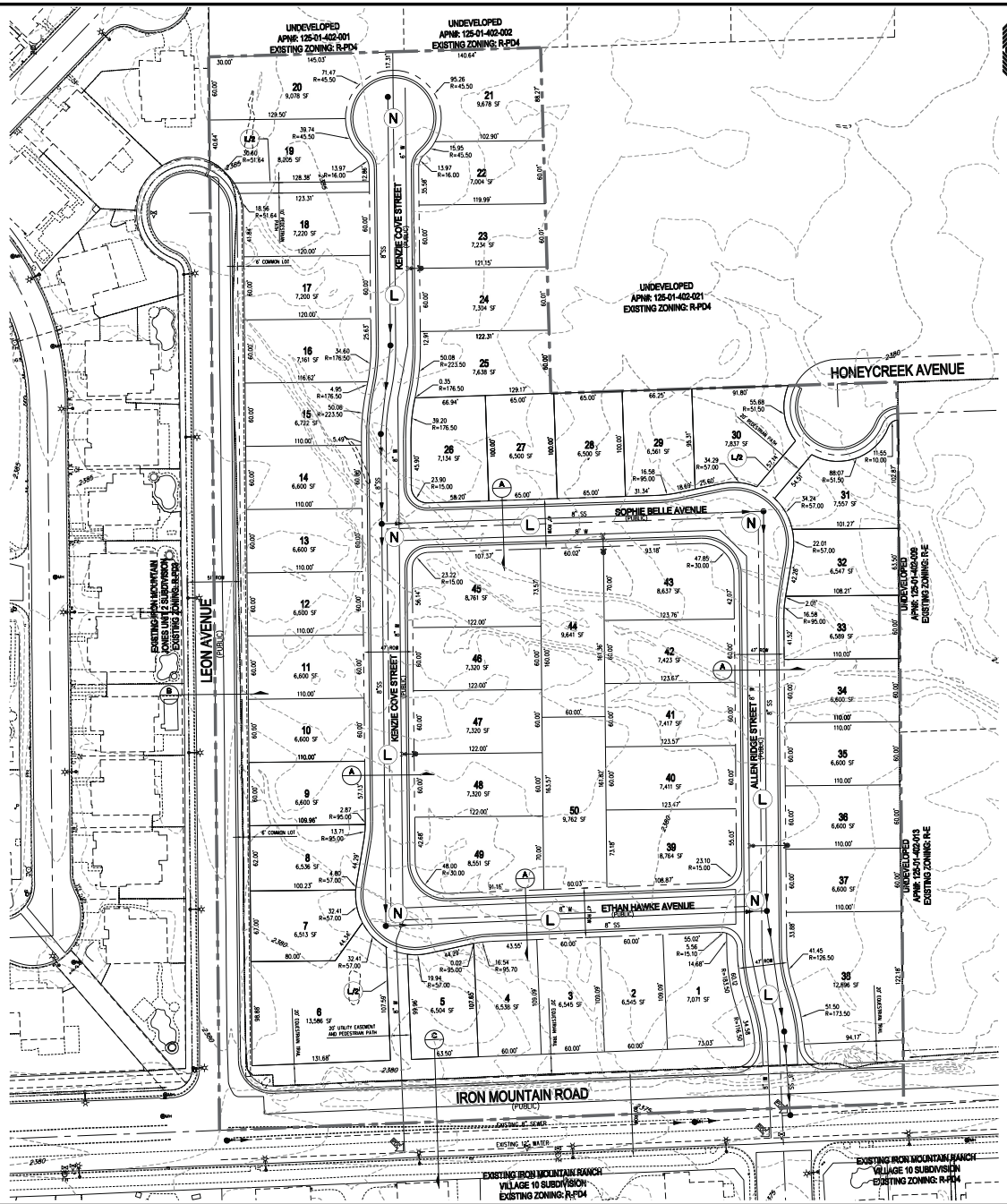
Case #	VAR-49605
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'

REAR
15'
5' TO PATIO COVER OVERHANG

SIDE
INTERIOR
5'
CORNER
15'

OWNER

MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 5

(L) LINKS = 6

(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

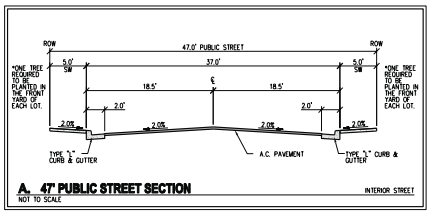
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:

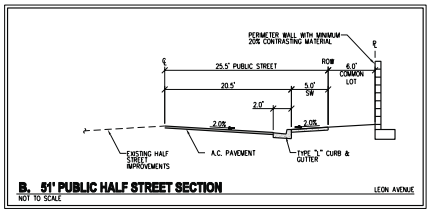
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

LEGEND

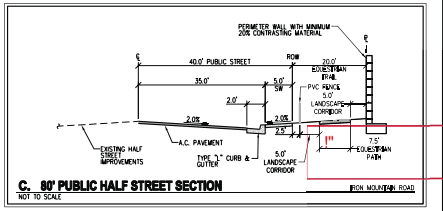
- GROSS ACREAGE BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

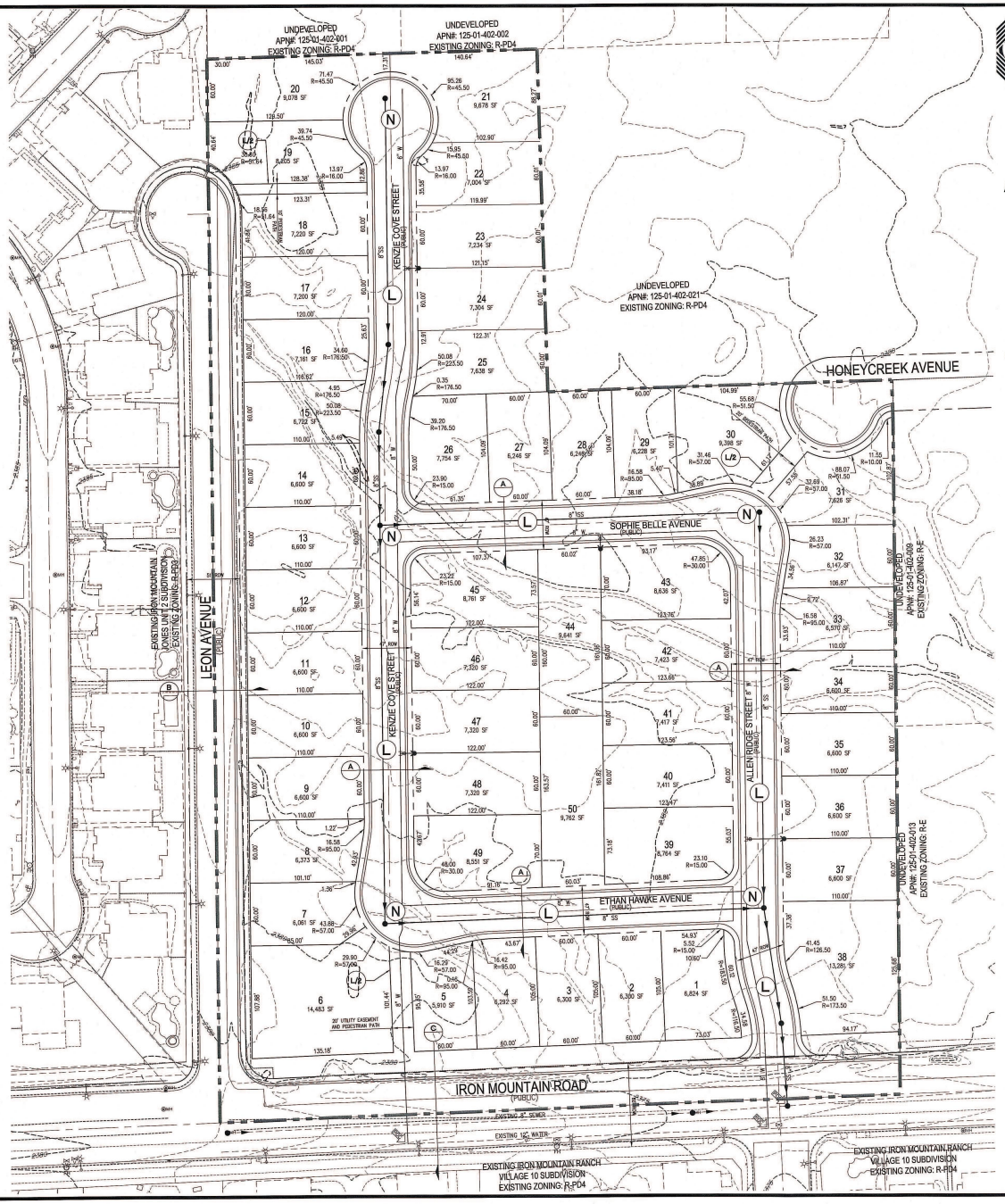
TENTATIVE MAP

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

VAR-49605

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT
20'
REAR
15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(xP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

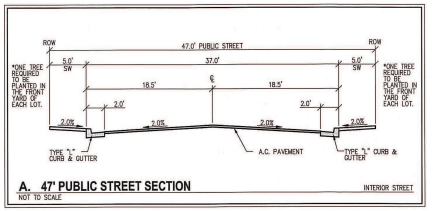
ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

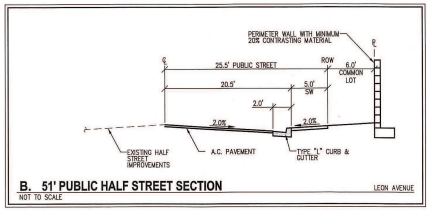
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

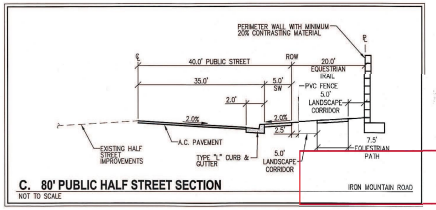
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

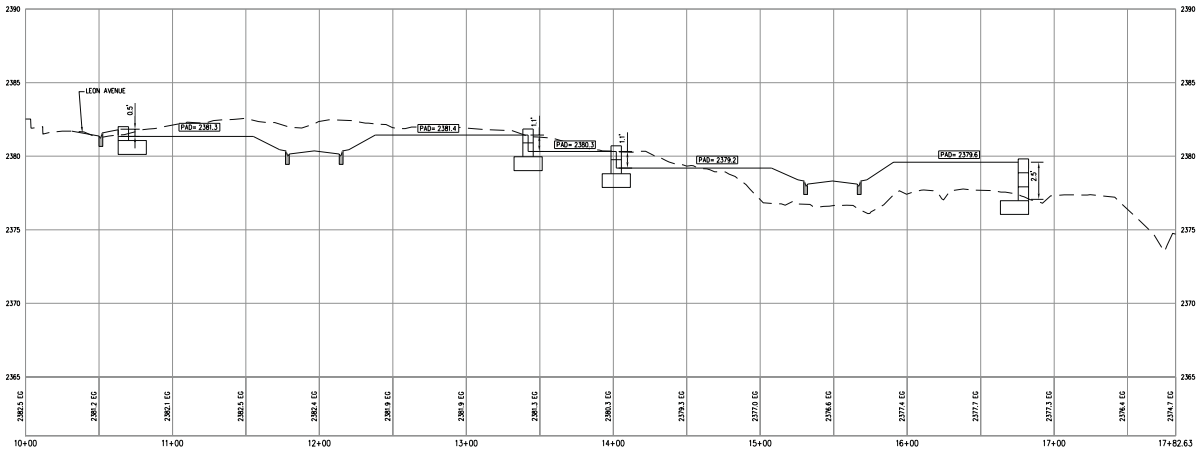
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

PROFESSIONAL ENGINEER – STATE OF NEVADA – DOUGLAS E. BERGSTROM – EXP 12-31-14 – CIVIL – No. 17108

TM-1
SHEET 1 OF 2

VAR-49605

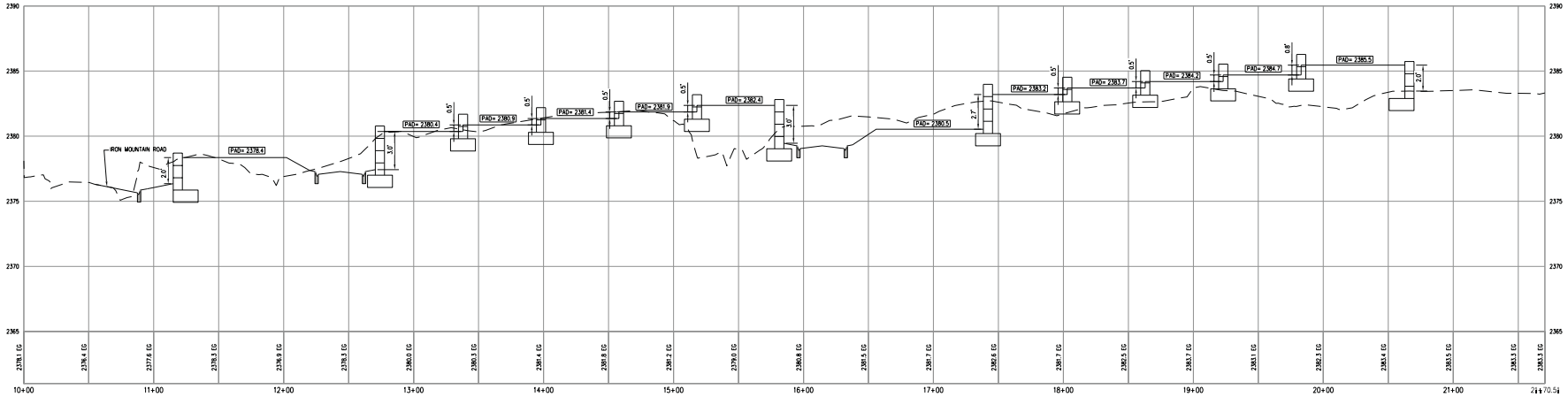
WEST-EAST SECTION PROFILE



APN 125-01-402-020

SCALE - 1"=40' FEET

SOUTH-NORTH SECTION PROFILE



"#

VAR-49605

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49603

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49603

City of Las Vegas Agenda Item No.: **63.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

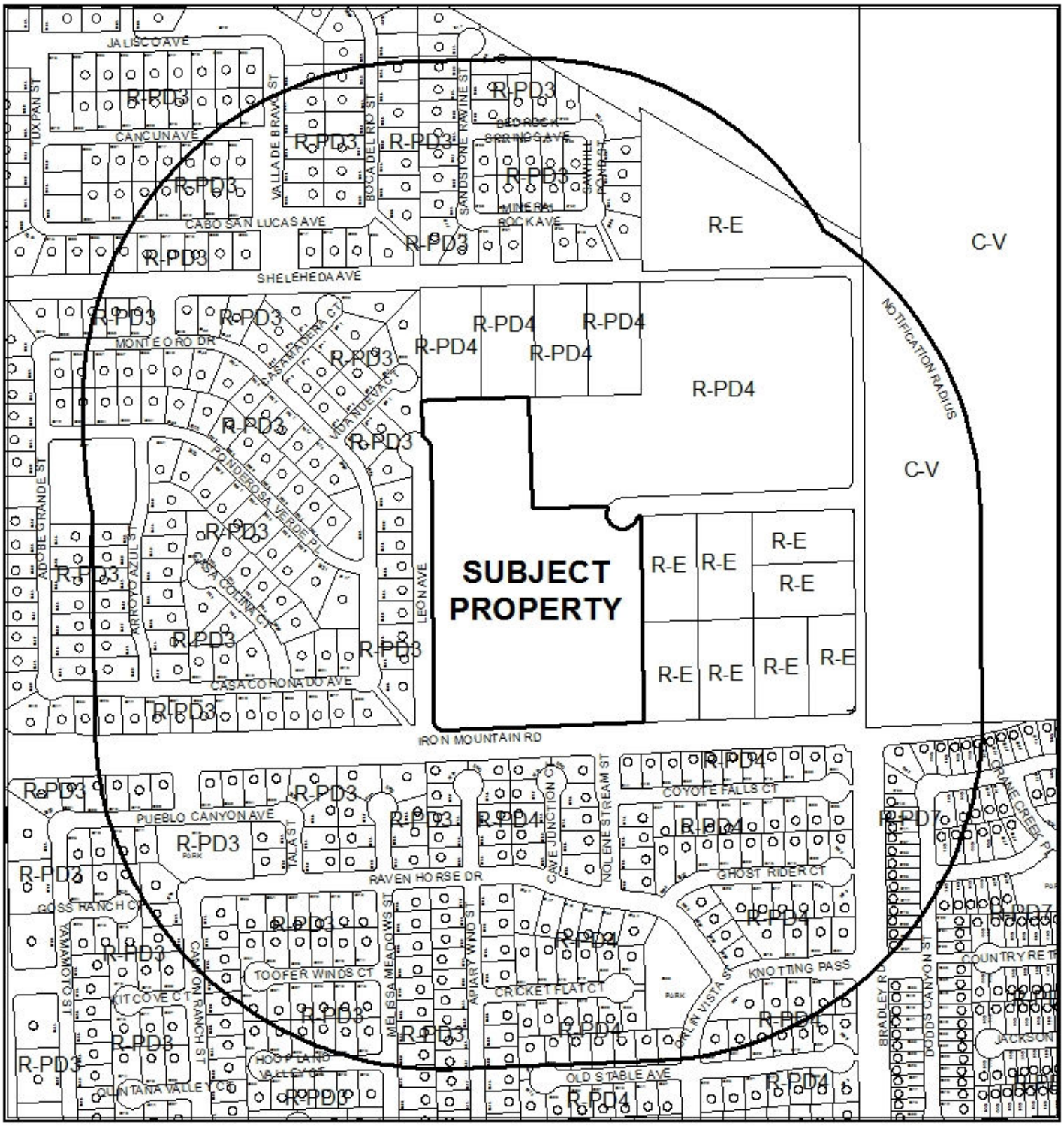
SUBJECT:
VAR-49606 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 40 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49606 (PRJ-49528)

RADIUS: 1000 FEET

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

N



CASE: **VAR-49606 (PRJ-49528)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49606 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

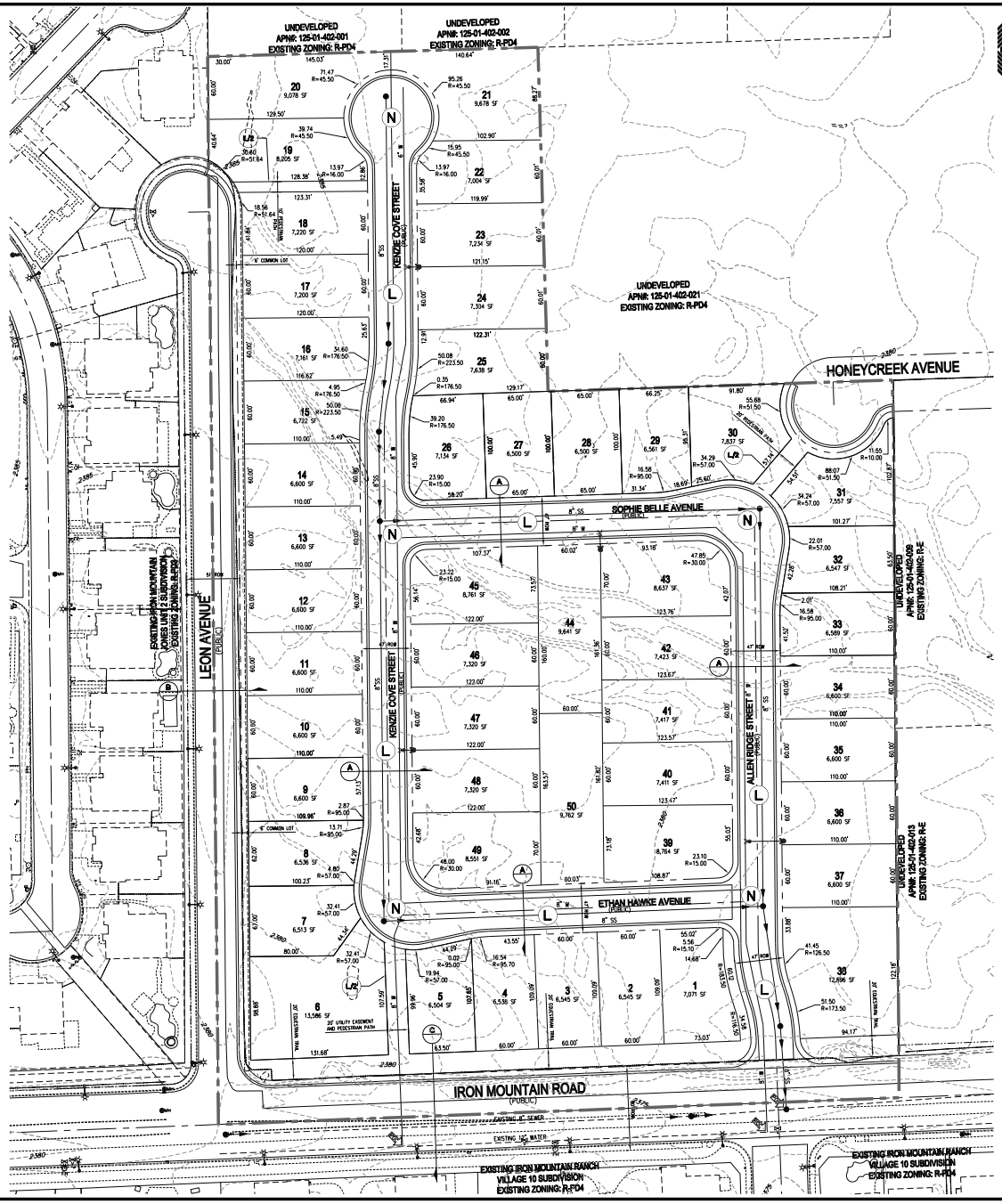
Case #	VAR-49606
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' (0, 50, 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

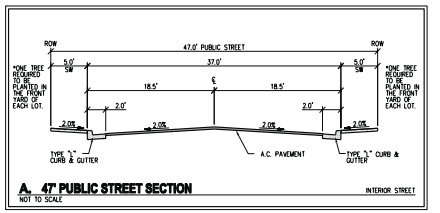
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

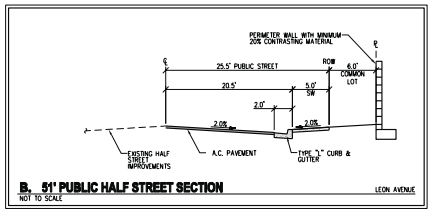
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

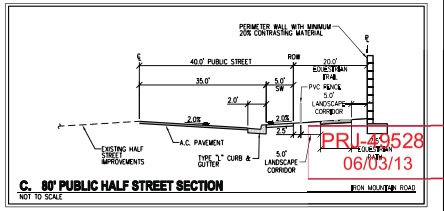
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49606

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

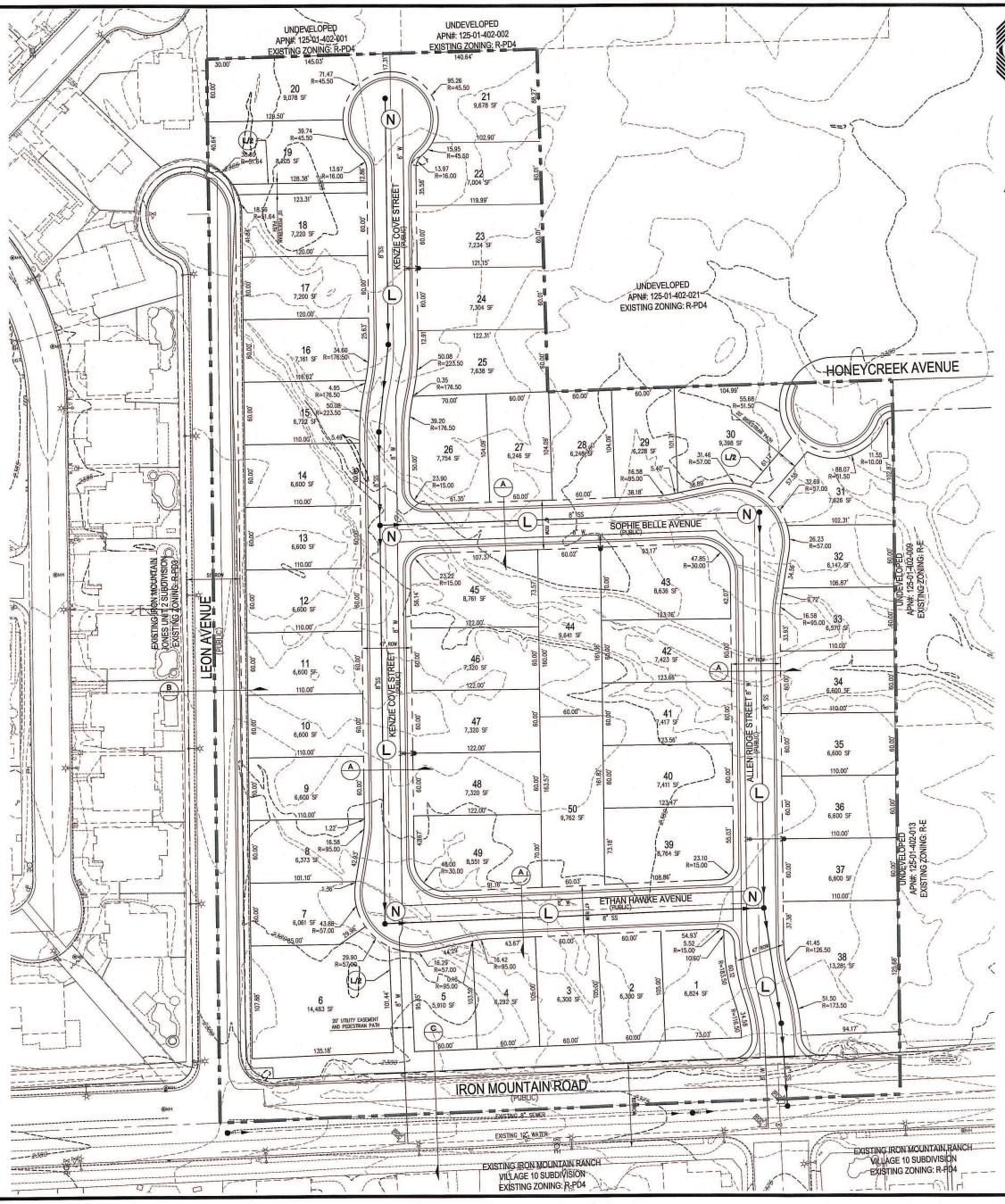
TENTATIVE MAP

S11 T20 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 20'
REAR: 15'
3' TO PATIO COVER OVERHANG
SIDE: INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

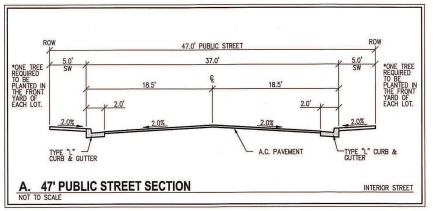
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(.5 LINK) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

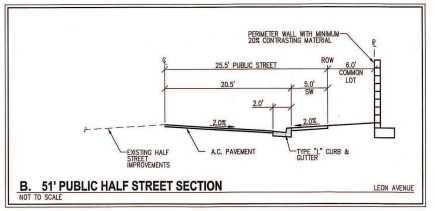
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

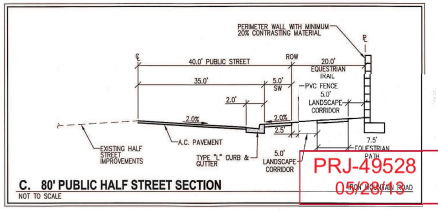
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

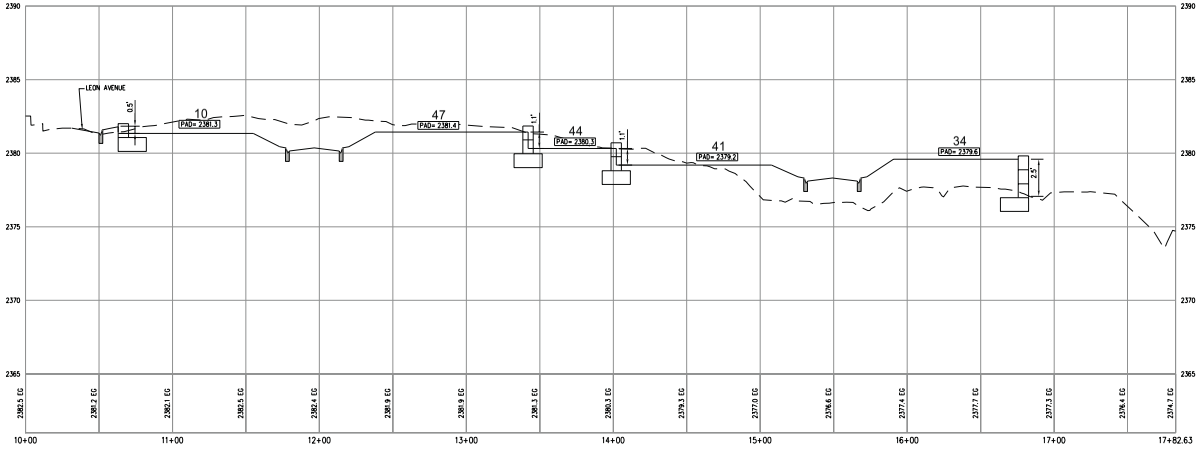
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — NEVADA — PROFESSIONAL ENGINEER — CIVIL — EXP 12-31-14 — No. 17108

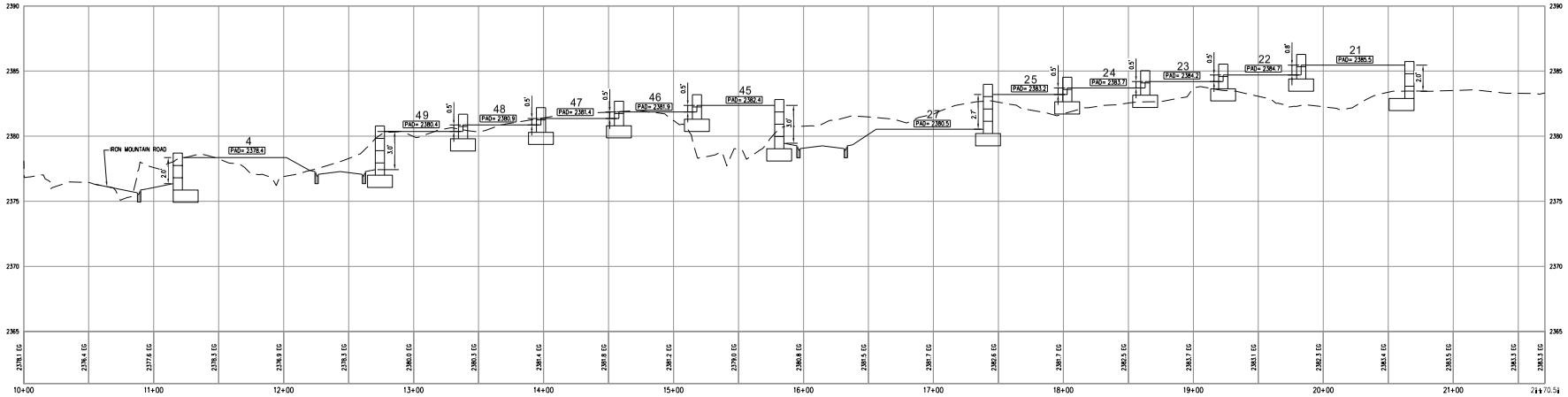
TM-1
SHEET 1 OF 2

VAR-49606

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



PRJ-49528
06/03/13

VAR-49606

RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E61

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49606

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49606

City of Las Vegas Agenda Item No.: **64.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

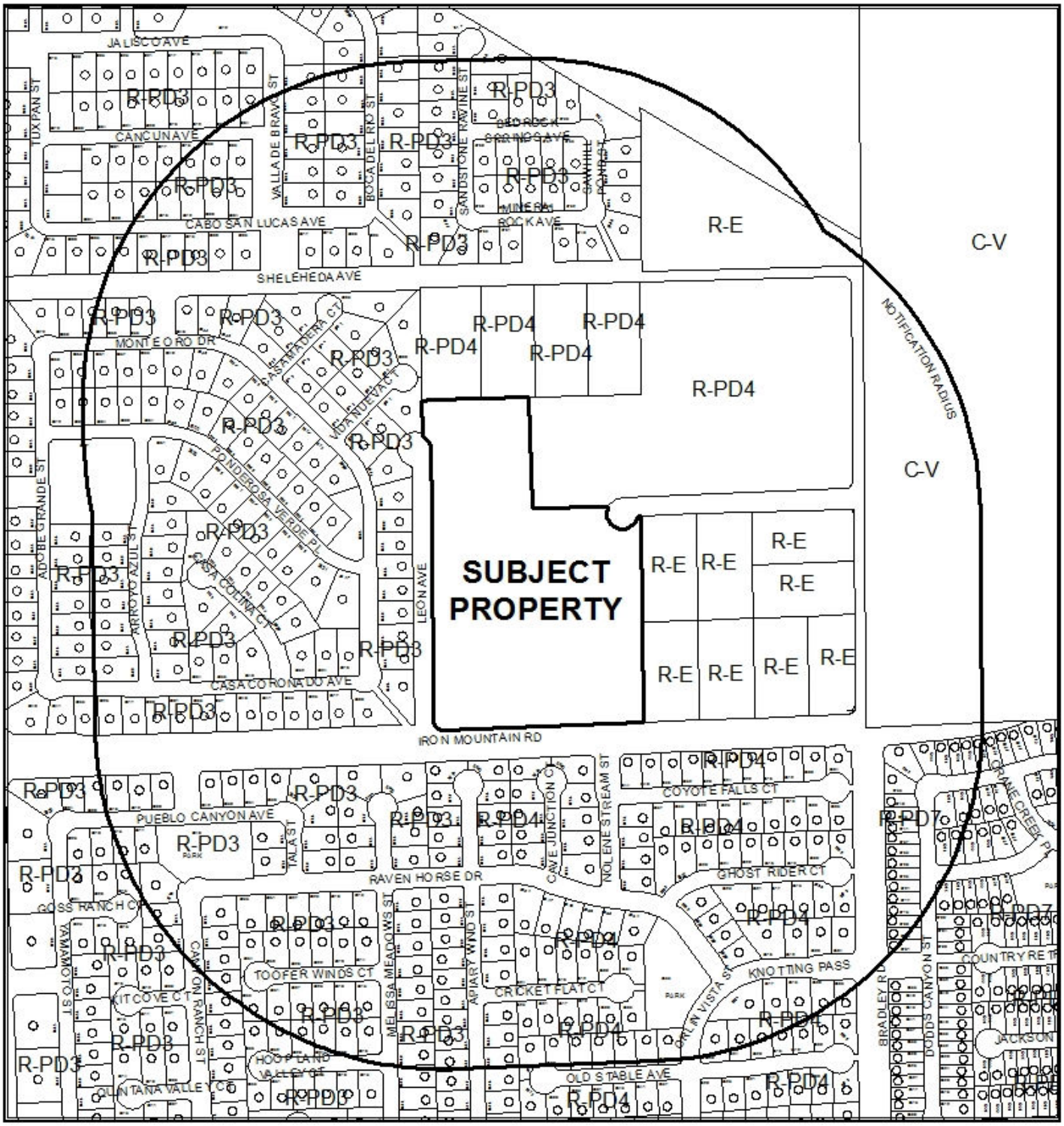
SUBJECT:
VAR-49607 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 41 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49607 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49607 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49607 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

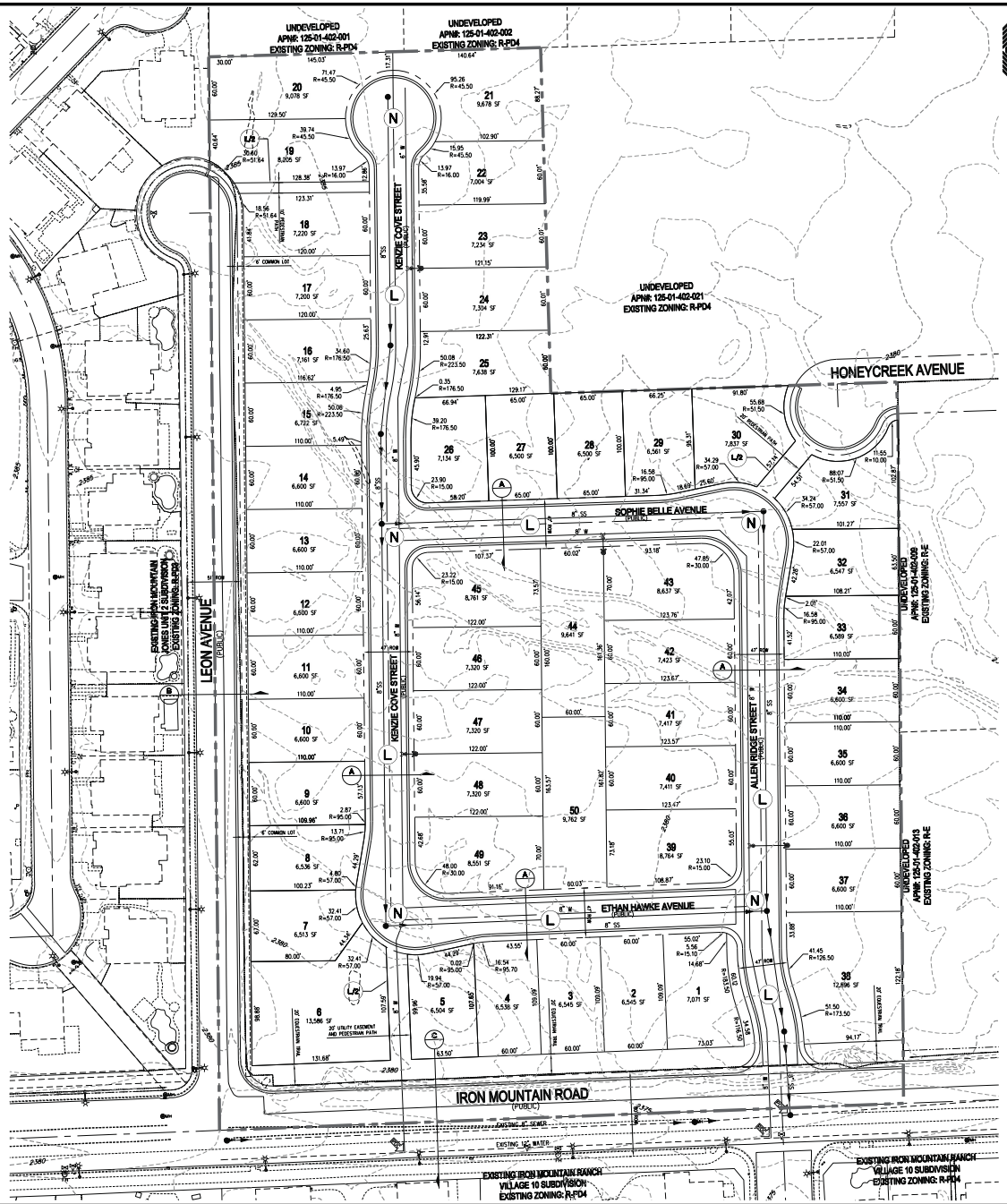
Case #	VAR-49607
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' (0 / 50 / 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
5' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

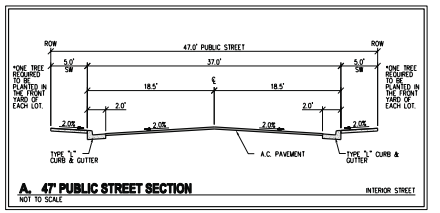
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

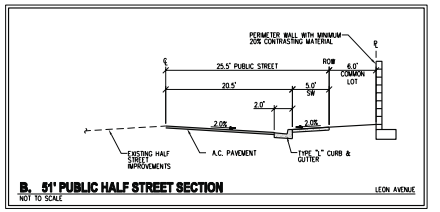
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

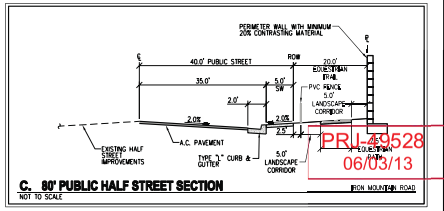
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49607

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

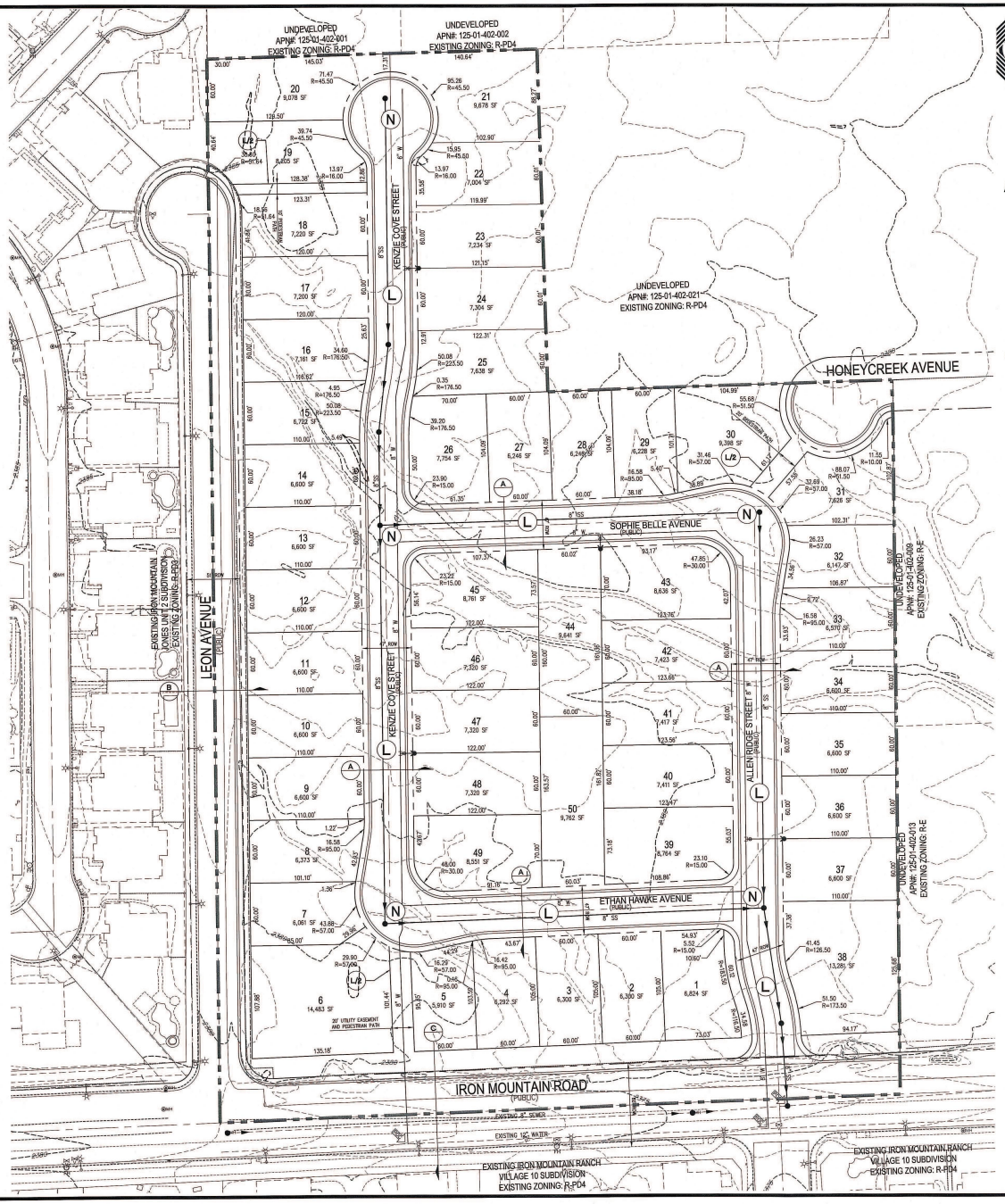
TENTATIVE MAP

S11 T19 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

X:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

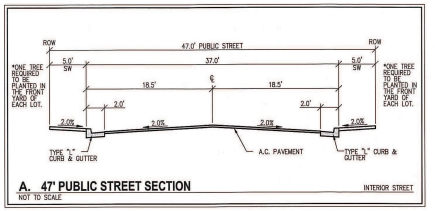
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

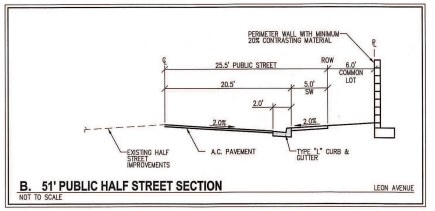
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

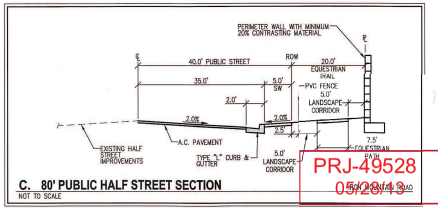
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

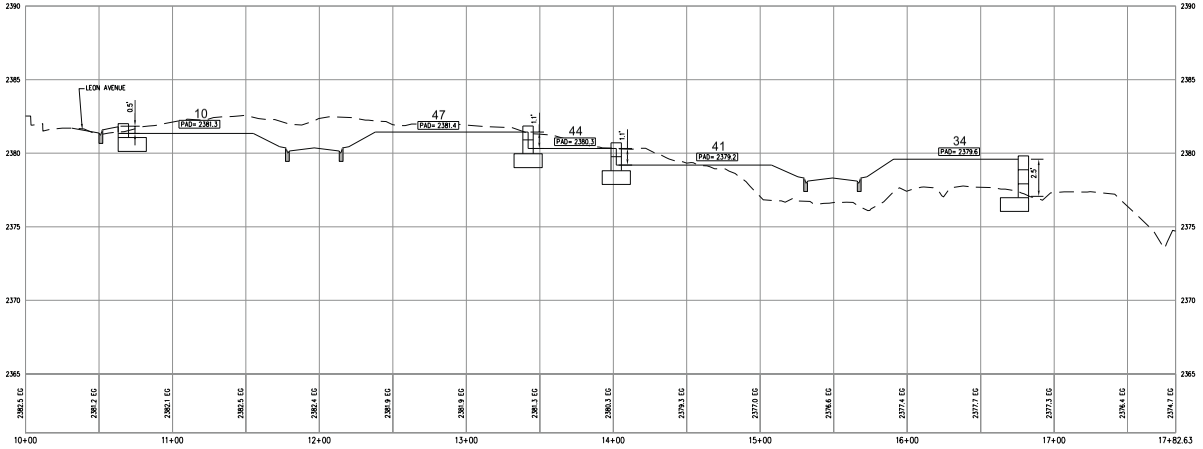
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

DOUGLAS E. BERGSTROM — NEVADA — PROFESSIONAL ENGINEER — EXP 12-31-14 — CIVIL — No. 17108

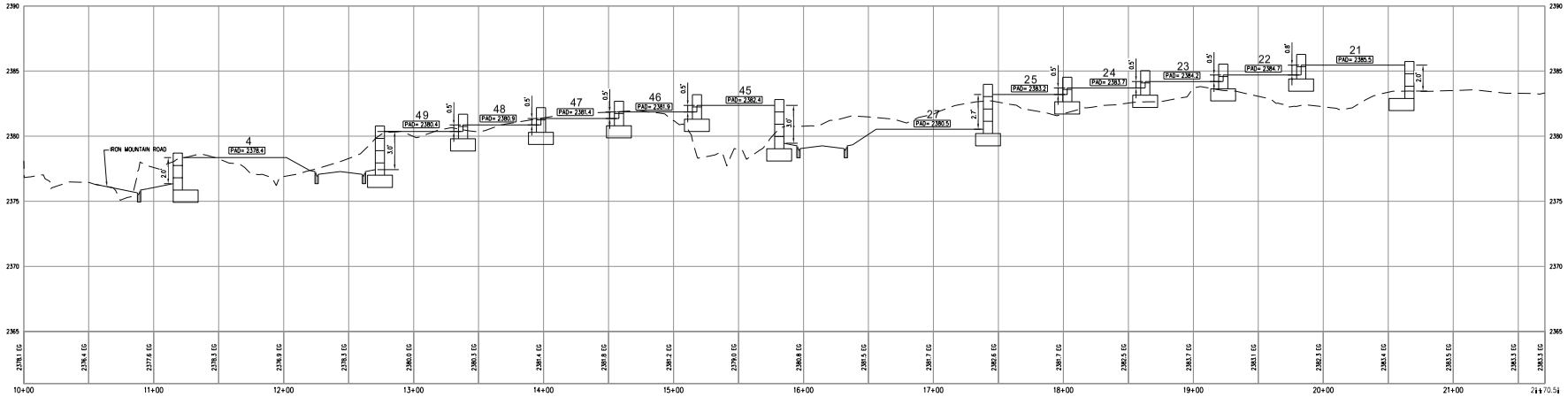
TM-1
SHEET 1 OF 2

VAR-49607

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49607

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49607

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49607

City of Las Vegas Agenda Item No.: **65.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

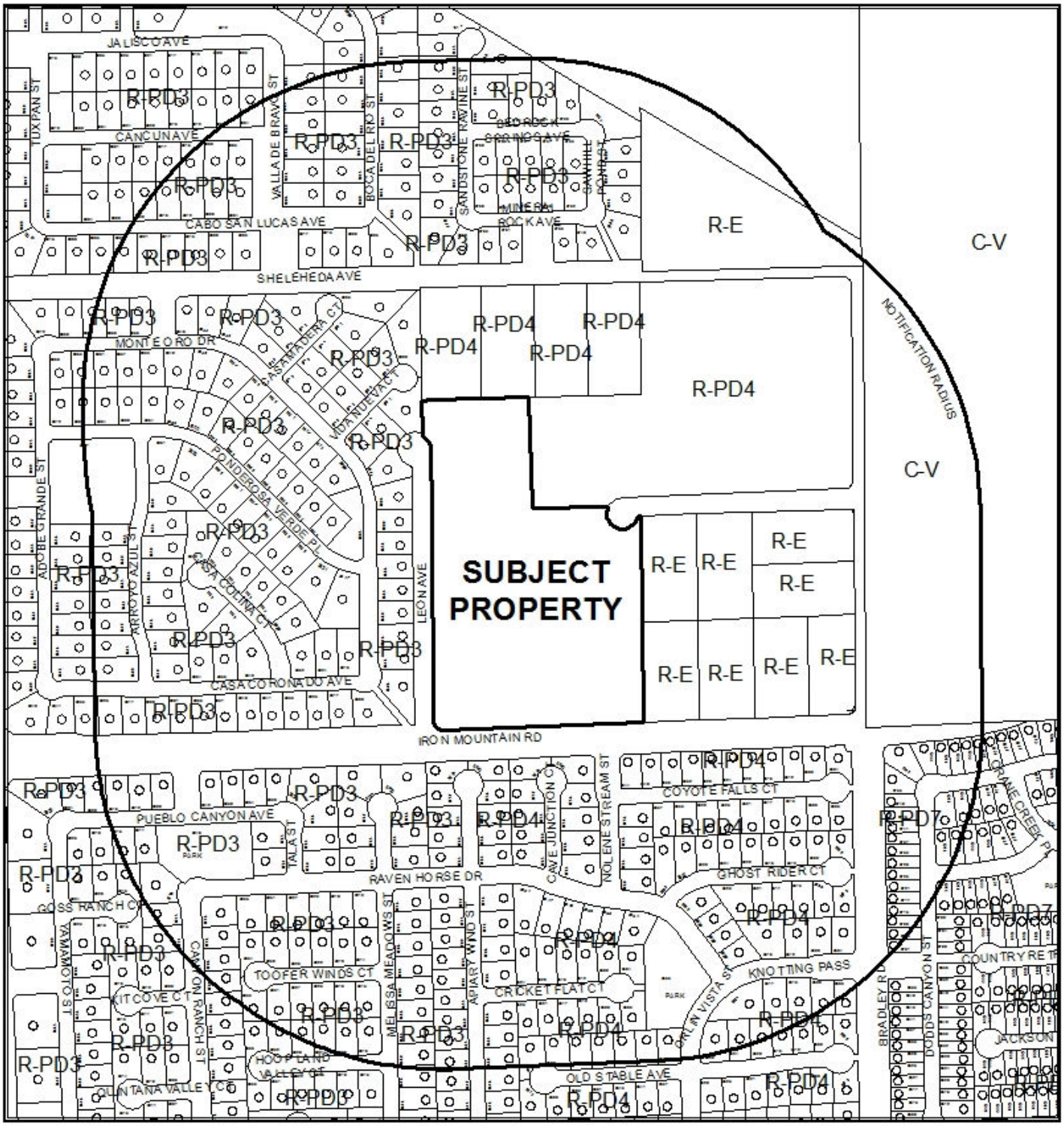
SUBJECT:
VAR-49608 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 42 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49608 (PRJ-49528)

RADIUS: 1000 FEET

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

N


R-E
C-V
R-PD4
R-PD4
R-PD4
R-PD4
R-PD4
NOTIFICATION RADIUS
C-V
SUBJECT PROPERTY
R-E
R-E
R-E
R-E
R-E
R-E
R-E
R-PD3
R-PD3
R-PD3

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49608 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

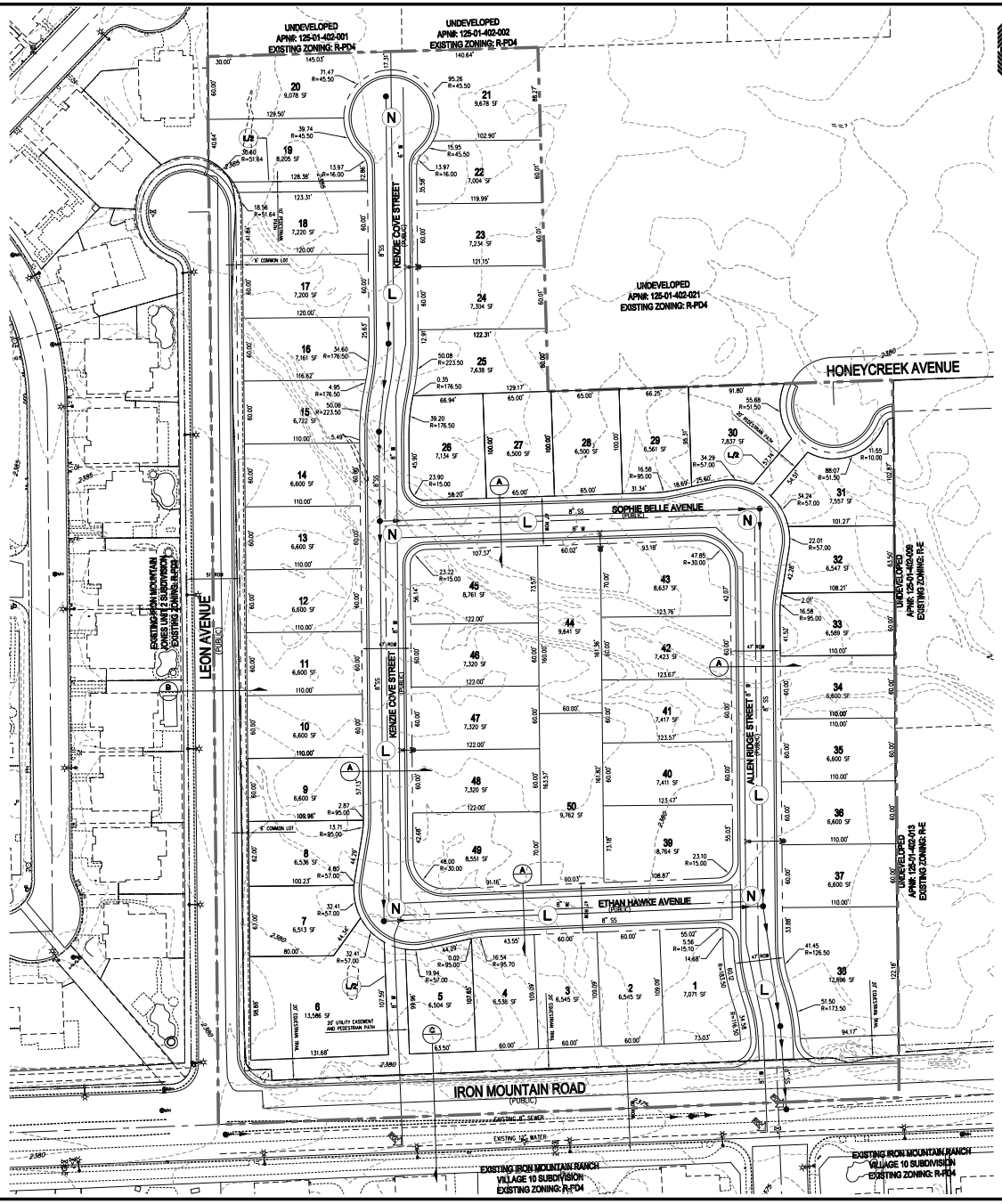
Case #	VAR-49608
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

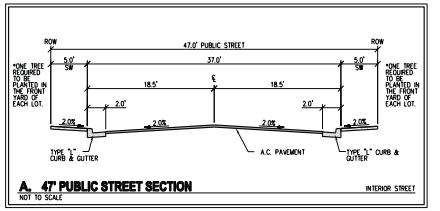
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

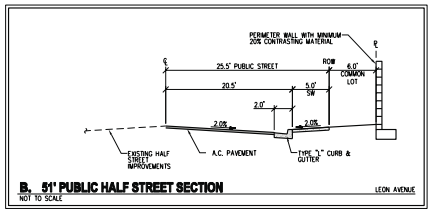
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

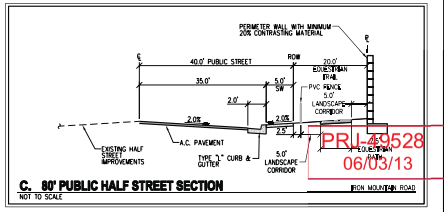
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

PRJ-49528
06/03/13

VAR-49608

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

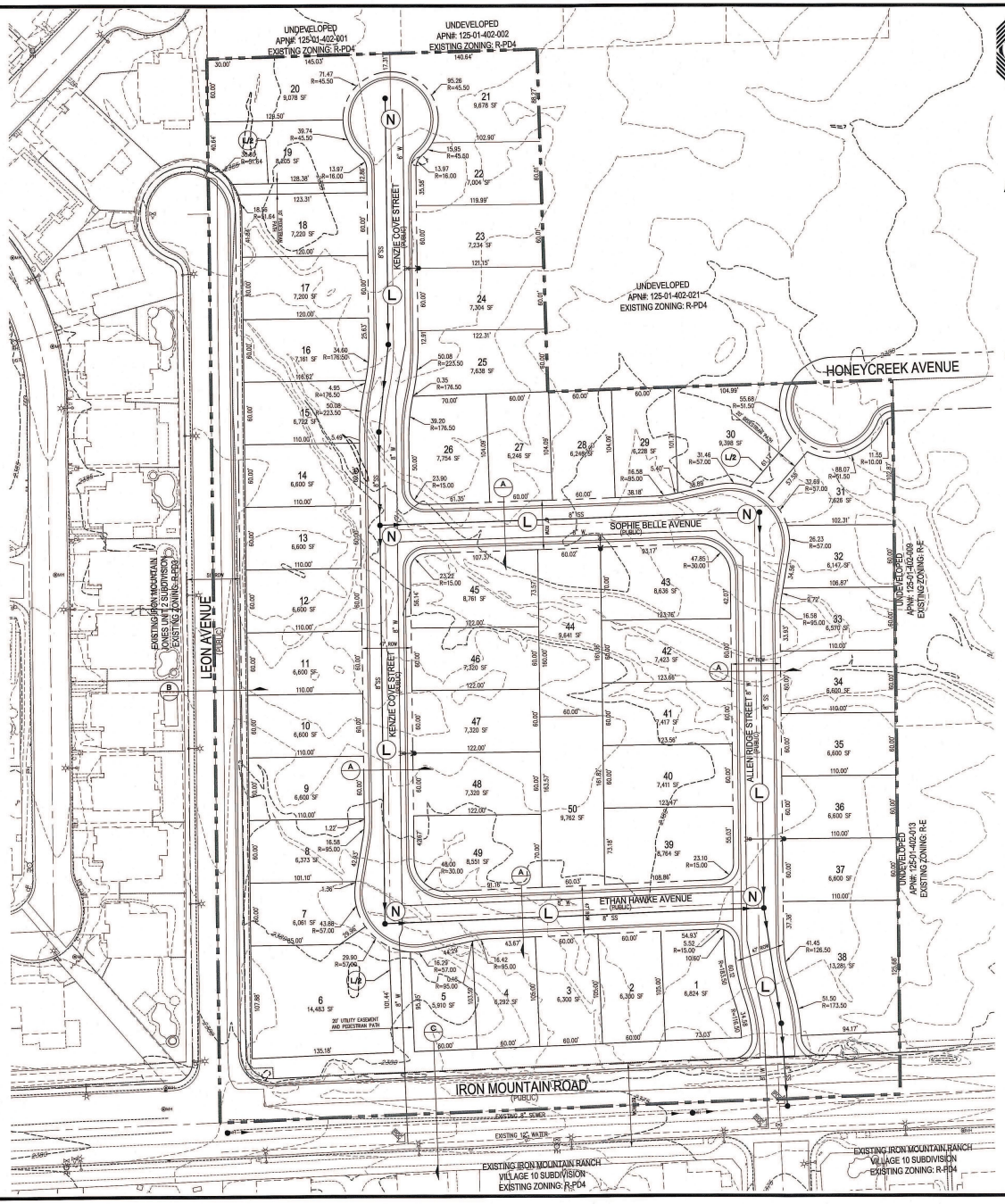
TENTATIVE MAP

S11 0SW R19 0EB

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' — FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 20'
REAR: 15'
SIDE: 3' TO PATIO COVER OVERHANG
INTERIOR: 5'
CORNER: 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

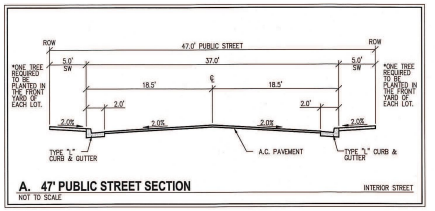
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

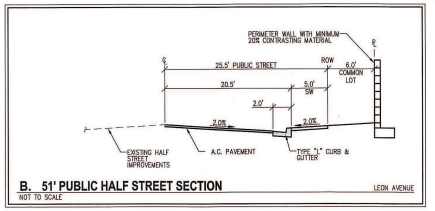
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

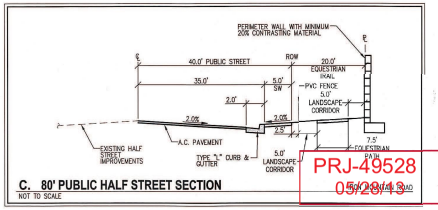
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

VAR-49608

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

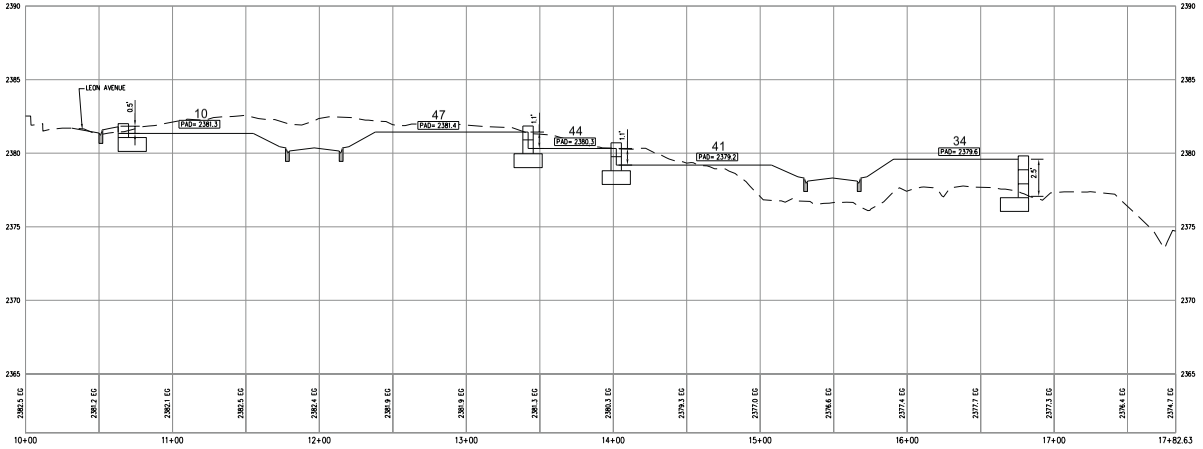
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

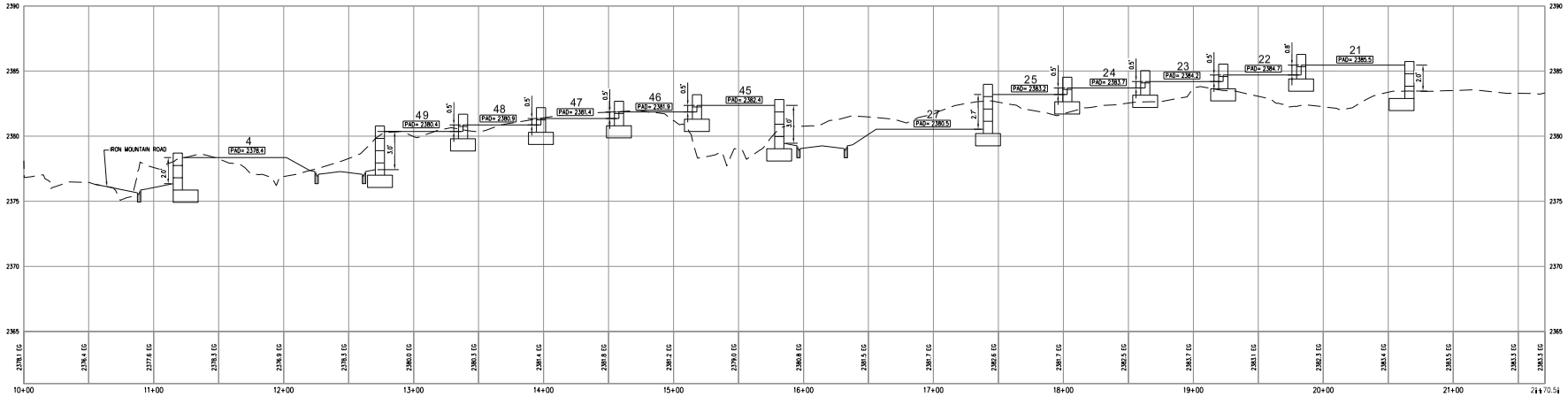
DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49608

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49608

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49608

City of Las Vegas Agenda Item No.: **66.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

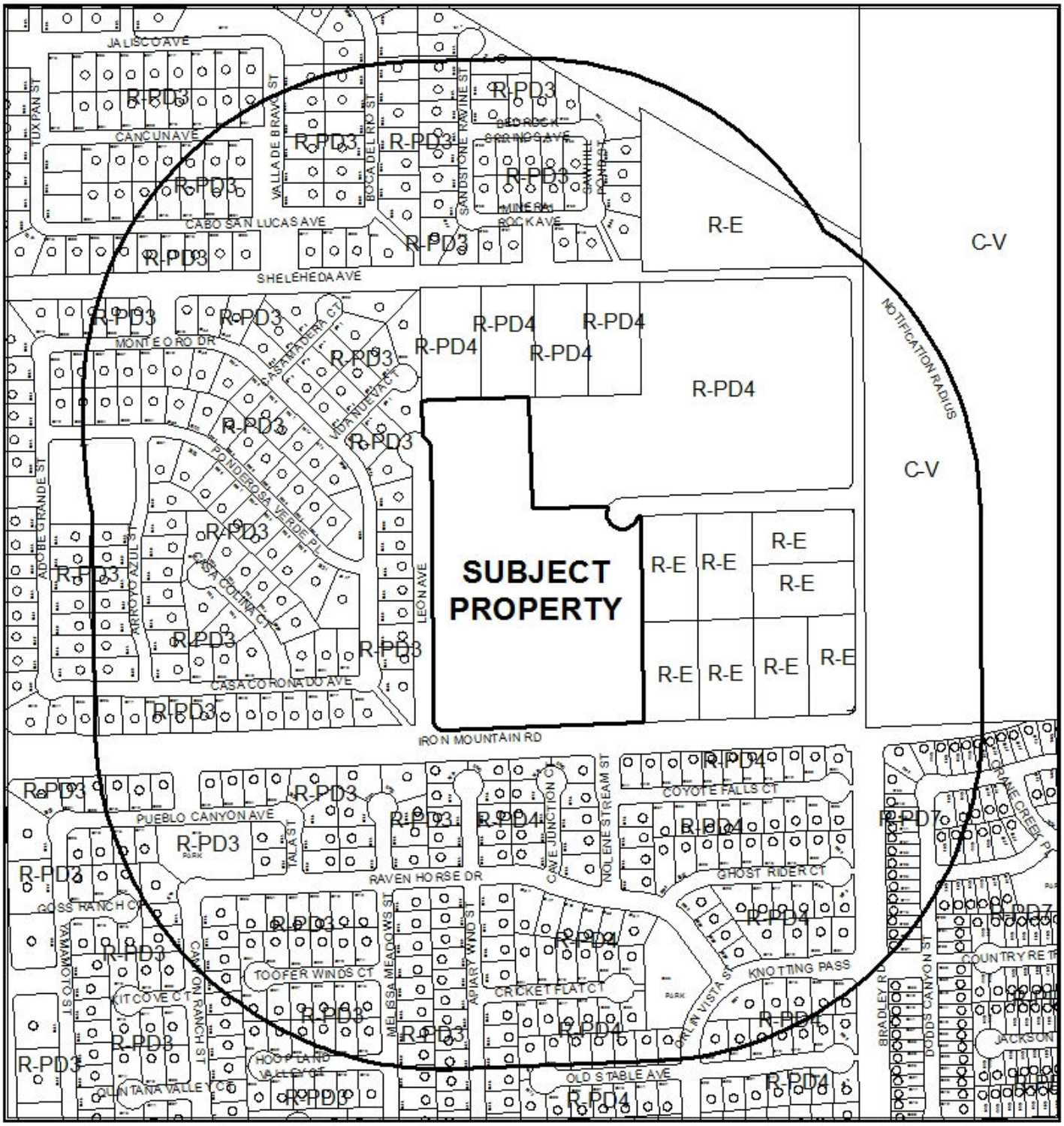
SUBJECT:
VAR-49609 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 44 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49609 (PRJ-49528)**

RADIUS: 1000 FEET

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



CASE: **VAR-49609 (PRJ-49528)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49609 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

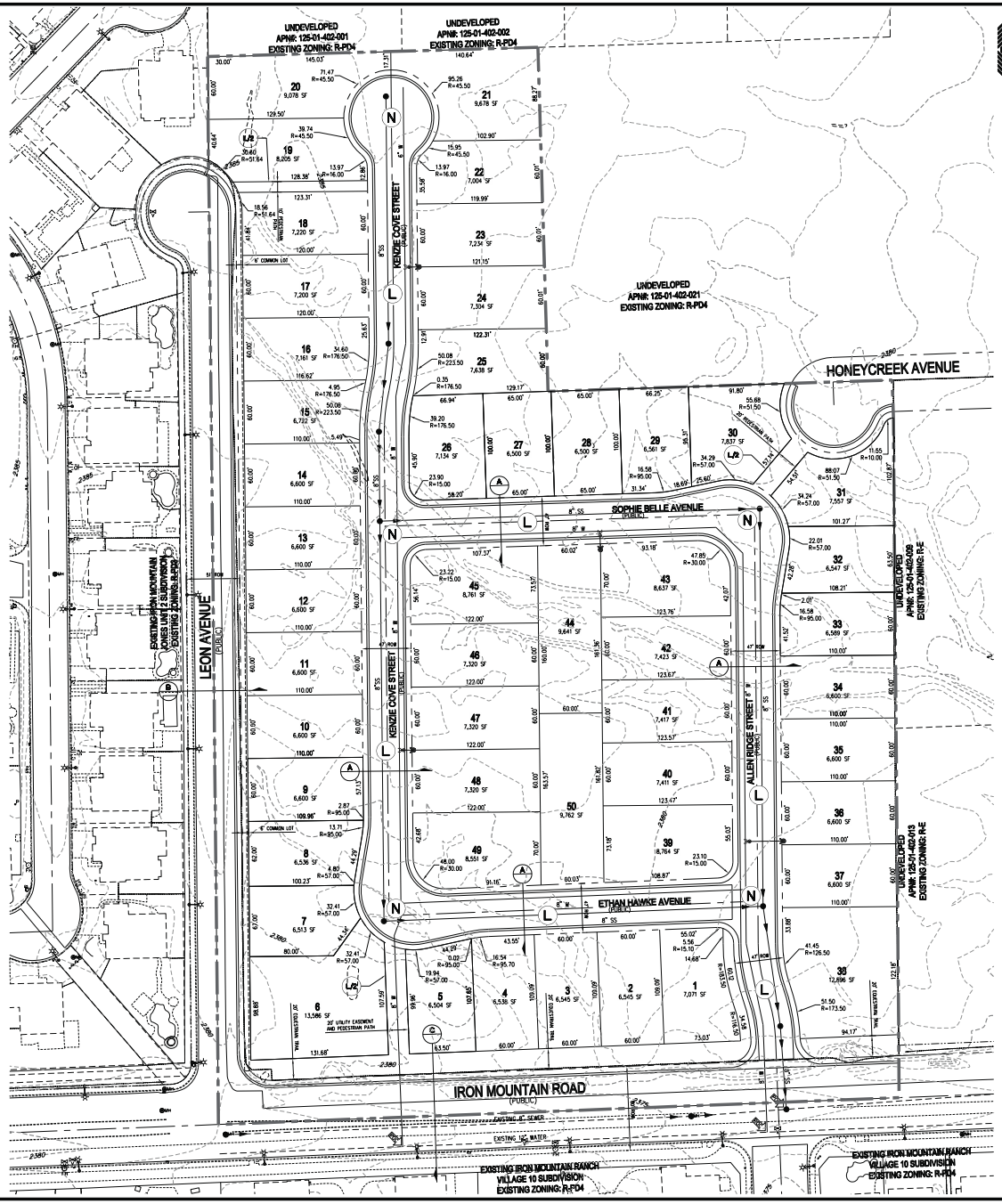
Case #	VAR-49609
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

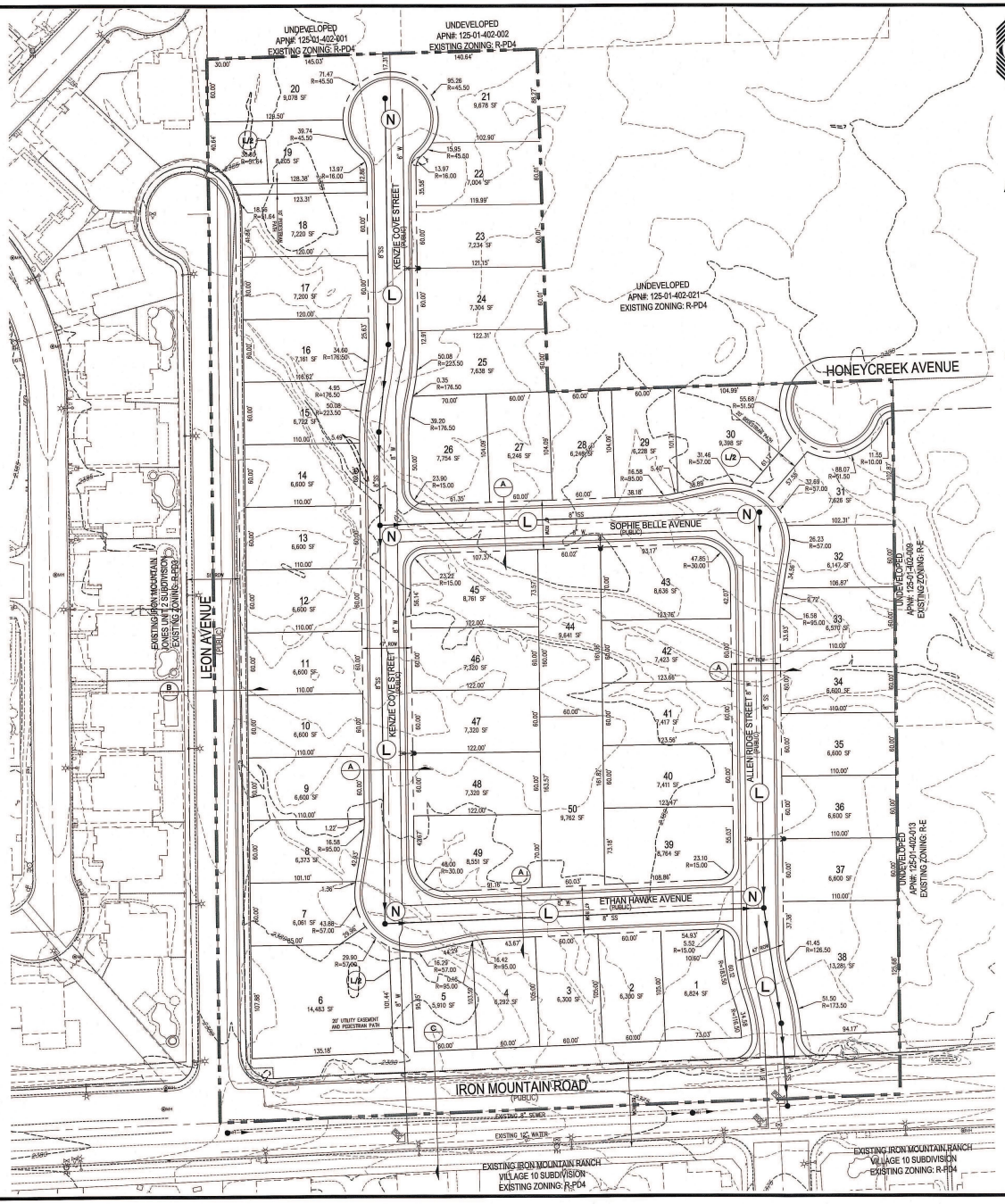
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf


UNDEVELOPED
APN#: 125-01-402-001
EXISTING ZONING: R-PD4
UNDEVELOPED
APN#: 125-01-402-002
EXISTING ZONING: R-PD4
UNDEVELOPED
APN#: 125-01-402-021
EXISTING ZONING: R-PD4
HONEYCREEK AVENUE
SOPHIE BELLE AVENUE
(PUBLIC)
ETHAN HAWKE AVENUE
(PUBLIC)
LEON AVENUE
(PUBLIC)
KENZIE COVE STREET
(PUBLIC)
ALLEN RIDGE STREET
(PUBLIC)
IRON MOUNTAIN ROAD
(PUBLIC)
EXISTING IRON MOUNTAIN RANCH
VILLAGE 10 SUBDIVISION
EXISTING ZONING: R-PD4
EXISTING IRON MOUNTAIN RANCH
VILLAGE 10 SUBDIVISION
EXISTING ZONING: R-PD4
UNDEVELOPED
APN#: 125-01-402-009
EXISTING ZONING: R-E
UNDEVELOPED
APN#: 125-01-402-014
EXISTING ZONING: R-E
EXISTING IRON MOUNTAIN RANCH
JONES UNIT 2 SUBDIVISION
EXISTING ZONING: R-PD4
EXISTING 8" SEWER
EXISTING 12" WATER
EXISTING 8" SEWER
EXISTING 8" SEWER
EXISTING 8" SEW



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

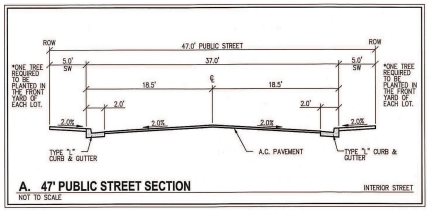
ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

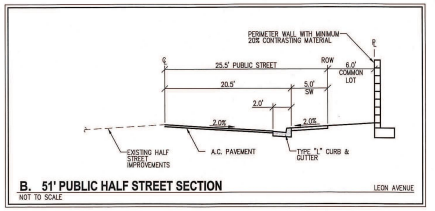
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

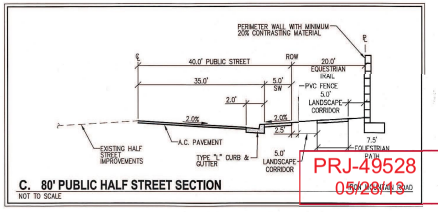
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49609

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

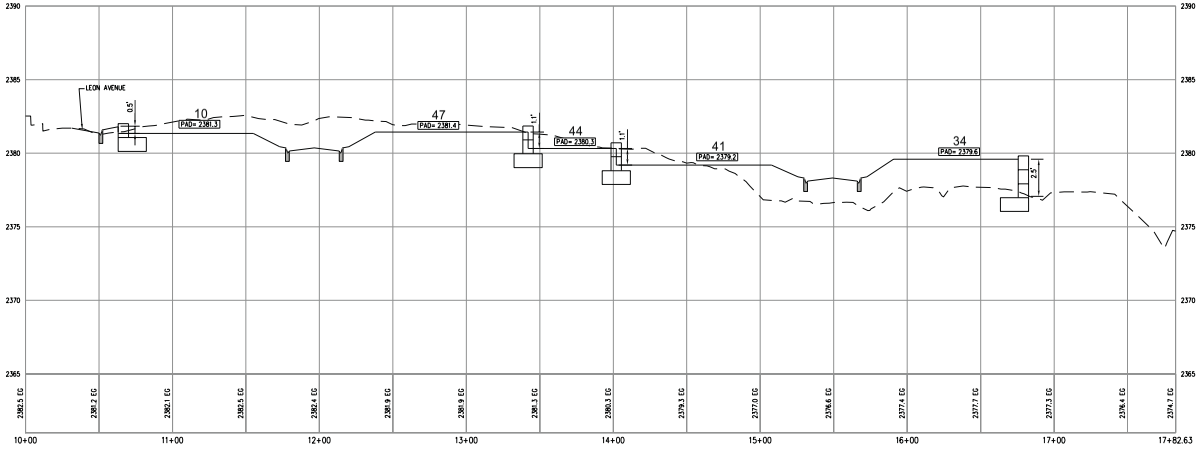
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

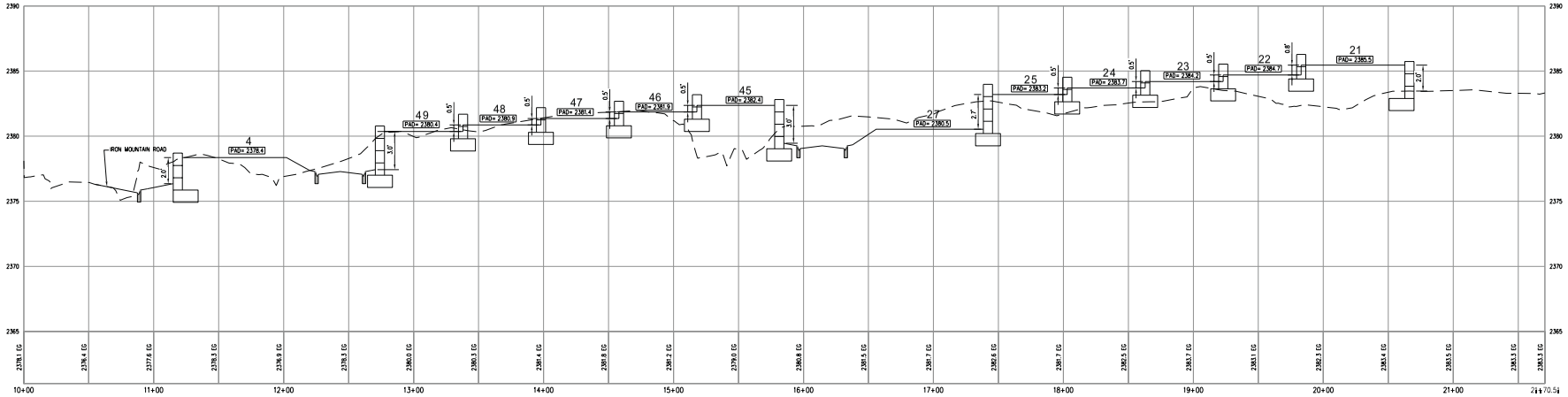
DOUGLAS E. BERGSTROM — EXP. 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49609

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49609

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49609

City of Las Vegas Agenda Item No.: **67.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

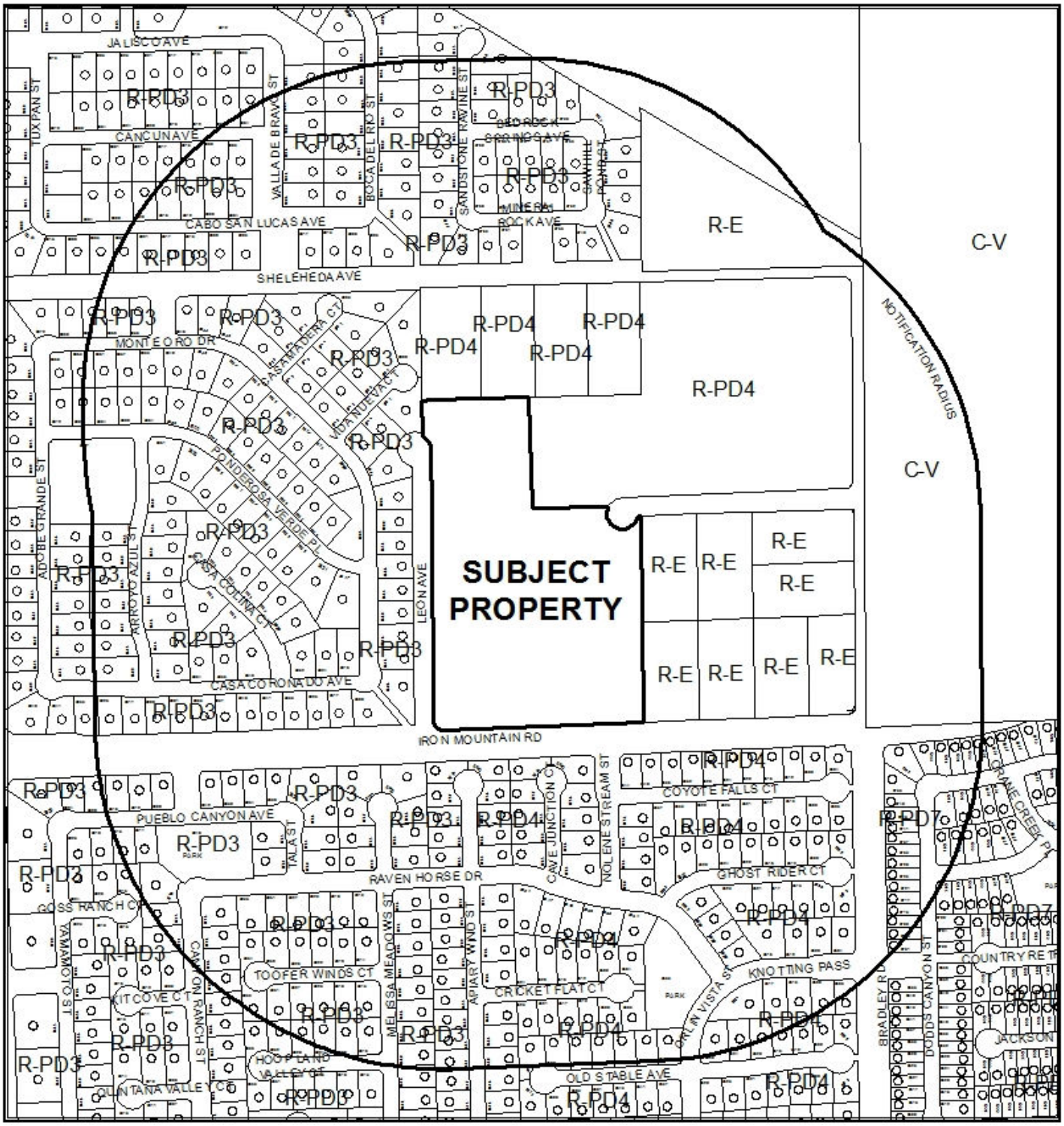
SUBJECT:
VAR-49610 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 46 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49610 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620 Feet

CASE: **VAR-49610 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49610 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

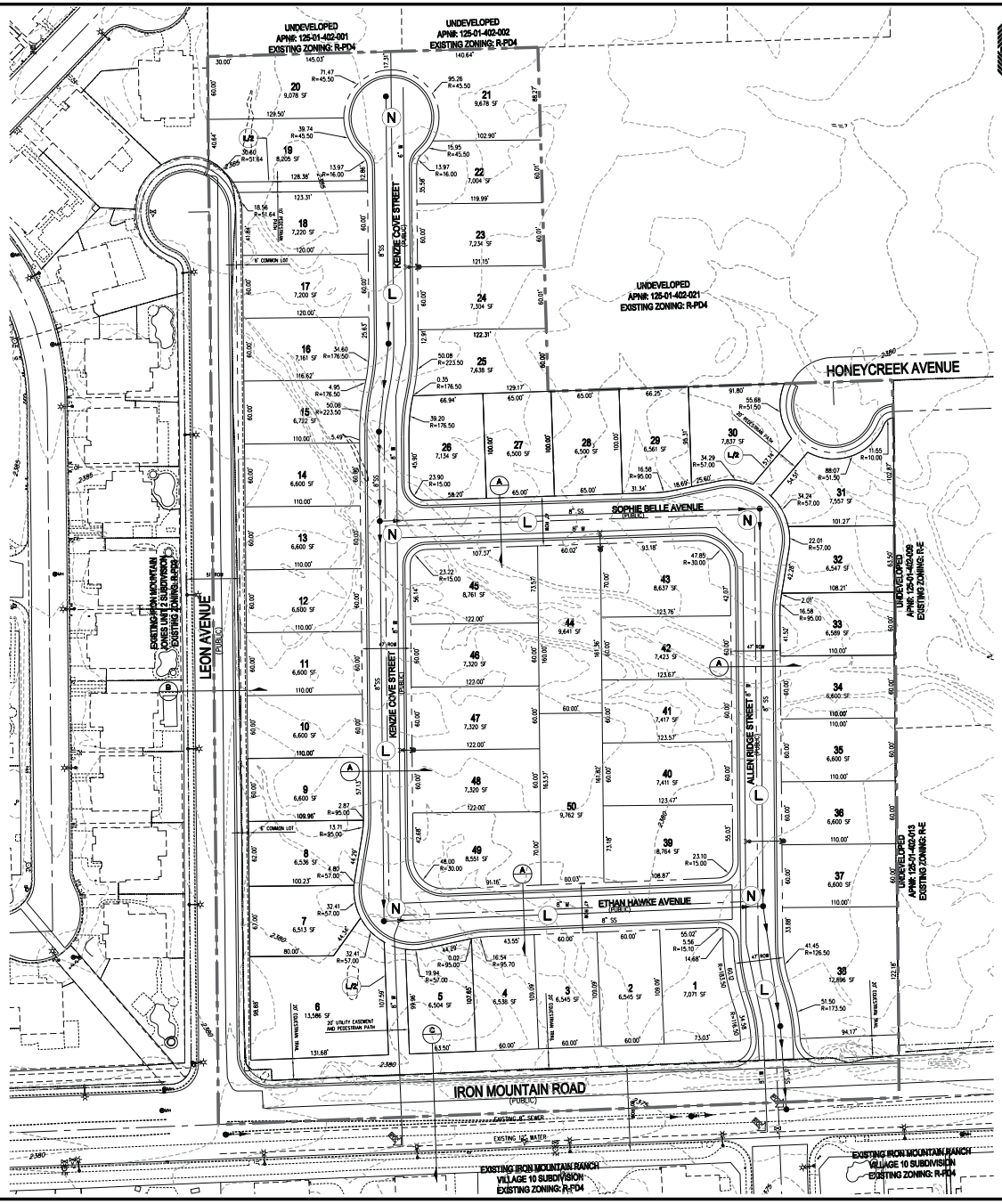
Case #	VAR-49610
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/28/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
5' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

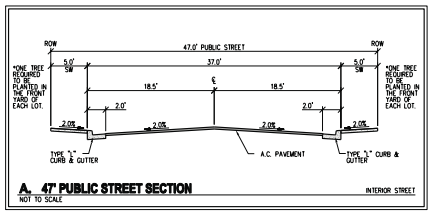
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

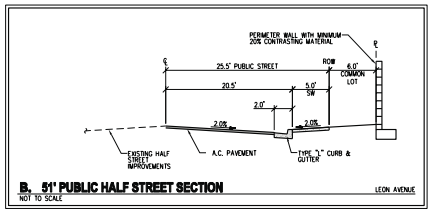
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GAS	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

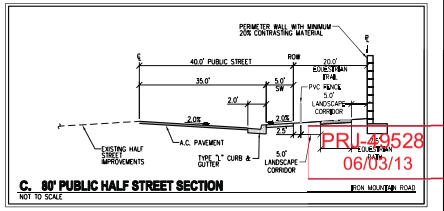
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49610

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

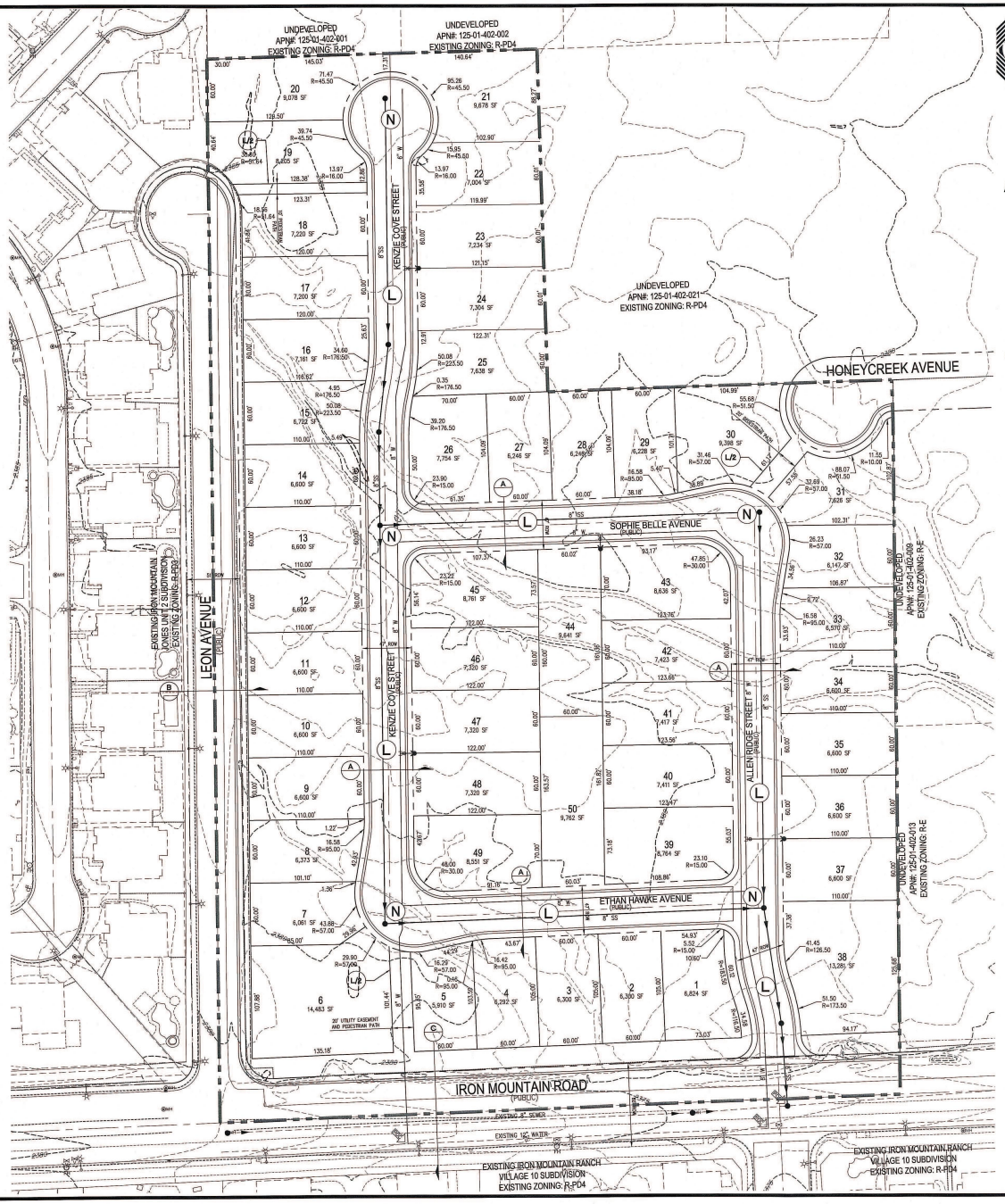
TENTATIVE MAP

S11 T20 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5864

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

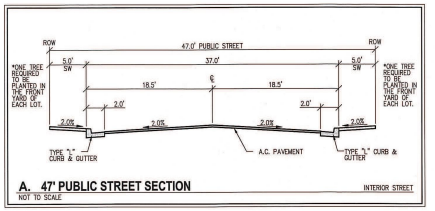
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

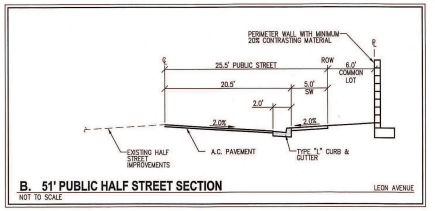
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

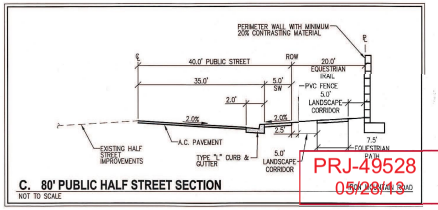
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49610

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

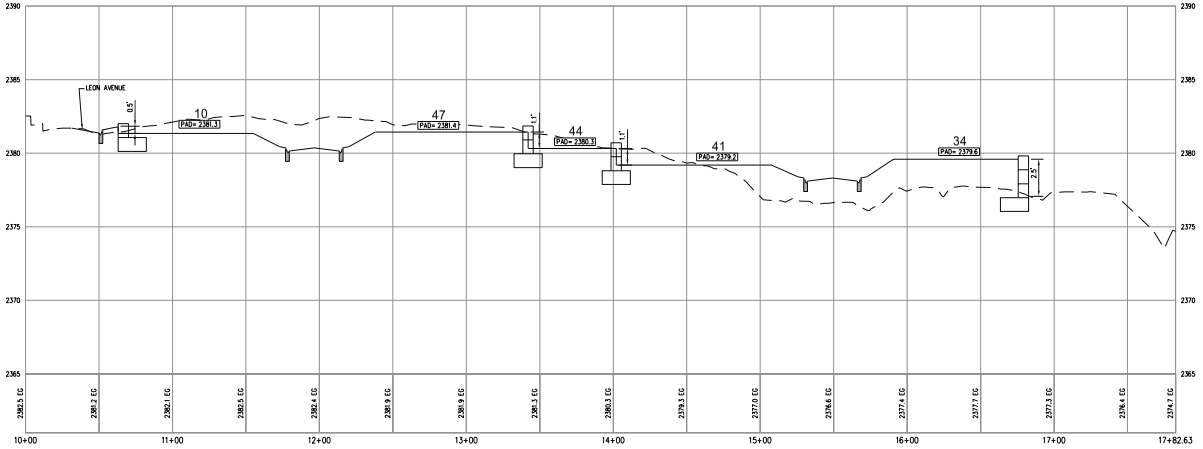
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

PROFESSIONAL ENGINEER STATE OF NEVADA
DOUGLAS E. BERGSTROM
EXP 12-31-14
CIVIL
No. 17108

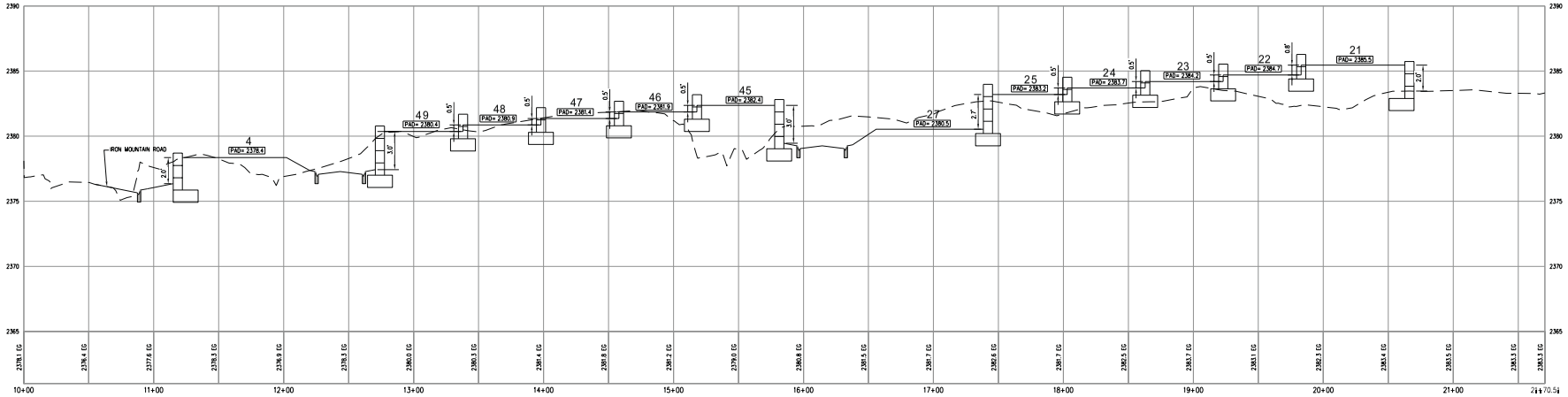
TM-1
SHEET 1 OF 2

J:\rah\1305 iron mtn. bradley\dwg\entitlements\rah1305 tm.dwg 5/23/2013 2:54 PM Doug Bergstrom

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49610

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49610

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49610

City of Las Vegas Agenda Item No.: **68.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

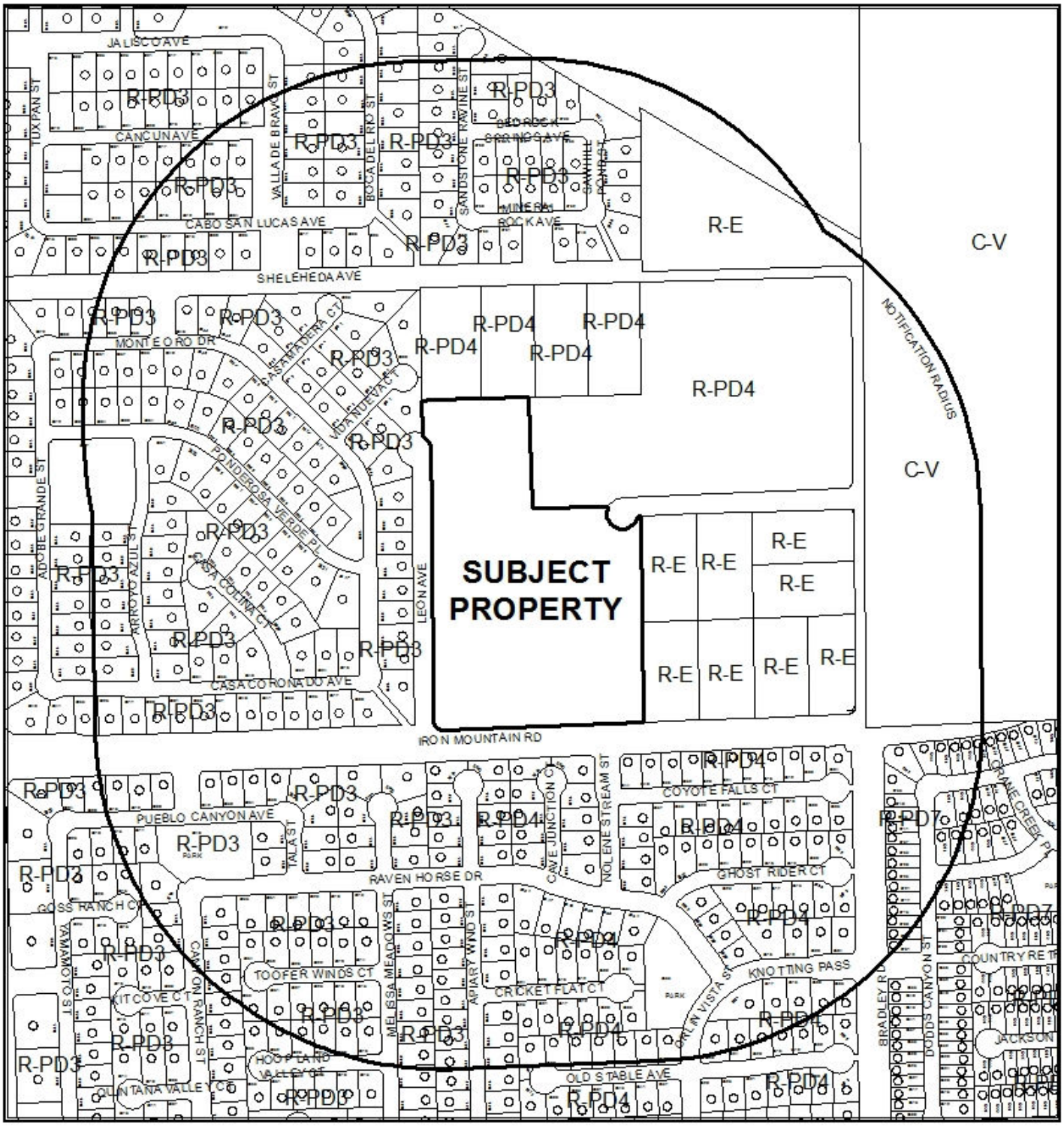
SUBJECT:
VAR-49611 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 47 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 310 620

Feet

CASE:VAR-49611 (PRJ-49528)

RADIUS: 1000 FEET

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

N



0 310 620
Feet

CASE:VAR-49611 (PRJ-49528)

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49611 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

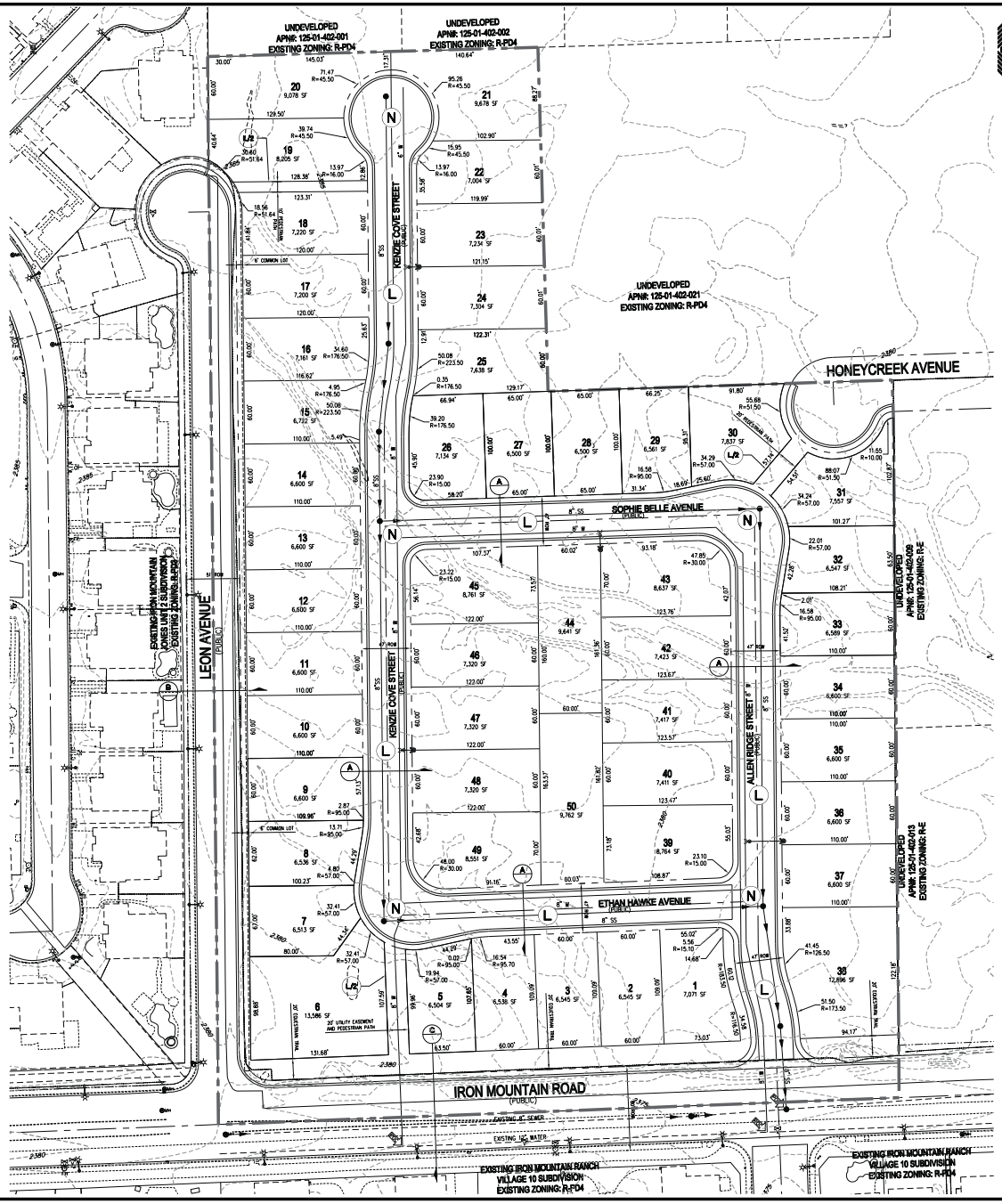
Case #	VAR-49611
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

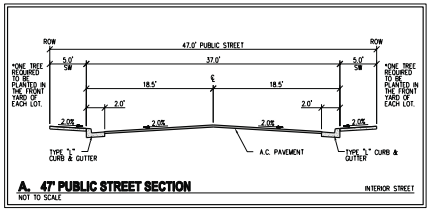
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

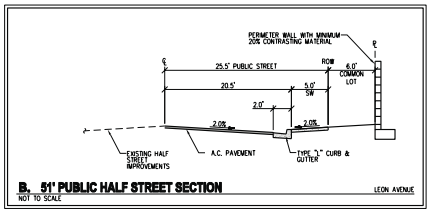
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

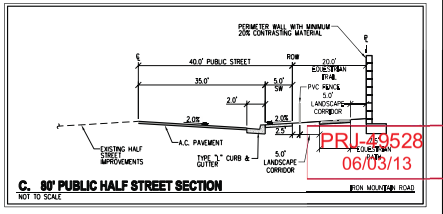
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION NOT TO SCALE

PRJ-49528
06/03/13

VAR-49611

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

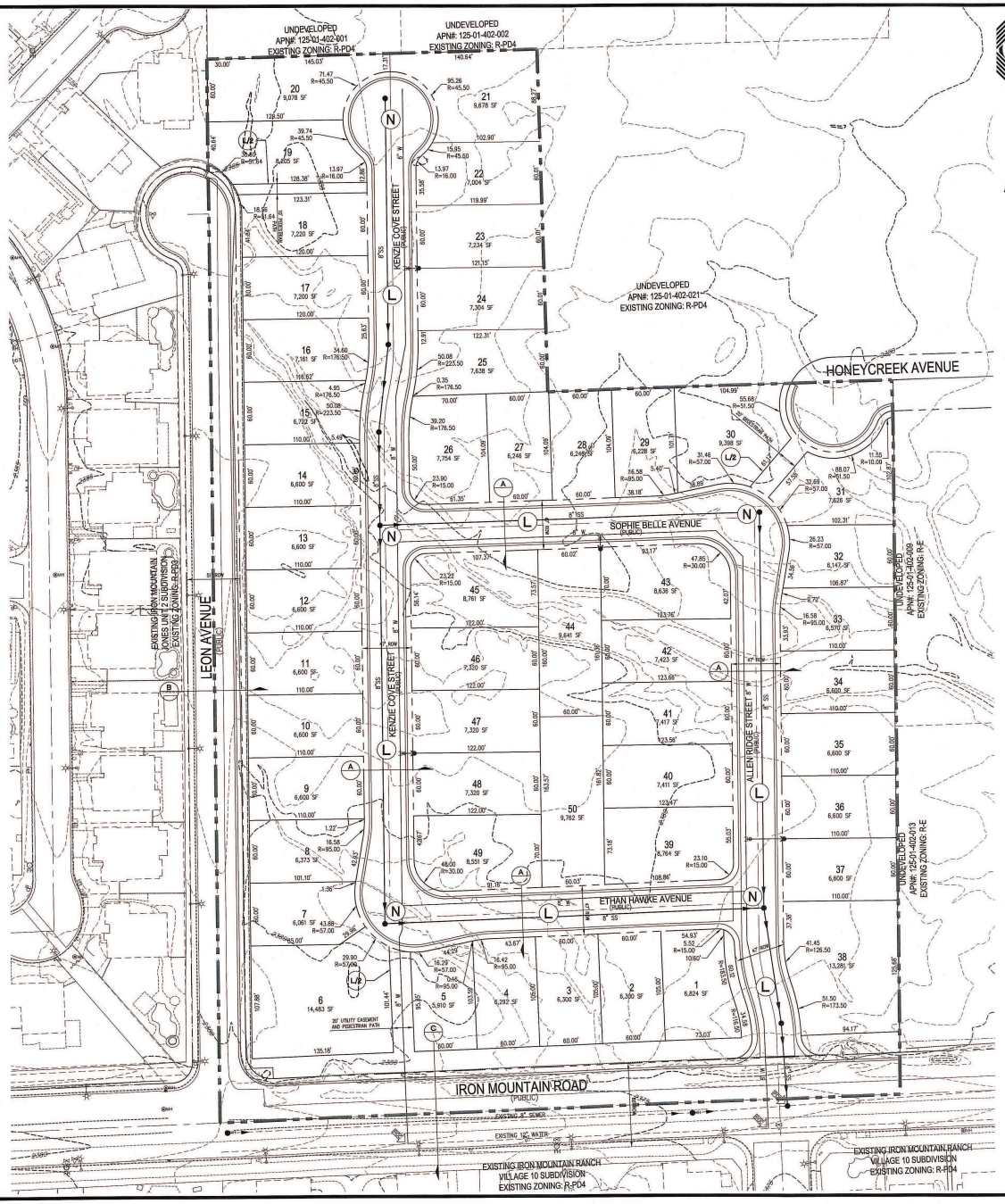
TENTATIVE MAP

S11 0SW R19 0EB

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO. RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangham



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

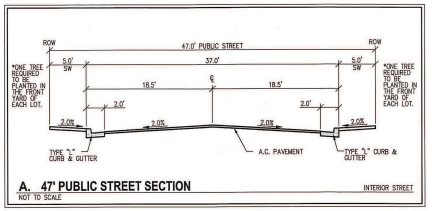
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

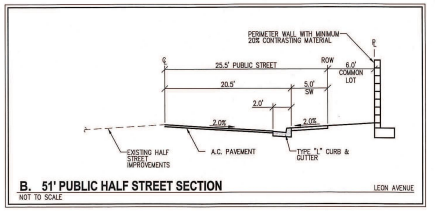
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

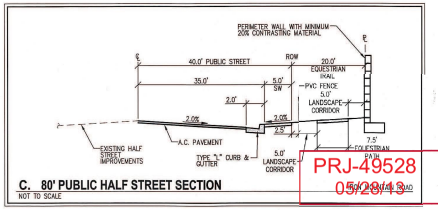
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE

PRJ-49528
05/28/13

VAR-49611

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

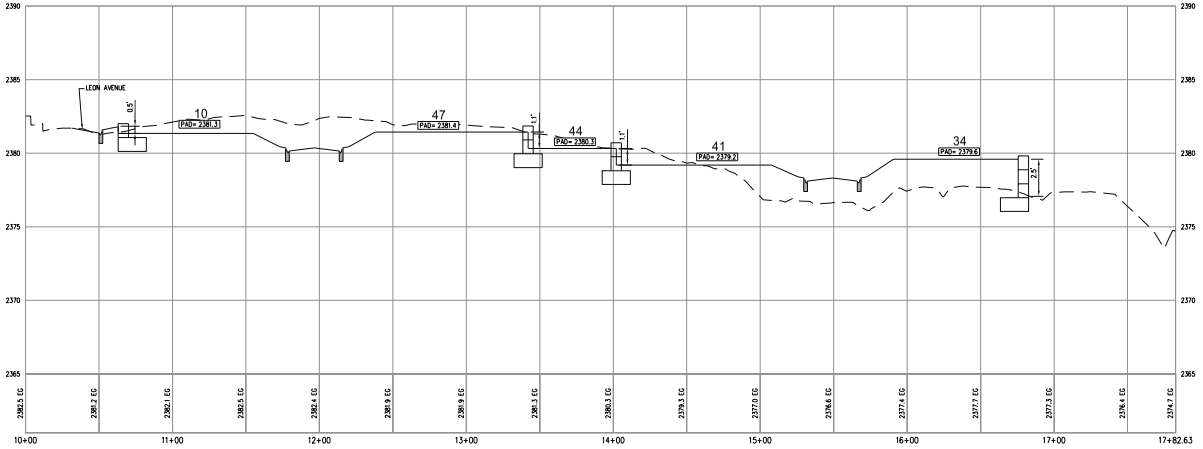
S1 T19S R60E

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

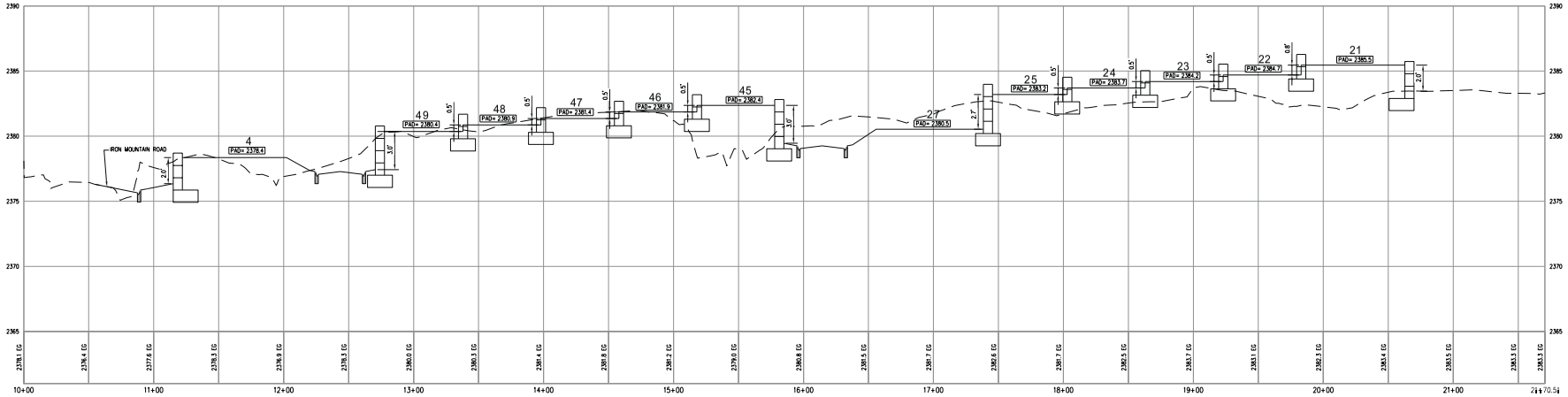
DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 2

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

PRJ-49528
06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

TM-2
SHEET 2 OF 2

VAR-49611

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangstrom

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49611

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49611

City of Las Vegas Agenda Item No.: **69.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

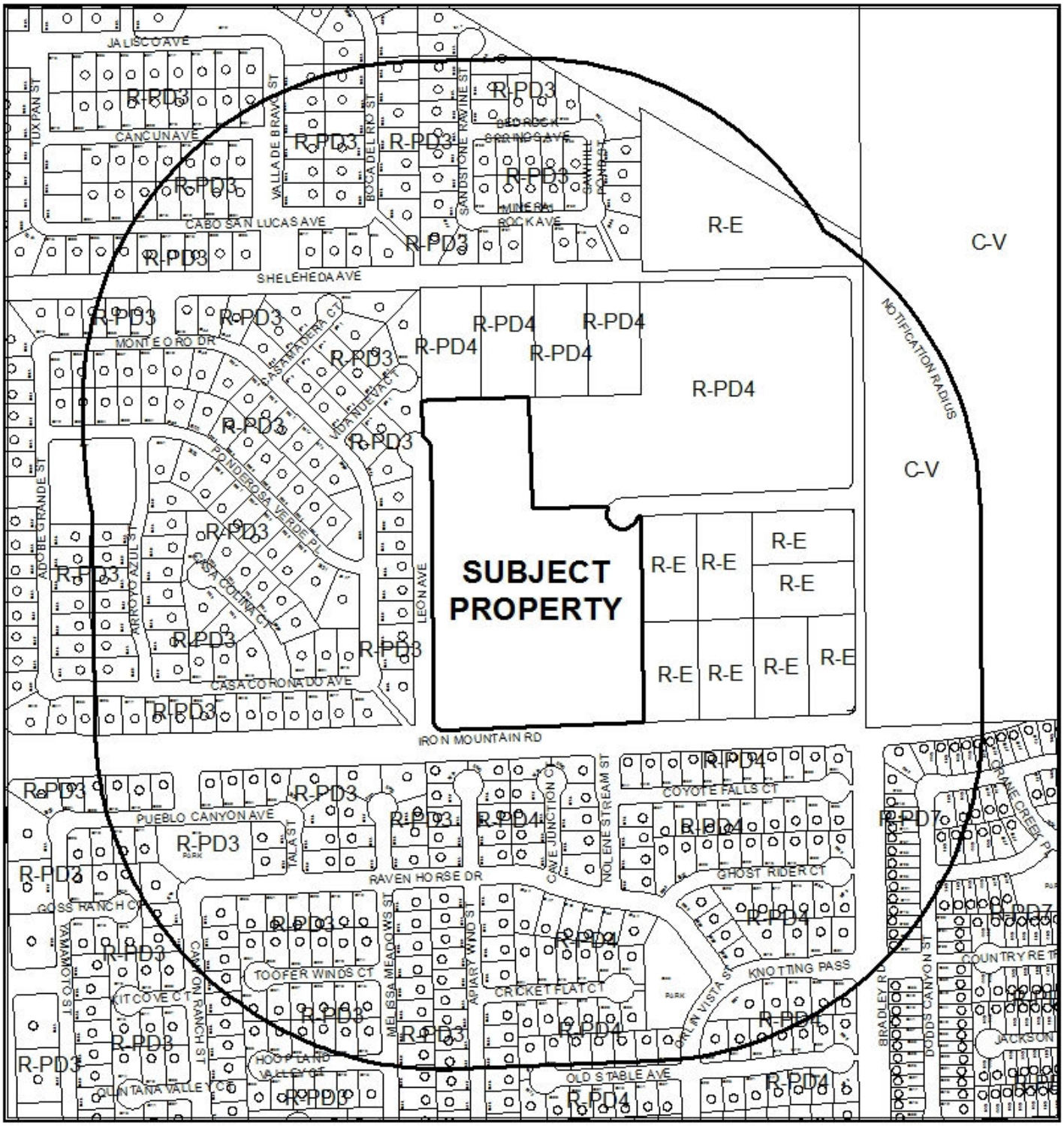
SUBJECT:
VAR-49612 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 48 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49612 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49612 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49612 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

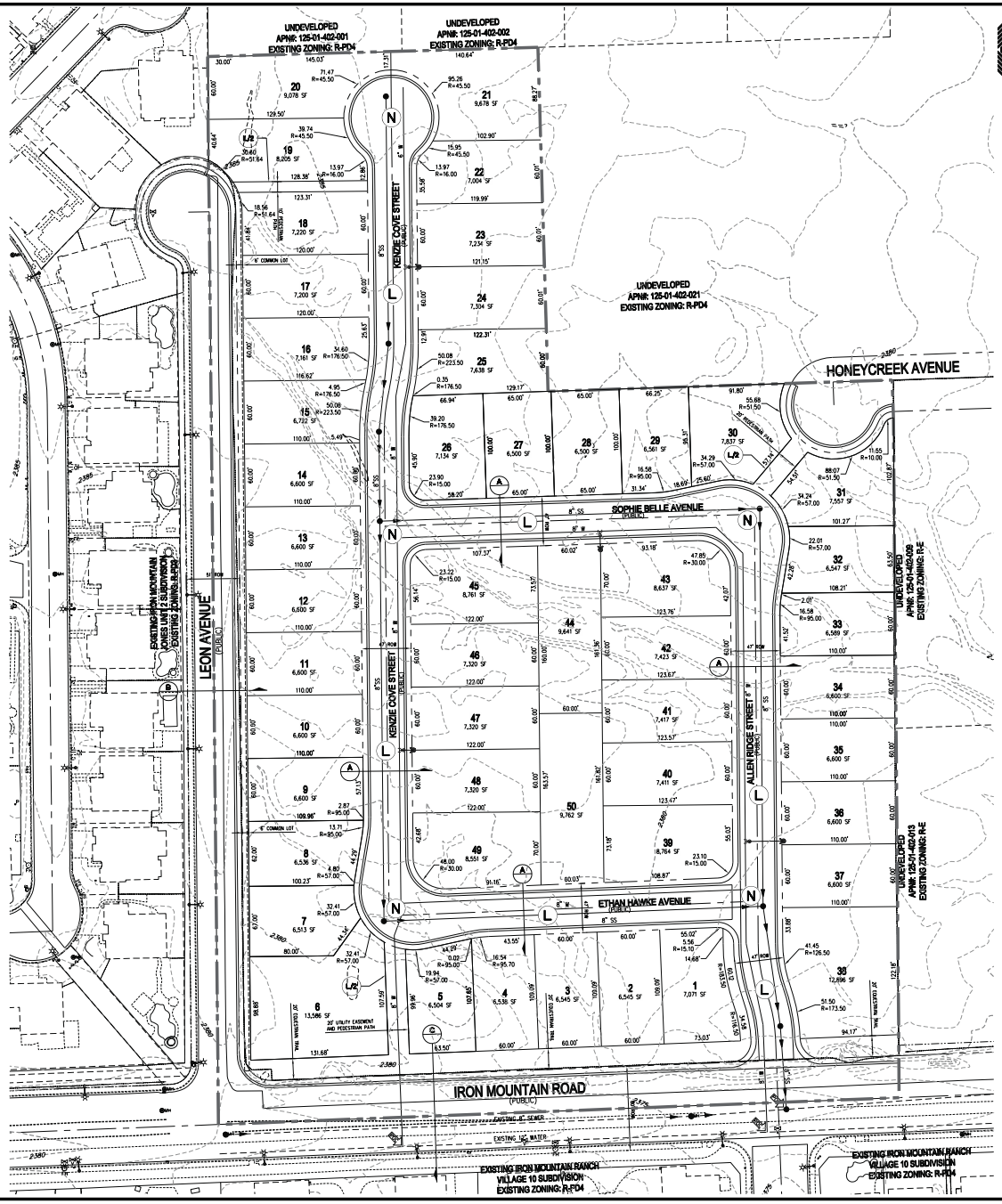
Case #	VAR-49612
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' (0 50 100 FEET)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

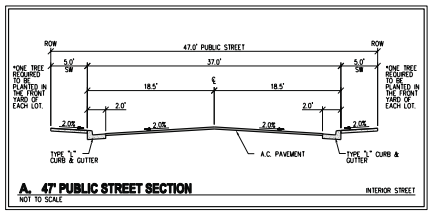
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

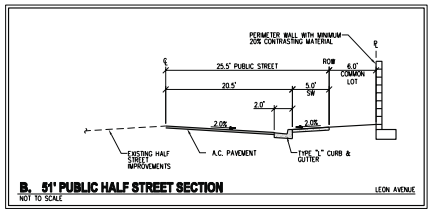
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

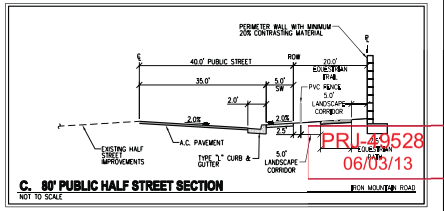
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 51' PUBLIC HALF STREET SECTION — LEON AVENUE
NOT TO SCALE



C. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE

PRJ-49528
06/03/13

VAR-49612

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

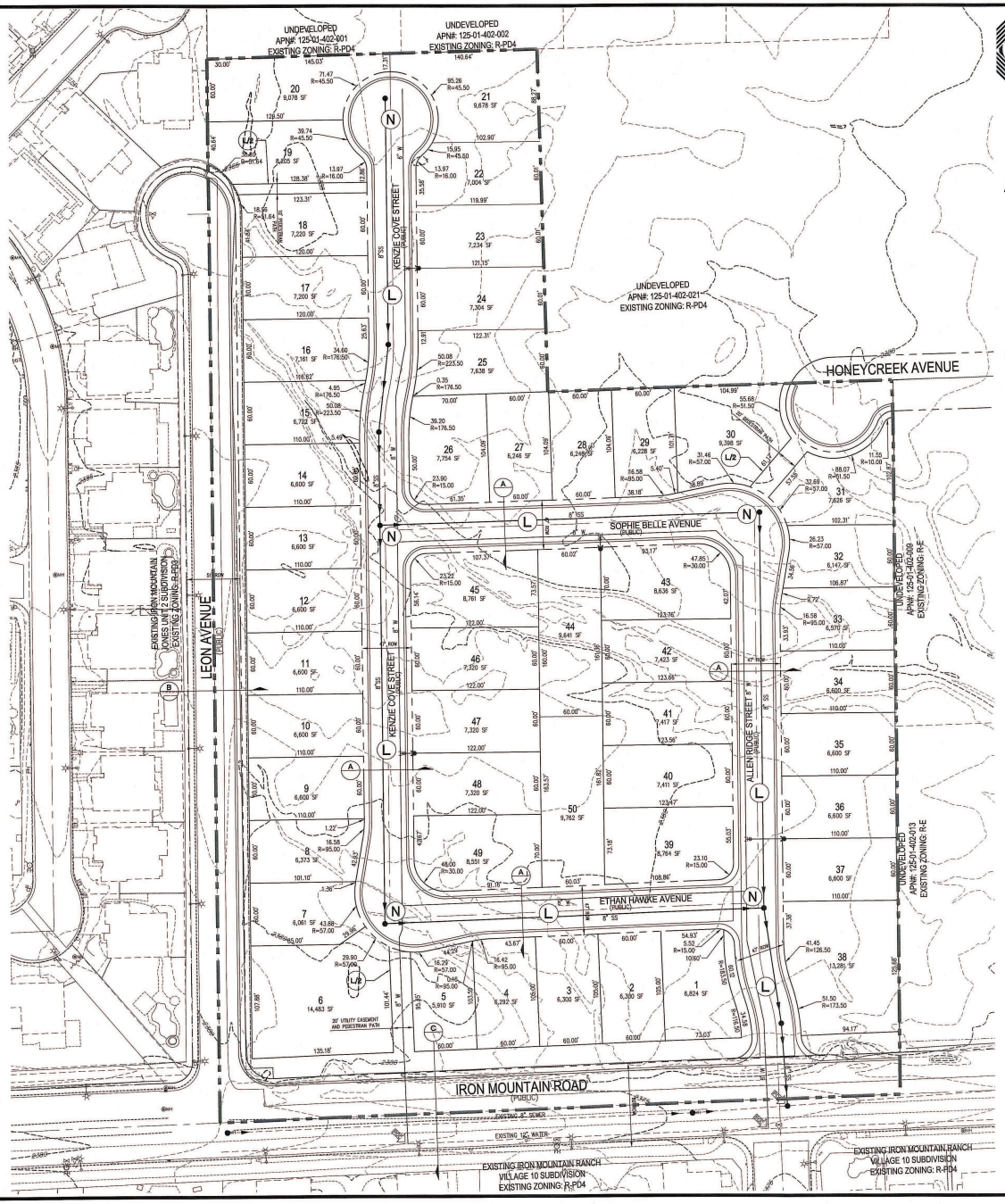
TENTATIVE MAP

S11 0SW R19 0EB

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

N

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

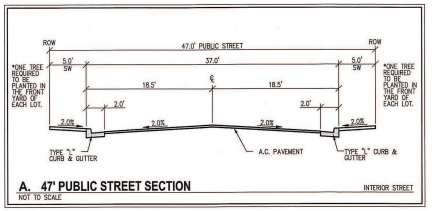
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

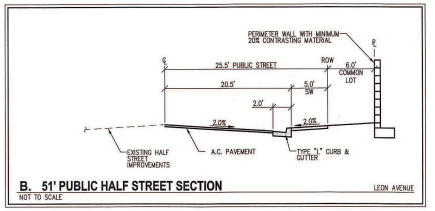
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

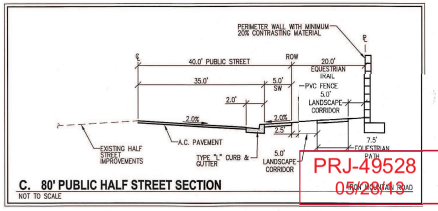
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

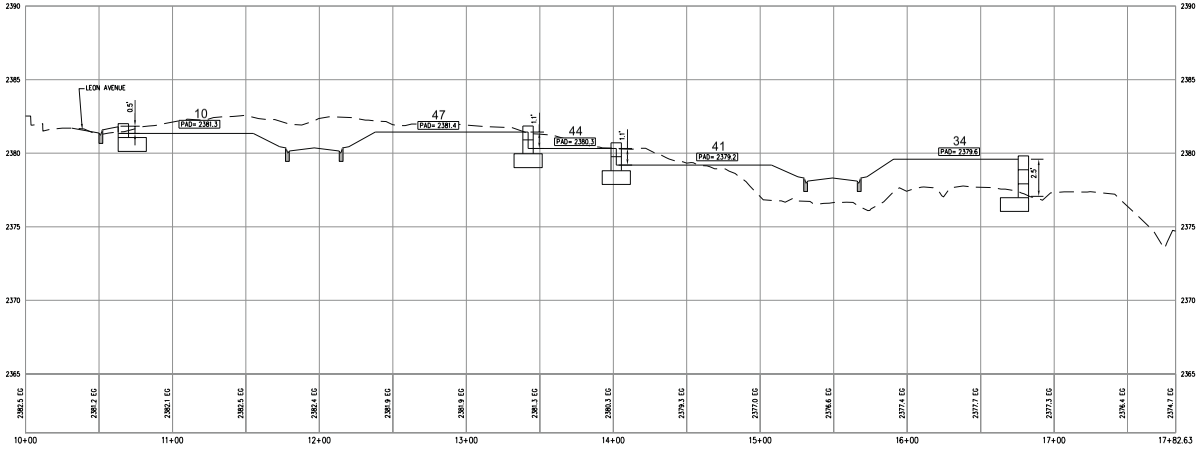
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

PROFESSIONAL ENGINEER STATE OF NEVADA DOUGLAS E. BERGSTROM EXP 12-31-14 CIVIL No. 17108

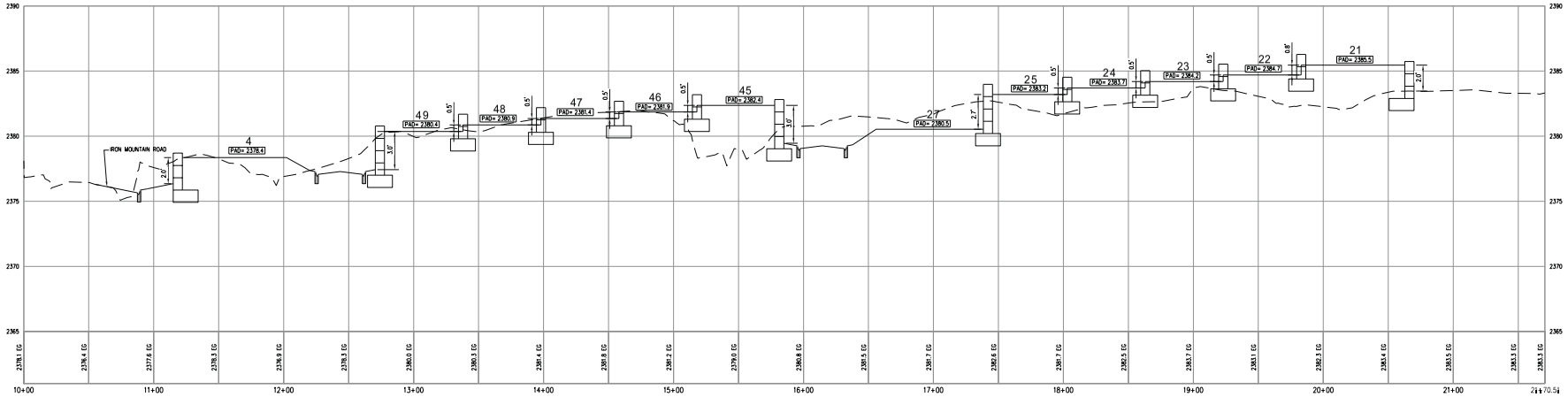
TM-1
SHEET 1 OF 2

VAR-49612

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60 E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-2
SHEET 2 OF 2

PRJ-49528
06/03/13

VAR-49612

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns.dwg 5/20/2013 9:13 AM Doug Bangham

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49612

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49612

City of Las Vegas Agenda Item No.: **70.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

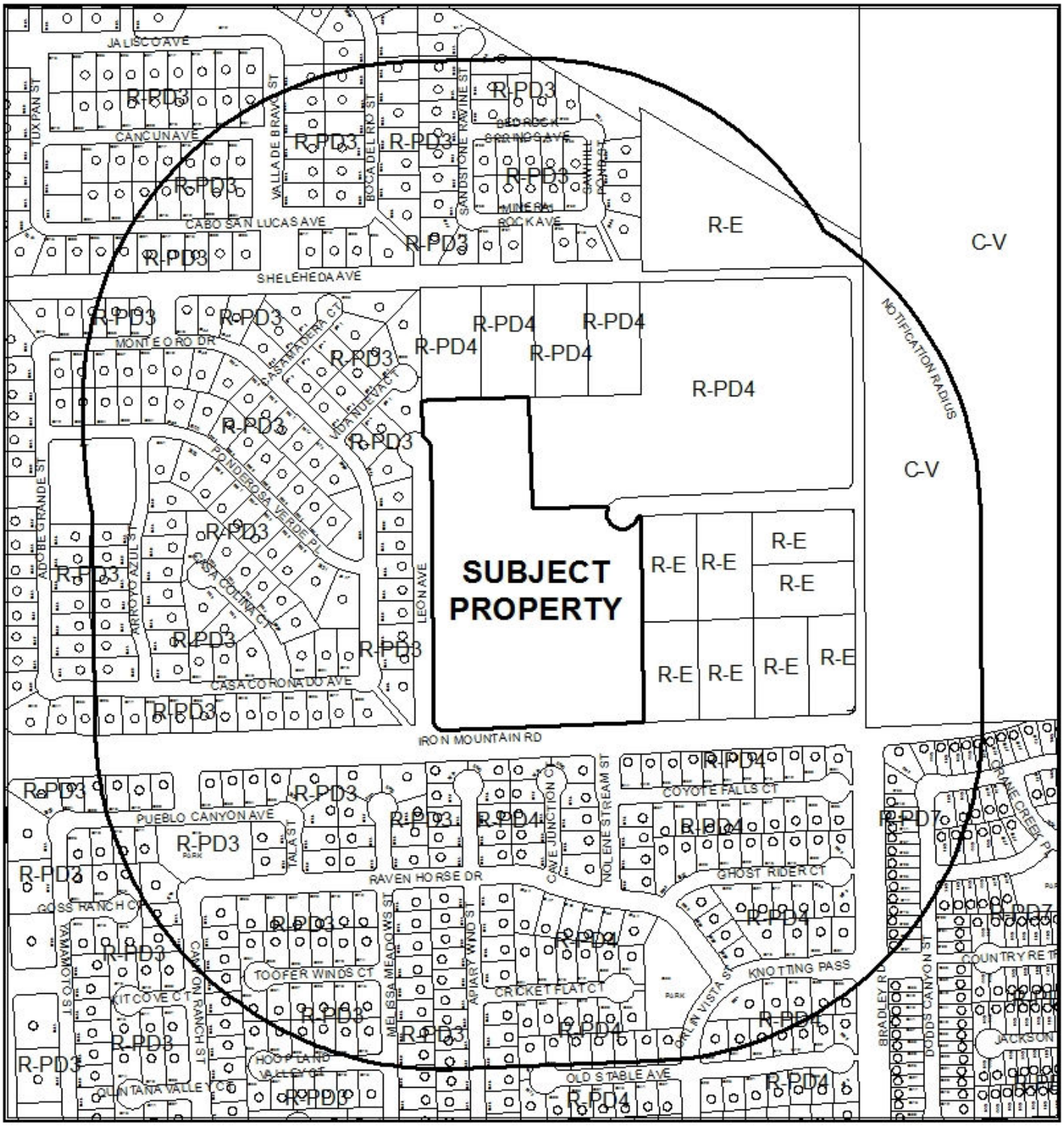
SUBJECT:
VAR-49613 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED ON PROPOSED LOT 50 on a portion of 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APN 125-01-402-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49528]. Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-49613 (PRJ-49528)**

RADIUS: 1000 FEET

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



0 310 620
Feet

CASE: **VAR-49613 (PRJ-49528)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49613 APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

Revised 11-14-06

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

PRJ-49528
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHAZANIAN

Subscribed and sworn before me

This 27th day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

FOR DEPARTMENT USE ONLY

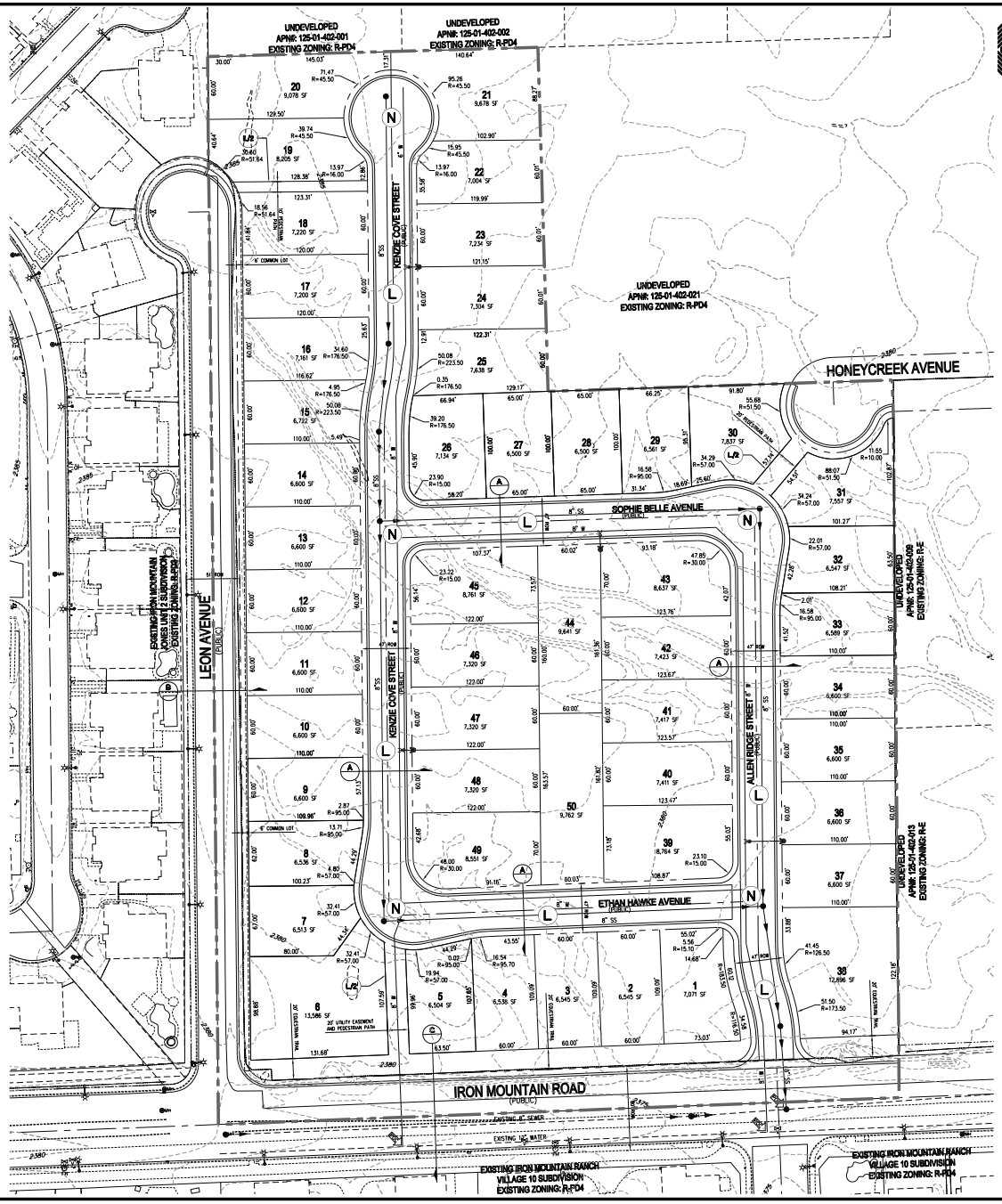
Case #	VAR-49613
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49528
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE – 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PATIO COVER OVERHANG
INTERIOR 5'
CORNER 15'

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

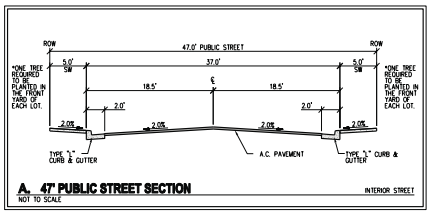
CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(L/B) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

UTILITY SERVICES BY

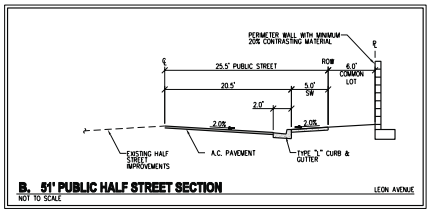
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'.
(REQUIRED FOR LOTS 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)

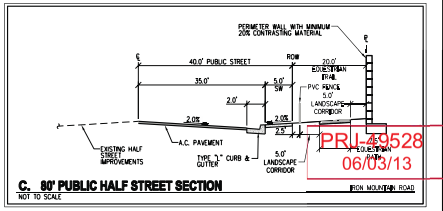
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE — IRON MOUNTAIN ROAD

PRJ-49528
06/03/13

VAR-49613

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

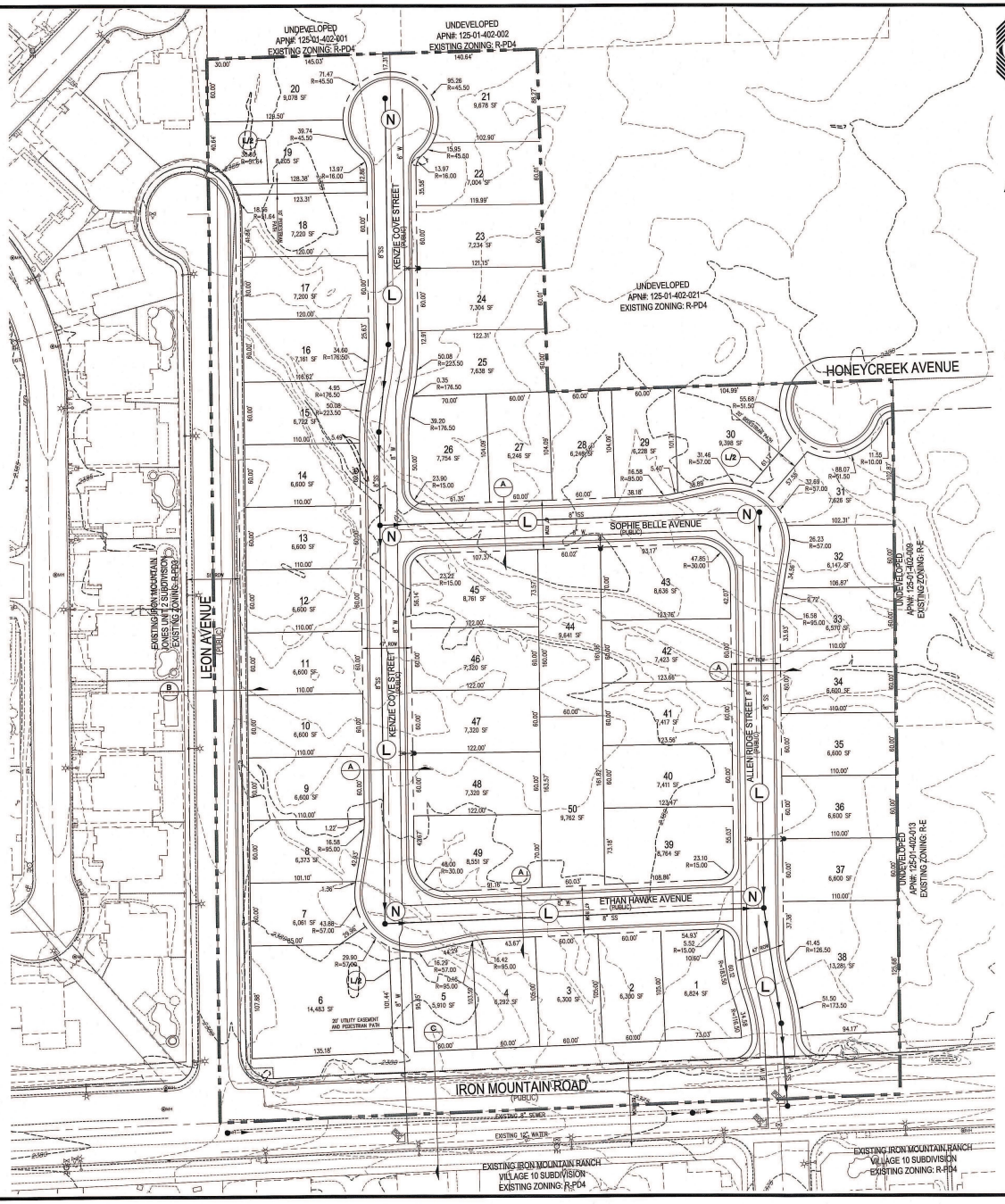
TENTATIVE MAP

S11 T19 R60

DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

TM-1
SHEET 1 OF 2

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-mtn.dwg 5/31/2013 8:00 AM Doug Bangstrom



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE — 1"=50' FEET (0, 50, 100)

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
3' TO PATIO COVER OVERHANG
SIDE
INTERIOR 5'
CORNER 15'

PROJECT INFORMATION

EXISTING ZONING:	R-PD4
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	12.67 AC
ACREAGE (NET):	11.44 AC
TOTAL DWELLING UNITS:	50
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,900 SQFT
MAX LOT SQFT	12,281 SQFT
DENSITY (NET ACREAGE):	4.37 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 5
(L) LINKS = 6
(LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7.5/5
CONNECTIVITY INDEX = 1.5

OWNER
MARJAN INTERNATIONAL CORPORATION
41 E. 31ST STREET
NEW YORK, NY 10016

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 817-8400
FX (702) 348-5964

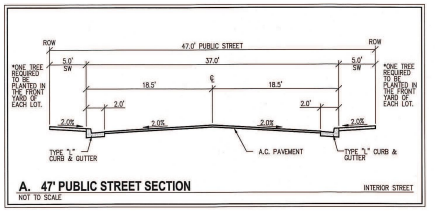
ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

UTILITY SERVICES BY

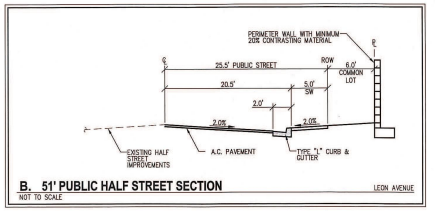
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

REQUIRED VARIANCES:
1. REDUCE MINIMUM LOT WIDTH FROM 65' TO 60'. (REQUIRED FOR LOTS 2,3,4,5,7,8,9,10,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,27,28,29,32,33,34,35,36,37,40,41,42,44,46,47,48,50.)
2. REDUCE MINIMUM LOT SIZE FROM 6,500 SQ.FT. TO 5,900 SQ.FT. (REQUIRED FOR LOTS 2, 3, 4, 5, 7, 8, 27, 28, 29, AND 32)

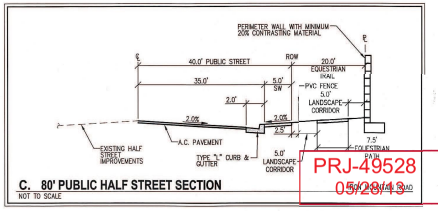
LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — NOT TO SCALE — INTERIOR STREET



B. 51' PUBLIC HALF STREET SECTION — NOT TO SCALE — LEON AVENUE



C. 80' PUBLIC HALF STREET SECTION — NOT TO SCALE

PRJ-49528
05/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.
	CITY OF LAS VEGAS, NV				

RICHMOND AMERICAN HOMES
IRON MOUNTAIN/BRADLEY
TENTATIVE MAP

S1 T19S R60E

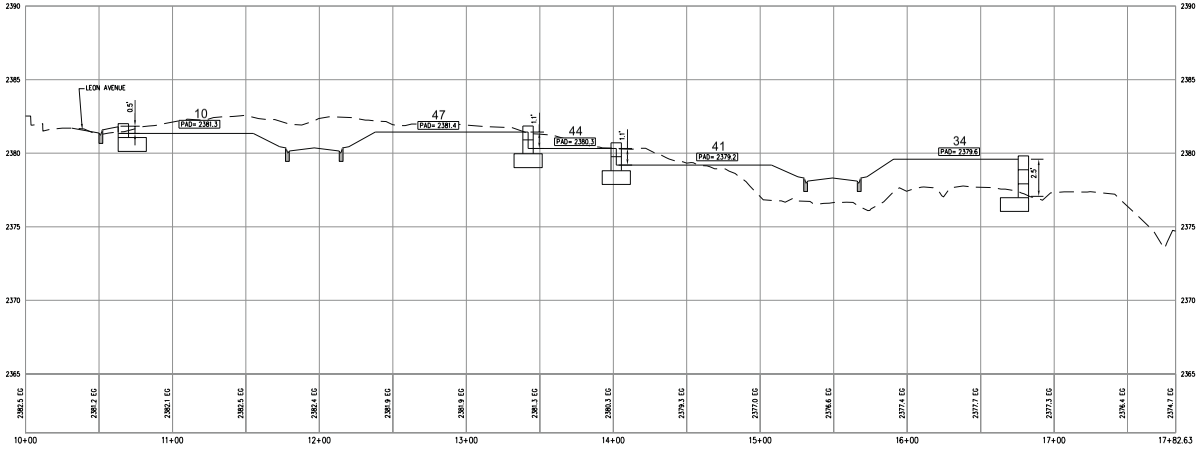
DATE: 04/09/13
DRAFTER: DEB
DESIGNER: DEB
CHECKED: TJS
PROJECT NO.
RAH1305

PROFESSIONAL ENGINEER — STATE OF NEVADA — DOUGLAS E. BERGSTROM — EXP 12-31-14 — CIVIL — No. 17108

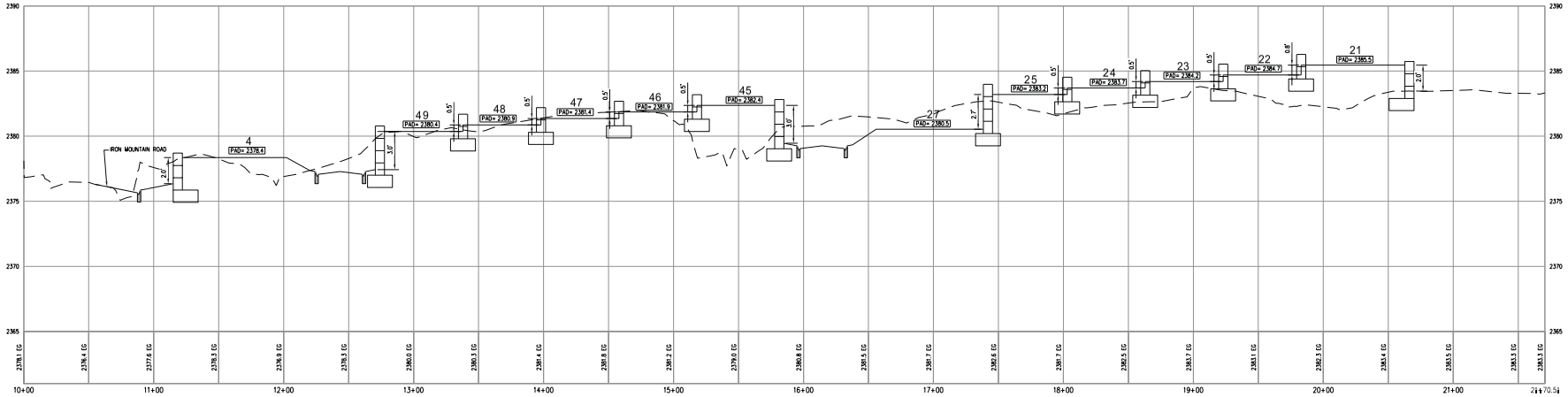
TM-1
SHEET 1 OF 2

VAR-49613

WEST-EAST SECTION PROFILE



SOUTH-NORTH SECTION PROFILE



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
IRON MOUNTAIN/BRADLEY
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-020

SCALE - 1"=40' FEET (0, 40, 80)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY

TENTATIVE MAP

S11 R60E

DATE: 5/22/13
DRAFTER: DB
DESIGNER: DB
CHECKED: TJS
PROJECT NO. RAH1305

PRJ-49528
06/03/13

TM-2
SHEET 2 OF 2

VAR-49613

J:\rah1305 iron mtn bradley\dwg\entitlements\rah1305 tm-ns-ew.dwg 5/20/2013 9:13 AM Doug Bangtson

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

April 4, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

A zone change application has been submitted to revise the zoning from R-PD4 to R-1 (ZON-48851).

Tentative Map
The associated Tentative Map contains 50 single family residential lots. The layout conforms to the proposed zoning in terms of density.

Variances
The variances being requested for this project are for a reduction of the minimum lot width and for minimum lot size. R-1 zoning requires a minimum lot width of 65' and a minimum lot size of 6,500 square feet. We are requesting a minimum lot width of 60' and a minimum lot size of 5,900 square feet. Only 10 of the 50 lots will be less than 6,500 square feet. The 60' lot width will still maintain the low density residential feel to the community. Additionally, a minimum of one tree will be planted in the front yard of each of the homes by the developer.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-49528
05/28/13

VAR-49613

Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

PRJ-49528
05/28/13

VAR-49613

City of Las Vegas Agenda Item No.: **71.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:

SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-008), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

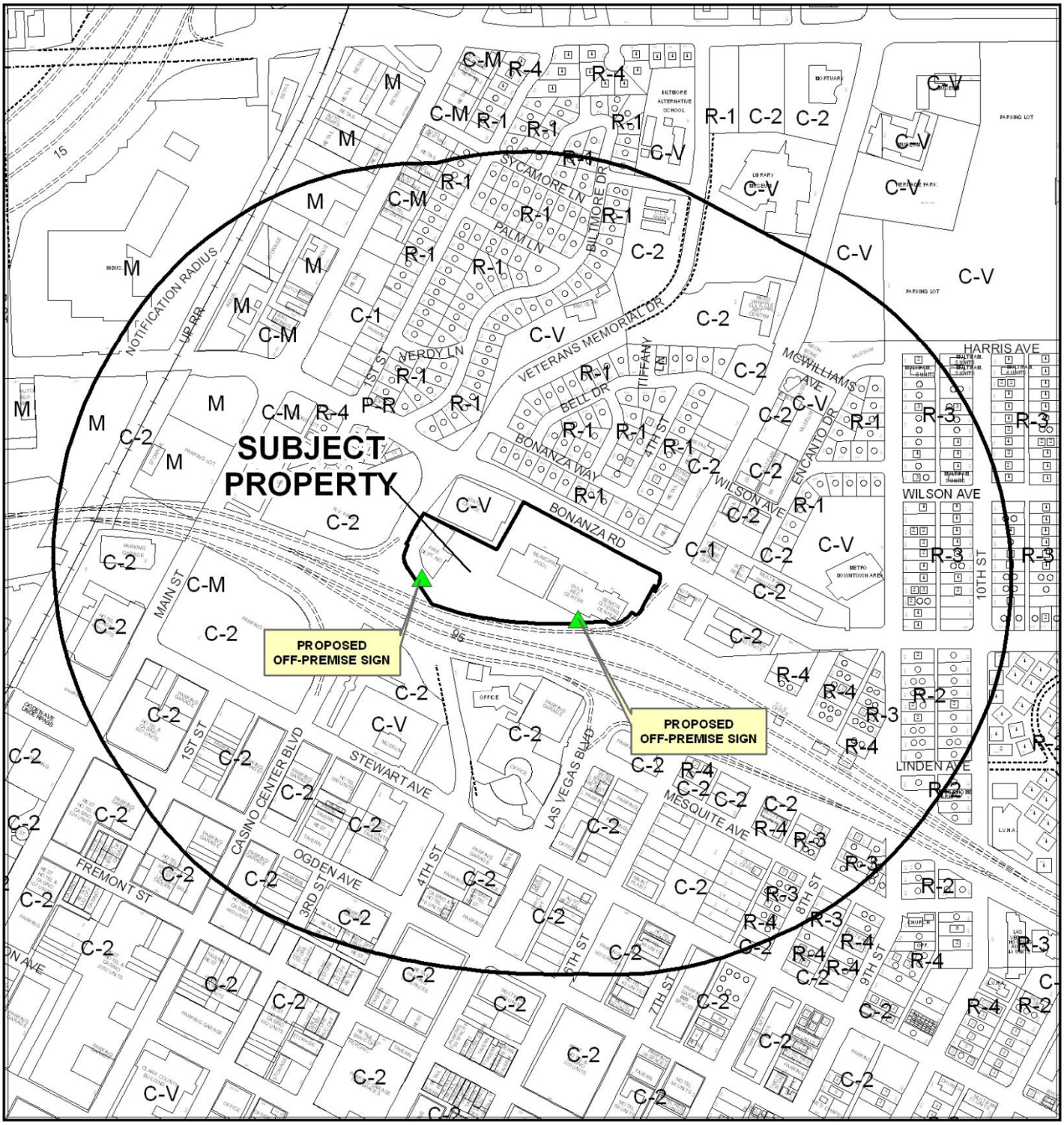
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

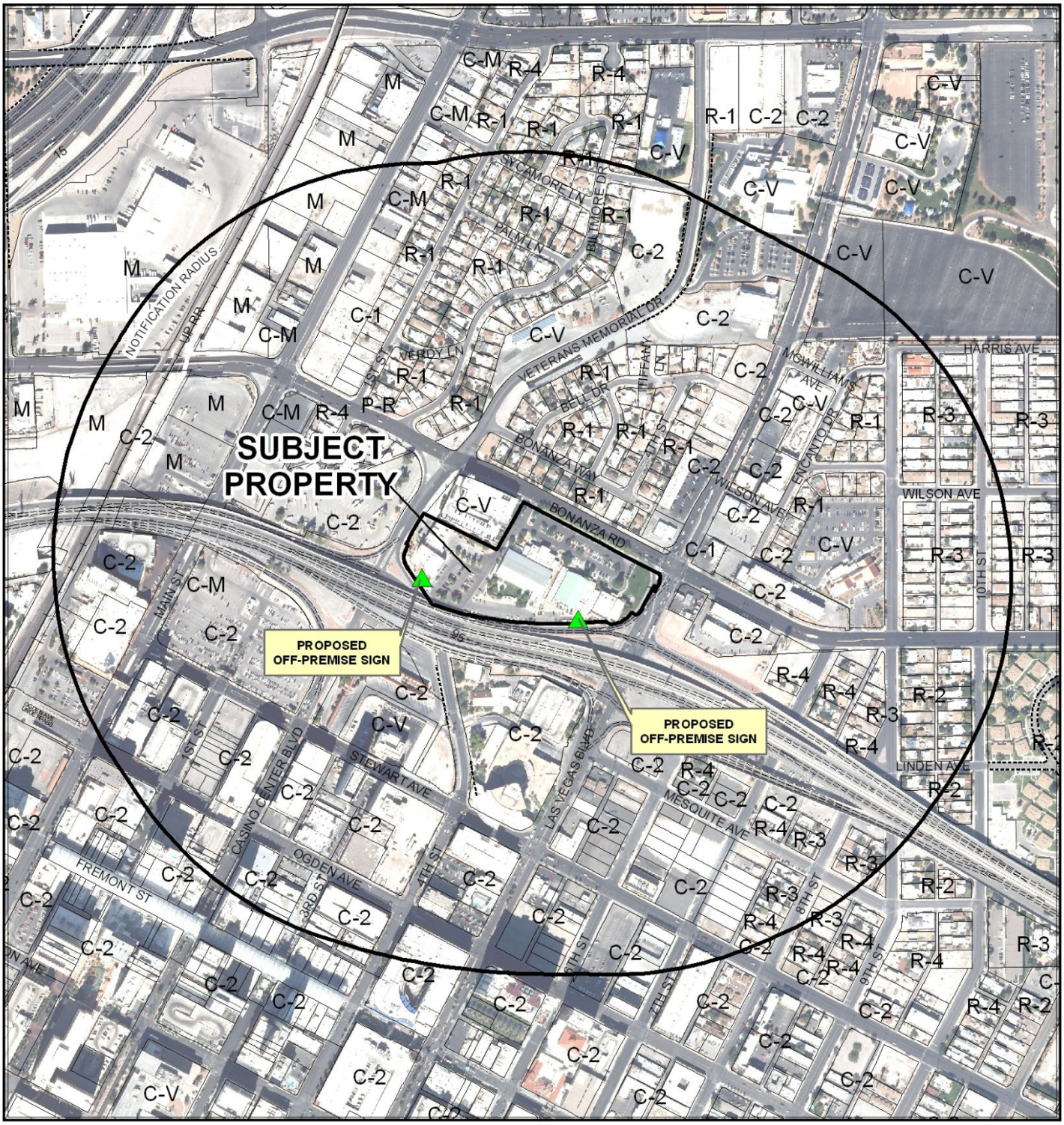
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48183**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



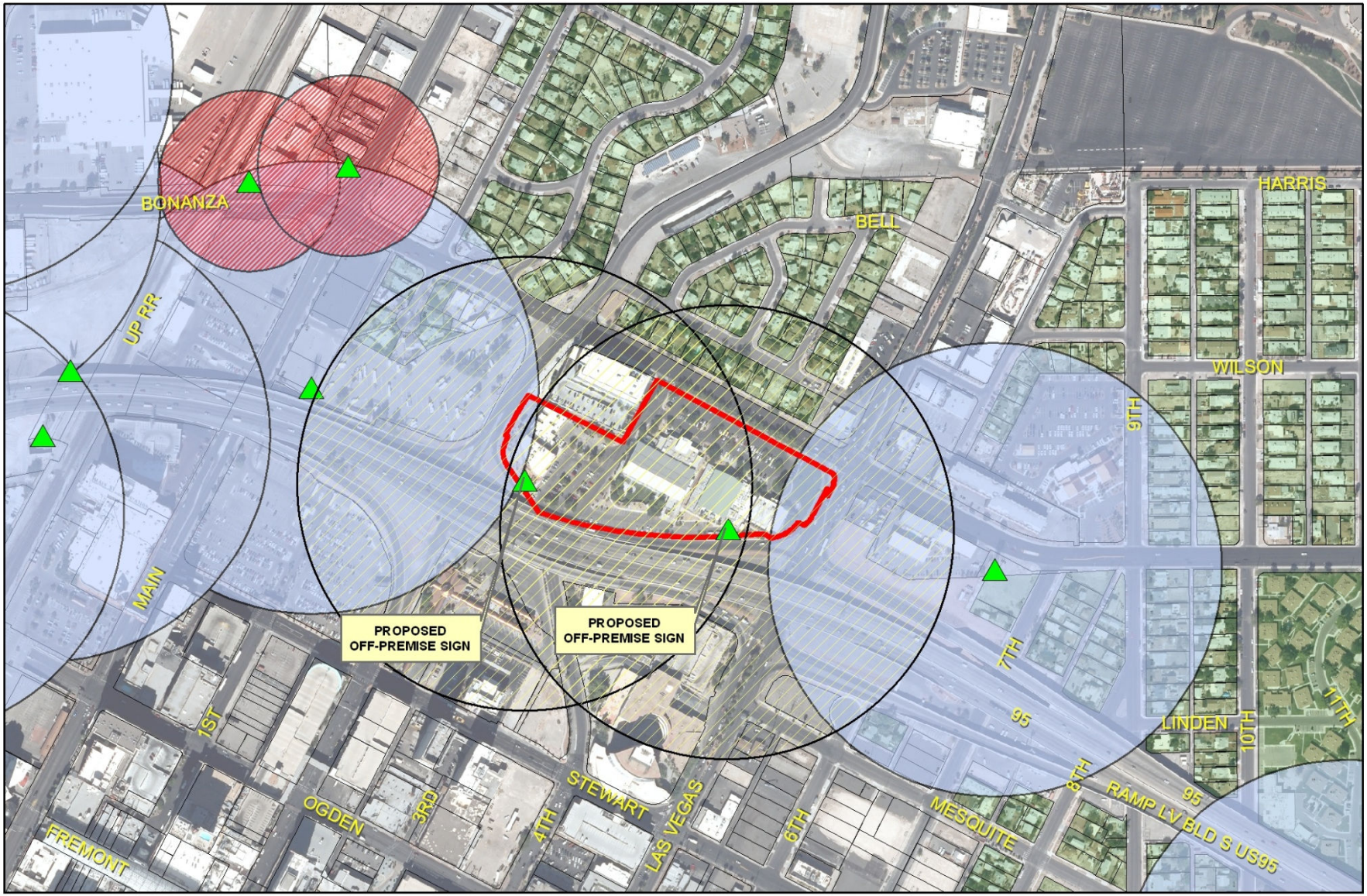
0 500 1,000 Feet

CASE: **SUP-48183**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-48183

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 750 Foot Buffer Around Proposed Freeway Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard

- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48183 APN: 139-27-803-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48183 APN: 139-27-803-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 431 E. Bonanza Rd

Project Name Parquee - CLV Dula Rec. Center **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 139-27-803-006 **Ward #** 5

General Plan: existing PF proposed N/A **Zoning:** existing C-V proposed N/A

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Off-Premise Sign (Parquee) @ CLV Dula Rec. Center

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 495 S. Main St **Phone:** (702) 229-6501 **Fax:** (702) 388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT Elite Media **Contact** Chad McCullough

Address 145 Brightmoor Ct. **Phone:** (702) 492-0654 **Fax:** (702) 974-2774

City Henderson **State** NV **Zip** 89074

E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC **Contact** Michael LeBlue

Address 5119 S. Cameron St **Phone:** (702) 348-7414 **Fax:** (702) 944-4500

City Las Vegas **State** NV **Zip** 89118

E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-48183
Meeting Date:	03/12/13
Total Fee:	$ 1030.00
Date Received:*	01/24/13
Received By:	Jonathan

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 431 E. Bonanza Rd

Project Name Parquee - CLV Fire Station 1 **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 139-27-803-006 **Ward #** 5

General Plan: existing PF proposed N/A **Zoning:** existing C-V proposed N/A

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Off-Premise Sign (Parquee) @ CLV Fire Station 1

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 495 S. Main St **Phone:** (702) 229-6501 **Fax:** (702) 388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT Elite Media **Contact** Chad McCullough

Address 145 Brightmoor Ct. **Phone:** (702) 492-0654 **Fax:** (702) 974-2774

City Henderson **State** NV **Zip** 89074

E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC **Contact** Michael LeBlue

Address 5119 S. Cameron St **Phone:** (702) 348-7414 **Fax:** (702) 944-4500

City Las Vegas **State** NV **Zip** 89118

E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

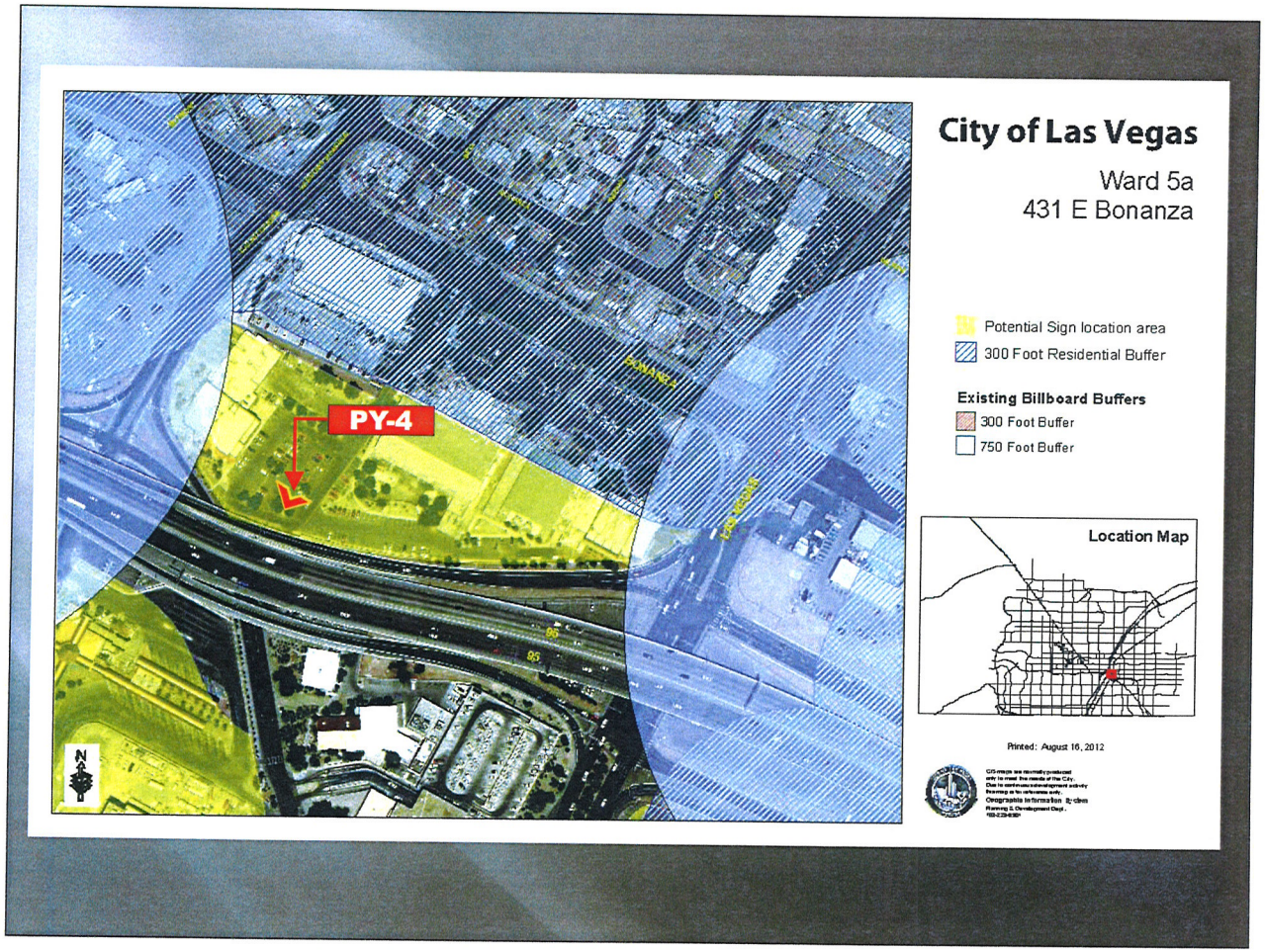
FOR DEPARTMENT USE ONLY

Case #	SUP-48183
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



RECEIVED
MAY 23 2013

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0014289 & #0074299

YESCO

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
04/09/13 - MS

Description:
PYLON SIGN

Classification:
SP-4

Reference Design:

O.E.M Serial:

Sheet:
3

SUP-48183
REVISED

LOC.4



RECEIVED
MAY 23 2013

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

PARCEL # 139-25-802-006

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074208 & #0074209

YESCO

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
SP-4

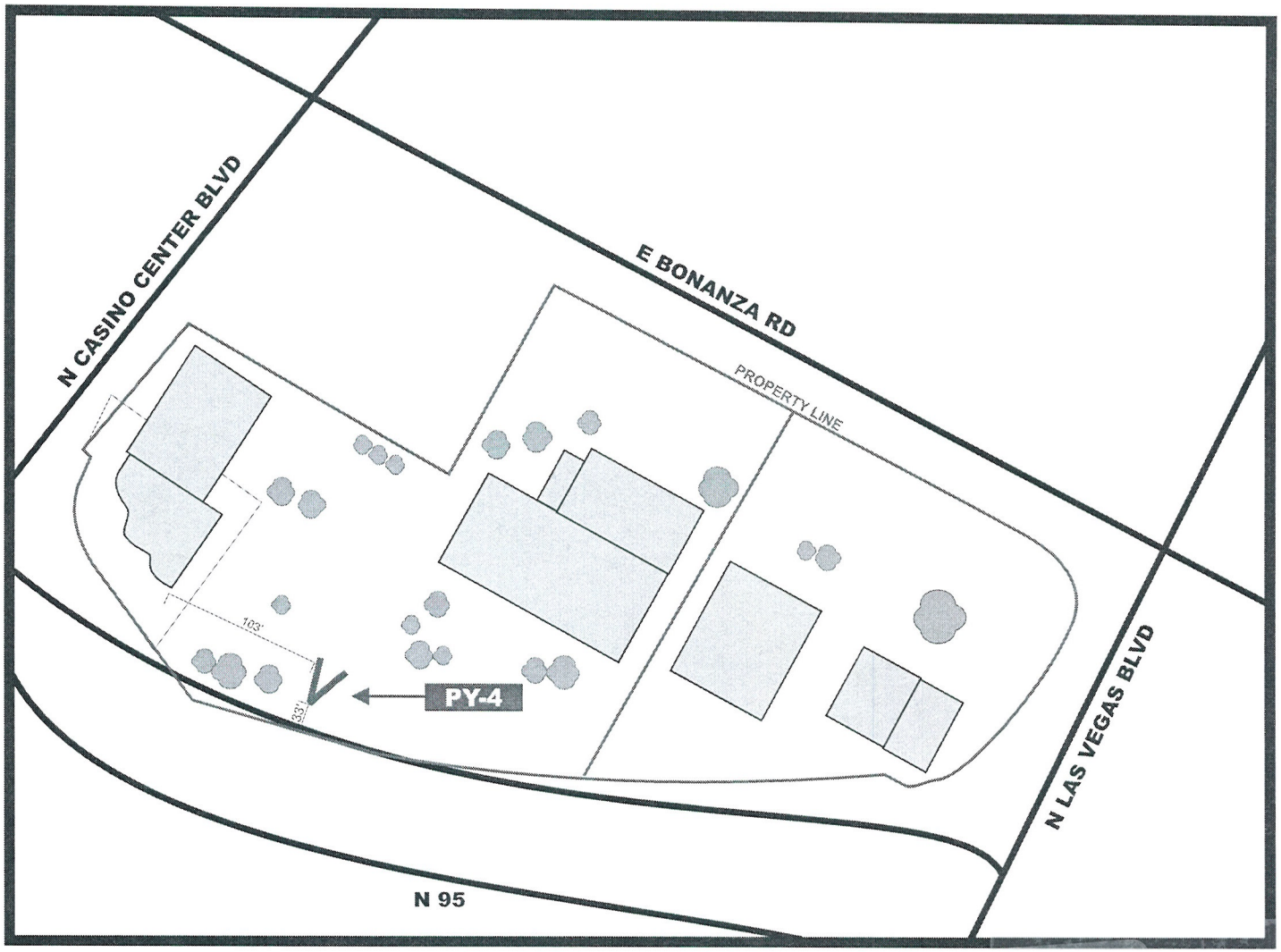
Reference Design:

O E M Serial:

Sheet:
5

SUP-48183
REVISED

LOC.4



PARCEL # 139-25-802-006

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

SUP-48183
REVISED

RECEIVED
MAY 2 3 2013

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV. 89118
PHONE: (702) 876-5080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0073203 & #0073202

YESCO

Client Name & Address: CITY OF LAS VEGAS LAS VEGAS-NV

Project Tracking Number: 423039

Project Name: CITY OF LAS VEGAS

Account Executive: BOB STOCKHAM/ JIM COOK

Designer: MALCOLM SHAW JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description: NON-ILLUM FOAM LTRS

Classification: SP-4

Reference Design:

O.E.M Serial: 000000

Sheet: 5



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074299 & #0074290

YESCO.

© YESCO LLC. This drawing was created to assist you in visualizing our proposal. The original drawing is the property of YESCO LLC. Permission is hereby granted to the purchaser of the original drawing to reproduce this drawing with YESCO LLC. See your sales representative or contact your Creative Director, Ed Lee, or Jim Gietzen for reproduction or modification.

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
05/20/13 - MS

Description:
PYLON SIGN

Classification:
SP-4

Reference Design:

O.E.M Serial:

Sheet:
4.2

SUP-48183
REVISED



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074208 & #0074209

YESCO.

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
04/09/13 - MS

Description:
PYLON SIGN

Classification:
SP-4

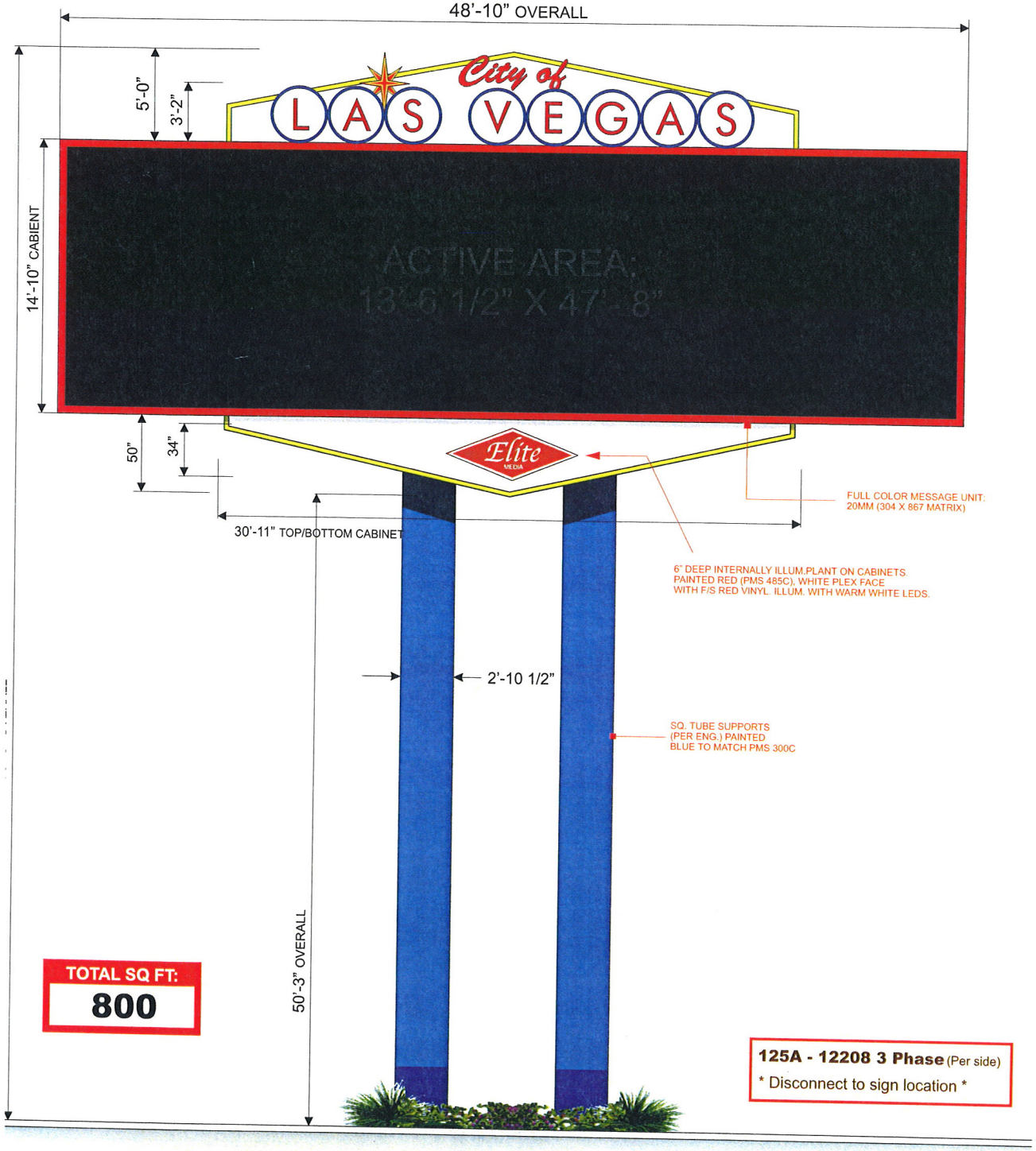
Reference Design:

O.C.M Serial:

Sheet:
4

RECEIVED
MAY 23 2013

SUP-48183
REVISED



PY-4 D/F V-SHAPED PYLON SIGNS
SCALE: 3/16" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL TWO (2) V-SHAPED D/F INTERNALLY ILLUMINATED PYLON SIGNS.

RECEIVED
MAY 2 3 2013

SUP-48183
REVISED

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOS/

Sheet: 4.0
O.E.M Serial:
Reference Design:
Classification: PY-4
Description: PYLON SIGN
Rev / Date / Designer
09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
05/22/13 - MS
Client:
Account Executive:
Estimating:
Creative Director:
Checked by:
Design Approvals
Designer: MALCOLM SHAW JIM GIETZEN
Account Executive: BOB STOCKHAM/ JIM COOK
Project Name: CITY OF LAS VEGAS
Project Tracking Number: 423039
Client Name & Address: CITY OF LAS VEGAS LAS VEGAS-NV

YESCO.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

January 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™ - Dula Center, 441 East Bonanza Road

Dear Mr. Rankin,

Issue:
To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing on a total of 4 sites, 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the four sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park**: One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park**: One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Dula Center**: Two double sided digital Parquee™ signs with LED sizes 34'10"W x 65'H (four total LED screens)
- **East Service Yard**: One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:
Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

Required State Licenses: YESCO NV Contractors License Nos.0074289,0074290,0075739

SUP-48183

Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: Pursuant to the contract with the City, this project meets/supports existing City regulations whereas this site and surrounding uses are harmonious and compatible.

a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous "Welcome to Las Vegas" sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.

b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.

c. Street and highway access to the physical site locations is adequate in size to meet the requirements.

d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

SUP-48183

City of Las Vegas Agenda Item No.: **72.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

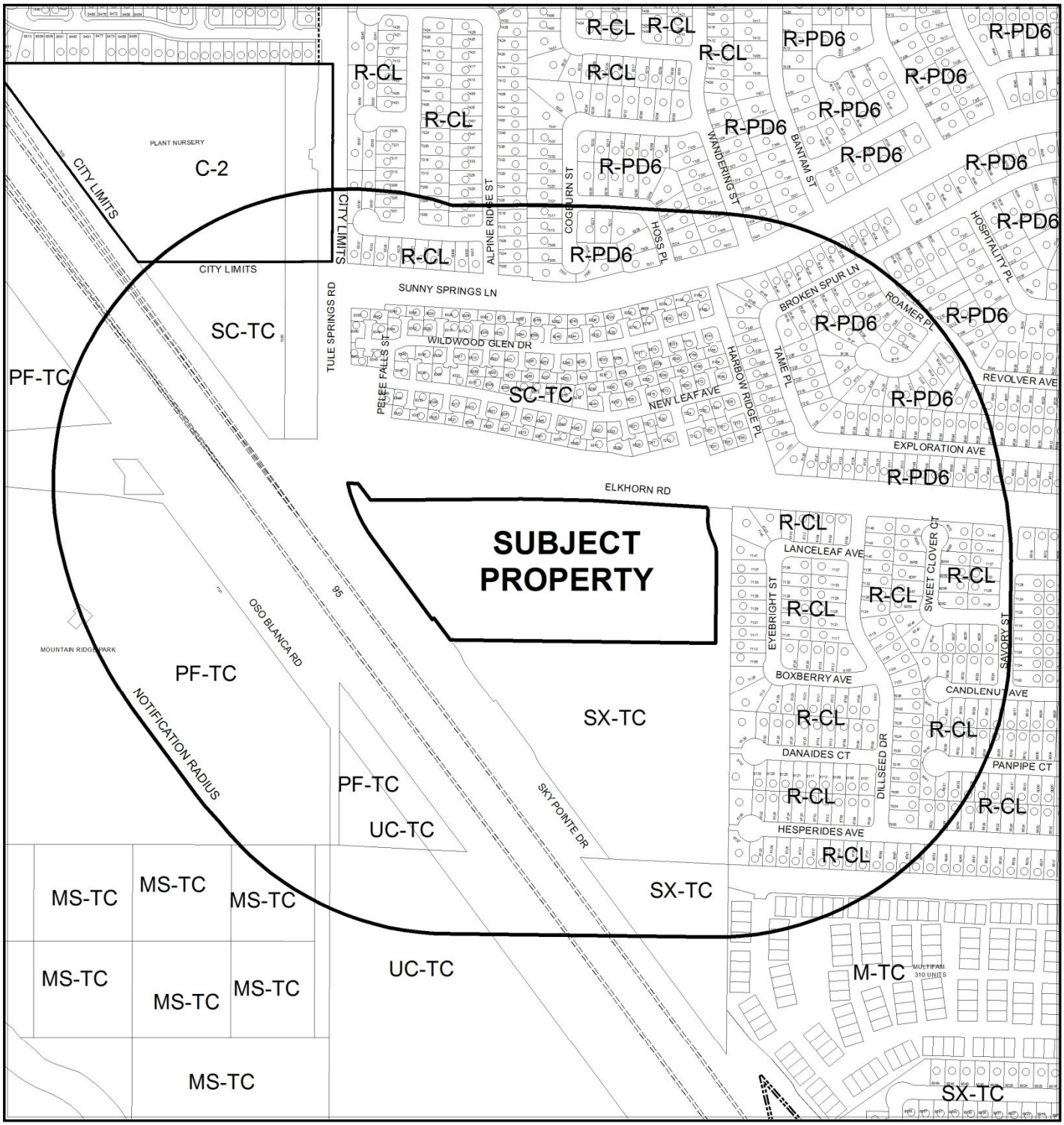
SUBJECT:
SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER on property located at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48863, WVR-48864 and SDR-48862
2. Conditions and Staff Report - SUP-48863, WVR-48864 and SDR-48862
3. Supporting Documentation
4. Photos - SUP-48863, WVR-48864 and SDR-48862
5. Justification Letter - SUP-48863, WVR-48864 and SDR-48862



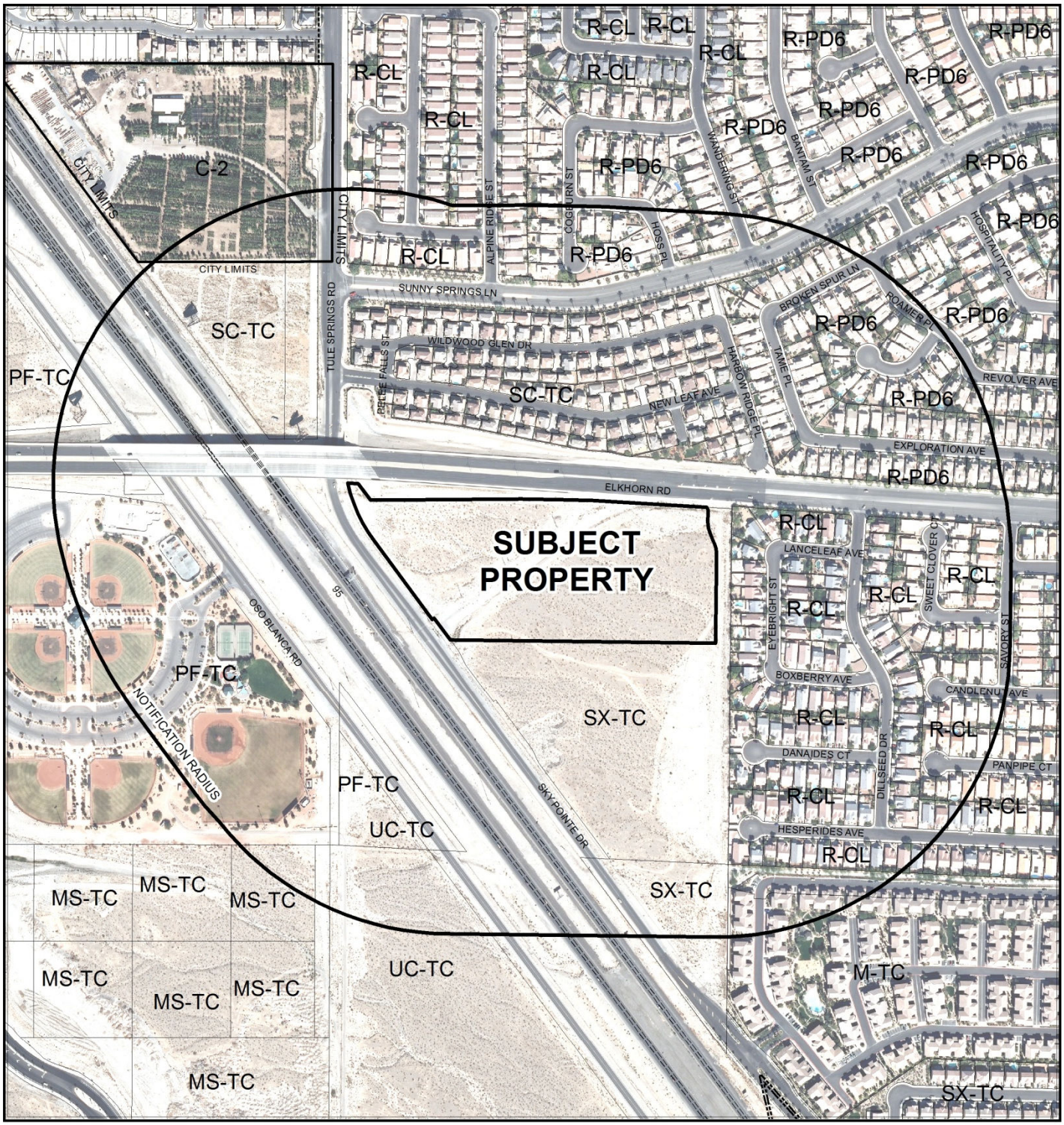
0 400 800 Feet

CASE: **SUP-48863, WVR-48864 AND SDR-48862**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

N



CASE: **SUP-48863, WVR-48864 AND SDR-48862**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48863** APN: 125-21-102-001

Name of Property Owner: Investor Equity Homes, LLC

Name of Applicant: Lennar

Name of Representative: RCI Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T Schettler

Subscribed and sworn before me

This 1 day of April, 2013

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 7038 Sky Pointe

Project Name Sky Pointe Residential **Proposed Use** Residential

Assessor's Parcel #(s) 125-1-102-001 **Ward #** 6

General Plan: existing SX-TC proposed SXTC **Zoning:** existing T-C proposed T-C

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 11.85 **Lots/Units** 107 **Density** 9.03 du/ac

Additional Information

PROPERTY OWNER Investor Equity Homes, LLC **Contact**

Address 3960 Howard Hughes Parkway, Suite 150 **Phone:** (702) 735-5700 **Fax:** (702) 735-5709

City Las Vegas **State** NV **Zip** 89169

E-mail Address Vince.Schettler@colliers.com

APPLICANT Lennar **Contact** Robert Flaxa

Address 2490 Paseo Verde Parkway **Phone:** (702) 736-9100 **Fax:** (702) 736-9200

City Henderson **State** NV **Zip** 89074

E-mail Address Robert.Flaxa@Lennar.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, Suite **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89074

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* POA

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

Print Name Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 20 13.

Nicol Montalto

Notary Public in and for said ~~County and State~~

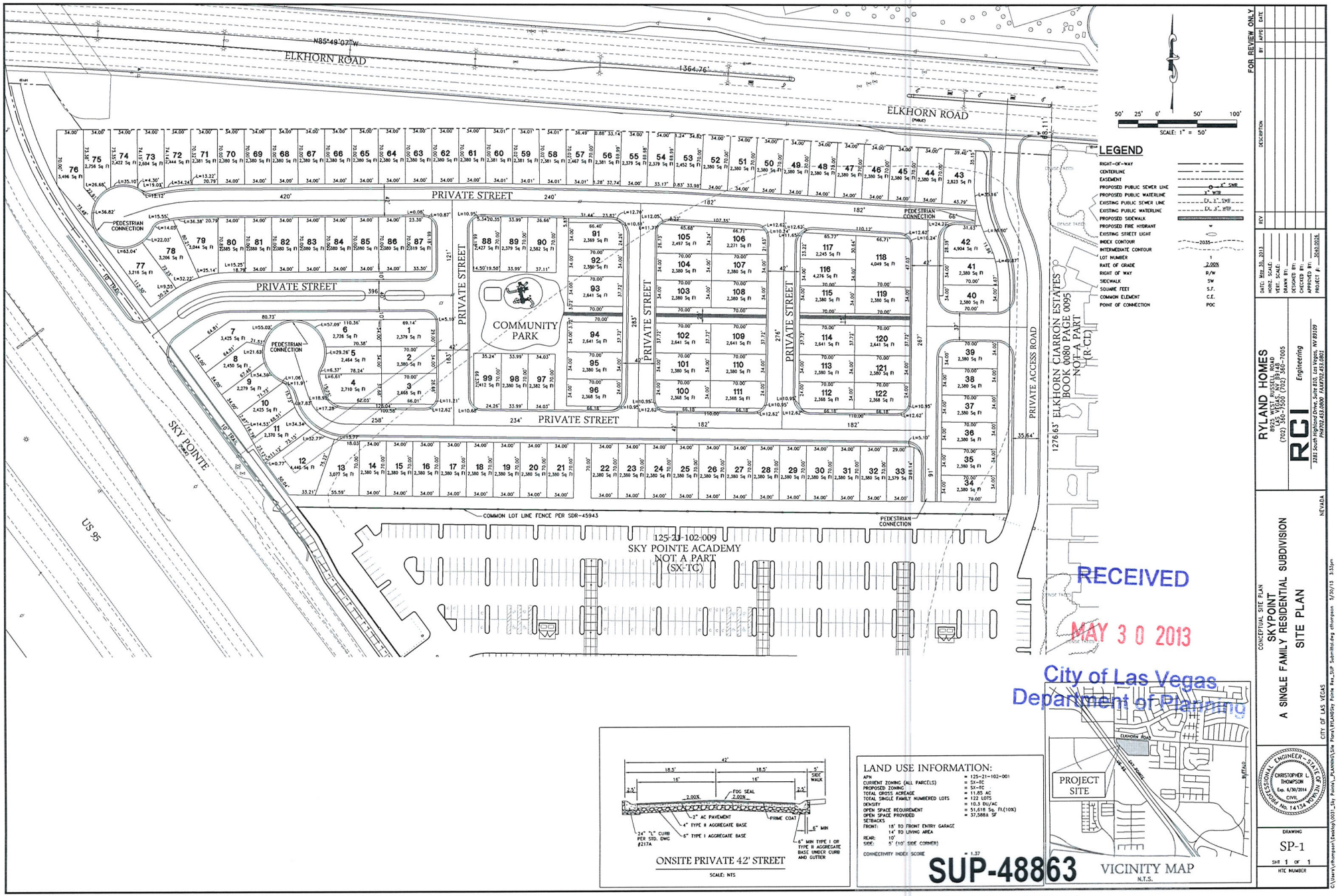
NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

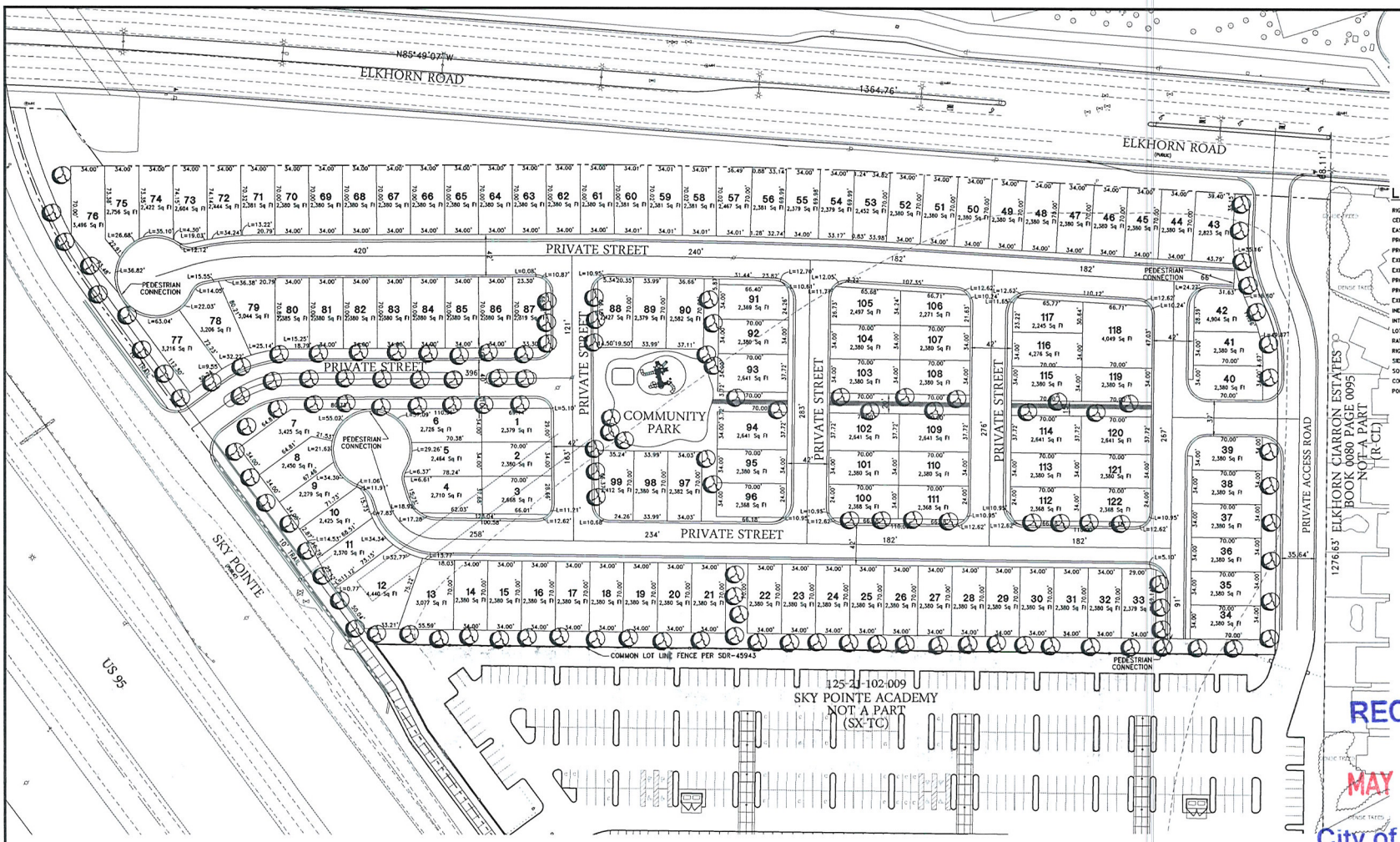
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-48863
Meeting Date:	7/9/13
Total Fee:	$1030.00
Date Received:*	5/30/13
Received By:	

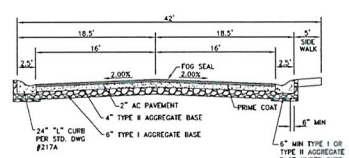
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.


ELKHORN ROAD
N85°49'07"W
1364.76'
ELKHORN ROAD
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE ACCESS ROAD
COMMUNITY PARK
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
SKY POINTE
US 95
10' TRAIL
COMMON LOT LINE FENCE PER SDR-45943
125-21-102-009
SKY POINTE ACADEMY
NOT A PART
(SX-TC)
1276.63' ELKHORN CIARRON ESTATES
BOOK 0080 PAGE 0095
NOT A PART
(R-CL)
SCALE: 1" = 50'
50' 25' 0' 50' 100'
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
COMMON ELEMENT
POINT OF CONNECTION
2.00%
R/W
SW
S.F.
C.E.
POC
ONSITE PRIVATE 42' STREET
SCALE: NTS
LAND USE INFORMATION:
APN = 125-21-102-001
CURRENT ZONING (ALL PARCELS) = SX-TC
PROPOSED ZONING = SX-TC
TOTAL GROSS ACREAGE = 11.85 AC
TOTAL SINGLE FAMILY NUMBERED LOTS = 122 LOTS
DENSITY = 10.3 DU/AC
OPEN SPACE REQUIREMENT = 51,618 Sq. Ft.(10%)
OPEN SPACE PROVIDED = 57,588± SF
SETBACKS
FRONT: 18' TO FRONT ENTRY GARAGE
14' TO LIVING AREA
REAR: 10'
SIDE: 5' (10' SIDE CORNER)
CONNECTIVITY INDEX SCORE = 1.37
PROJECT SITE
ELKHORN ROAD
VICINITY MAP
N.T.S.
RECEIVED
MAY 30 2013
City of Las Vegas
Department of Planning
SUP-48863
WVR-48864
SDR-48862
FOR REVIEW ONLY
RYLAND HOMES
8925 WEST RUSSELL ROAD
LAS VEGAS, NV 89148
(702) 360-7500 (702) 360-7005
RCI Engineering
3881 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH(702)453.0800 FAX(702)453.0802
CONCEPTUAL SITE PLAN
SKYPOINT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
SITE PLAN
CITY OF LAS VEGAS
NEVADA
DRAWING
SP-1
SHT 1 OF 1
HTE NUMBER



LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC



ONSITE PRIVATE 42' STREET

SCALE: NTS

LAND USE INFORMATION:

APN	= 125-21-102-001
CURRENT ZONING (ALL PARCELS)	= SX-TC
PROPOSED ZONING	= SX-TC
TOTAL GROSS ACREAGE	= 11.85 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 122 LOTS
DENSITY	= 10.3 DU/AC
OPEN SPACE REQUIREMENT	= 51,618 Sq. Ft.(10%)
OPEN SPACE PROVIDED	= 37,588± SF
SETBACKS	
FRONT:	18' TO FRONT ENTRY GARAGE
	14' TO LIVING AREA
REAR:	10'
SIDE:	5' (10' SIDE CORNER)
CONNECTIVITY	



VICINITY MAP

N.T.S.

RECEIVED

MAY 3 0 2013

City of Las Vegas
Department of Planning

SUP-48863
WVR-48864
SDR-48862

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: Mar 30, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3040.0026

RYLAND HOMES
8925 WEST RUSSELL ROAD
LAS VEGAS, NV 89148
(702) 360-7500 (702) 360-7005

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

CONCEPTUAL SITE PLAN
SKYPOINT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LANDSCAPE PLAN
NEVADA

CITY OF LAS VEGAS

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
LS-1
SHT 1 OF 1
HTE NUMBER

C:\Users\cthompson\Desktop\0031_Sky Pointe_PLANNING\Site Plans\RYLANDSky Pointe Res_SUP Submittal.dwg cthompson 5/30/13 3:58pm



RECEIVED
MAY 30 2013
City of Las Vegas
Department of Planning

SUP-48863
WVR-48864
SDR-48862

CONCEPTUAL STREET SCENE

RYLAND HOMES

City of Las Vegas, NV
KTGY JOB #: 2011-0404 DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Roof Tile - Mission Profile

Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*

Primary Stucco *Stucco Trim*



Cobble Buff

Stone Masonry

RYLAND HOMES

RECEIVED

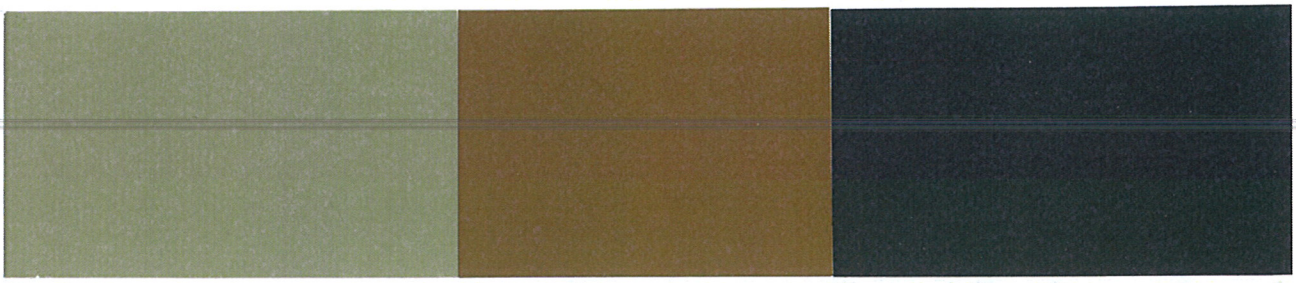
MAY 3 0 2013

City of Las Vegas
Department of Planning

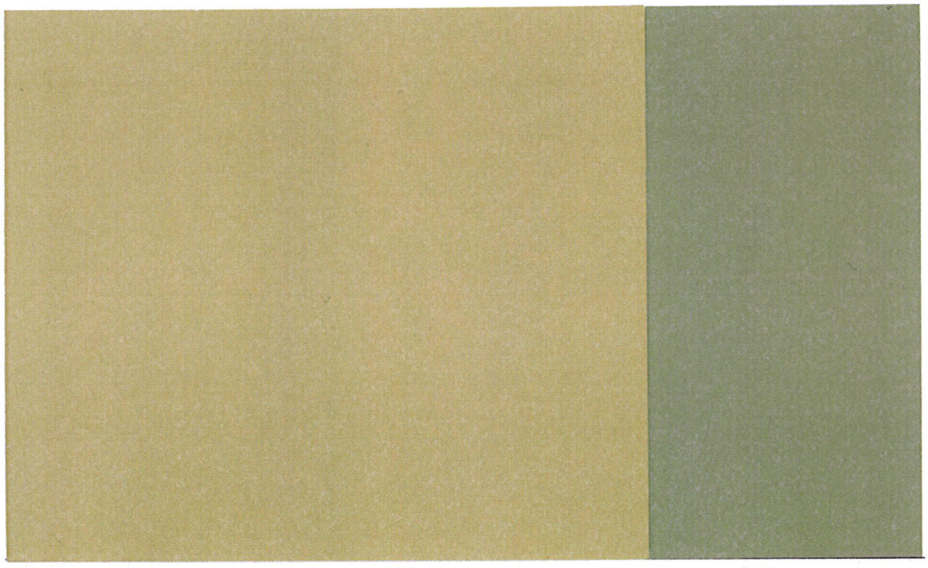
SUP-48863
WVR-48864
SDR-48862



Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

RYLAND HOMES

RECEIVED

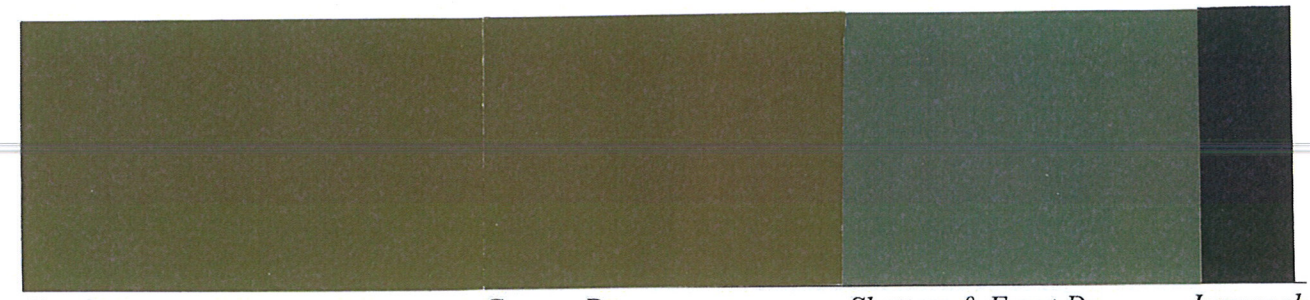
MAY 30 2013

City of Las Vegas
Department of Planning

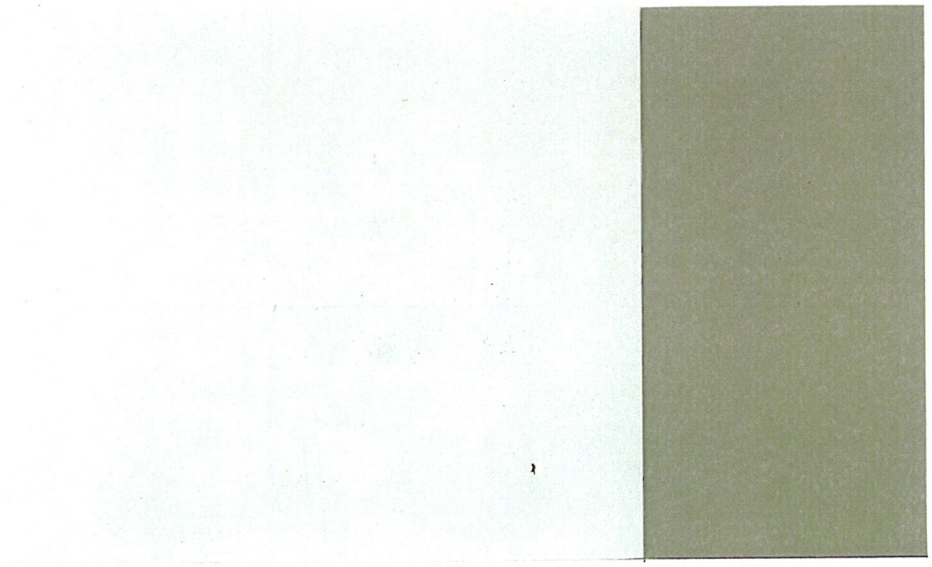
SUP-48863
WVR-48864
SDR-48862



Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

RYLAND HOMES

RECEIVED

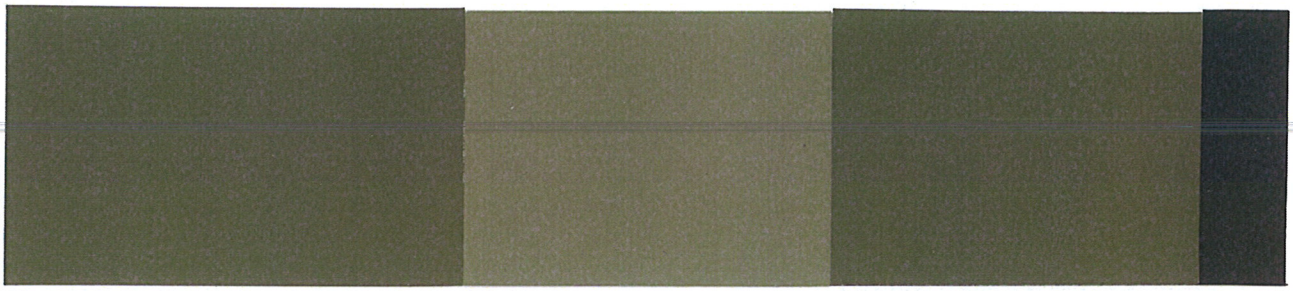
MAY 3 0 2013

City of Las Vegas
Department of Planning

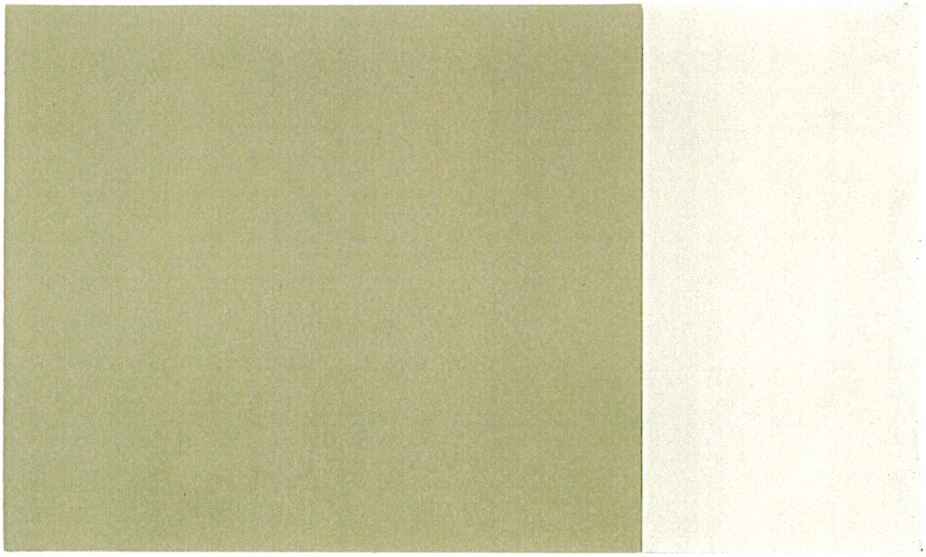
SUP-48863
WVR-48864
SDR-48862



Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

RYLAND HOMES

RECEIVED

MAY 3 0 2013

City of Las Vegas
Department of Planning

SUP-48863
WVR-48864
SDR-48862

RCI Engineering

March 28, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter SUP, SDR and Waiver for APN 125-21-102-001 - 7038 Sky Pointe Drive

On behalf of our client Ryland Homes we have prepared the following justification letter in support of a Site Development Review, SDR-45943, Special Use Permit and Waivers for a gated community with private streets. The subject landholding consists of an 11.85 acre parcel located within the Centennial Hills Town Center Master Plan, immediately south of Elkhorn Road and east of Skye Pointe Drive. Please note that this parcel has recently been subdivided.

Along with the above referenced Site Development Review application an accompanying Major Modification was approved, MOD-45944 was approved in support of a charter school and multifamily residential development for the subject land holding. The charter school is currently under design review with the City of Las Vegas Public Works Building Department and is scheduled to break ground in April of this year.

Changes in the single family residential housing market, an increased demand for single family homes, has changed the best intended use for the subject portion of the project from a multifamily use to single family use.

The subject site is currently defined by the Centennial Hills Town Center Land Use Plan as Suburban Mixed Use (SX_TC). This land use designation allows for development of medium density residential uses.

The proposed development will consist of a single family detached residential subdivision containing 122 residential lots and 6 common element open spaces, for a gross density of 10.3 dwelling units per acre. The development will be accessed directly from Sky Pointe Drive via a private median divided and gated entry road, with a secondary access to the shared private drive/roadway which serves the private school site via Elkhorn Road. The internal roadway system will consist of a system of 42' wide private streets which will have sidewalk

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

RECEIVED
SUP-48863
WVR-48864
SDR-48862
MAY 30 2013
City of Las Vegas
Department of Planning

located along one side. The internal roadway system will have a connectivity index score of 1.37, and will provide 7 pedestrian access links. A deviation for title 19 requirements, section 19.04.100 will be required to support the developments two stub streets, dead end streets provided without a full size cul-de-sac turn around. Both of these stub streets are less than 100 feet long and act to provide access to three lots at one location and two lots at the other location but also provide pedestrian connection points.

The projects Sky Pointe frontage improvements will include a twelve foot wide non-equestrian multi use trail in accordance with the Town Center design standards. Additionally there will be a 15 foot wide landscape buffer along the projects shared property line with the charter school site to the south. This buffer will include a walking trail which will link the Sky Pointe Trail back into the development, providing a connection at the east end and middle of the development.

The Town Center Development Standards require open space in the amount of 10% for developments with a density ranging from 8.1-12.0 du/ac. Based upon this the 11.85 acre site will require open space totaling 51,618 square feet. With the proposed development plan 37,588 square feet of dedicated open space will provided, 73% of the required open space will be provided. Based upon this a waiver to reduce the required open space is included as a part of this application. As compensating benefit for the requested reduction in open space a central community park, linked by mid block pedestrian paseos, has been included within the land plan. At this time programming for the park facility has not been finalized but a mix of both passive and active recreation amenities will be incorporated.

The development will contain all two story homes on a dimensionally standard, minimum size, lot 34 feet wide and 70 feet deep. A standard 18 foot long driveway along with 10 foot rear and 5 foot side setbacks will be used for home plotting.

We are confident that the proposed development will meet both he needs of the residents of the City of Las Vegas as well as the goals of the Town Center Master Plan. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

SUP-48863
WVR-48864
SDR-48862

City of Las Vegas Agenda Item No.: **73.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04.070 TO ALLOW 42-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON ONE SIDE OF THE STREET IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES OF THE STREET on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-48864** APN: 125-21-102-001

Name of Property Owner: Investor Equity Homes, LLC

Name of Applicant: Lennar

Name of Representative: RCI Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 2013

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) 7038 Sky Pointe

Project Name Sky Pointe Residential **Proposed Use** Residential

Assessor's Parcel #(s) 125-1-102-001 **Ward #** 6

General Plan: existing SX-TC proposed SXTC **Zoning:** existing T-C proposed T-C

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 11.85 **Lots/Units** 107 **Density** 9.03 du/ac

Additional Information

PROPERTY OWNER Investor Equity Homes, LLC **Contact**

Address 3960 Howard Hughes Parkway, Suite 150 **Phone:** (702) 735-5700 **Fax:** (702) 735-5709

City Las Vegas **State** NV **Zip** 89169

E-mail Address Vince.Schettler@colliers.com

APPLICANT Lennar **Contact** Robert Flaxa

Address 2490 Paseo Verde Parkway **Phone:** (702) 736-9100 **Fax:** (702) 736-9200

City Henderson **State** NV **Zip** 89074

E-mail Address Robert.Flaxa@Lennar.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, Suite **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89074

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* POA

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

Print Name Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 20 13.

Nicol Montalto

Notary Public in and for said ~~County and State~~

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-48864
Meeting Date:	7/9/13
Total Fee:	~~$830.00~~ 830.00 $0
Date Received:*	5/30/13
Received By:	A Swanton

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

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **74.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48862 APN: 125-21-102-001

Name of Property Owner: Investor Equity Homes, LLC

Name of Applicant: Lennar

Name of Representative: RCI Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 2013

Nicol Montalto
Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 7038 Sky Pointe

Project Name Sky Pointe Residential **Proposed Use** Residential

Assessor's Parcel #(s) 125-1-102-001 **Ward #** 6

General Plan: existing SX-TC proposed SXTC **Zoning:** existing T-C proposed T-C

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 11.85 **Lots/Units** 107 **Density** 9.03 du/ac

Additional Information

PROPERTY OWNER Investor Equity Homes, LLC **Contact**

Address 3960 Howard Hughes Parkway, Suite 150 **Phone:** (702) 735-5700 **Fax:** (702) 735-5709

City Las Vegas **State** NV **Zip** 89169

E-mail Address Vince.Schettler@colliers.com

APPLICANT Lennar **Contact** Robert Flaxa

Address 2490 Paseo Verde Parkway **Phone:** (702) 736-9100 **Fax:** (702) 736-9200

City Henderson **State** NV **Zip** 89074

E-mail Address Robert.Flaxa@Lennar.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, Suite **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89074

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* POA

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

Print Name Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 20 13.

Nicol Montalto

Notary Public in and for said ~~County and State~~

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35561-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-48862
Meeting Date:	7/9/13
Total Fee:	$1030.00
Date Received:*	5/30/13
Received By:	A Swanth

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

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **75.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

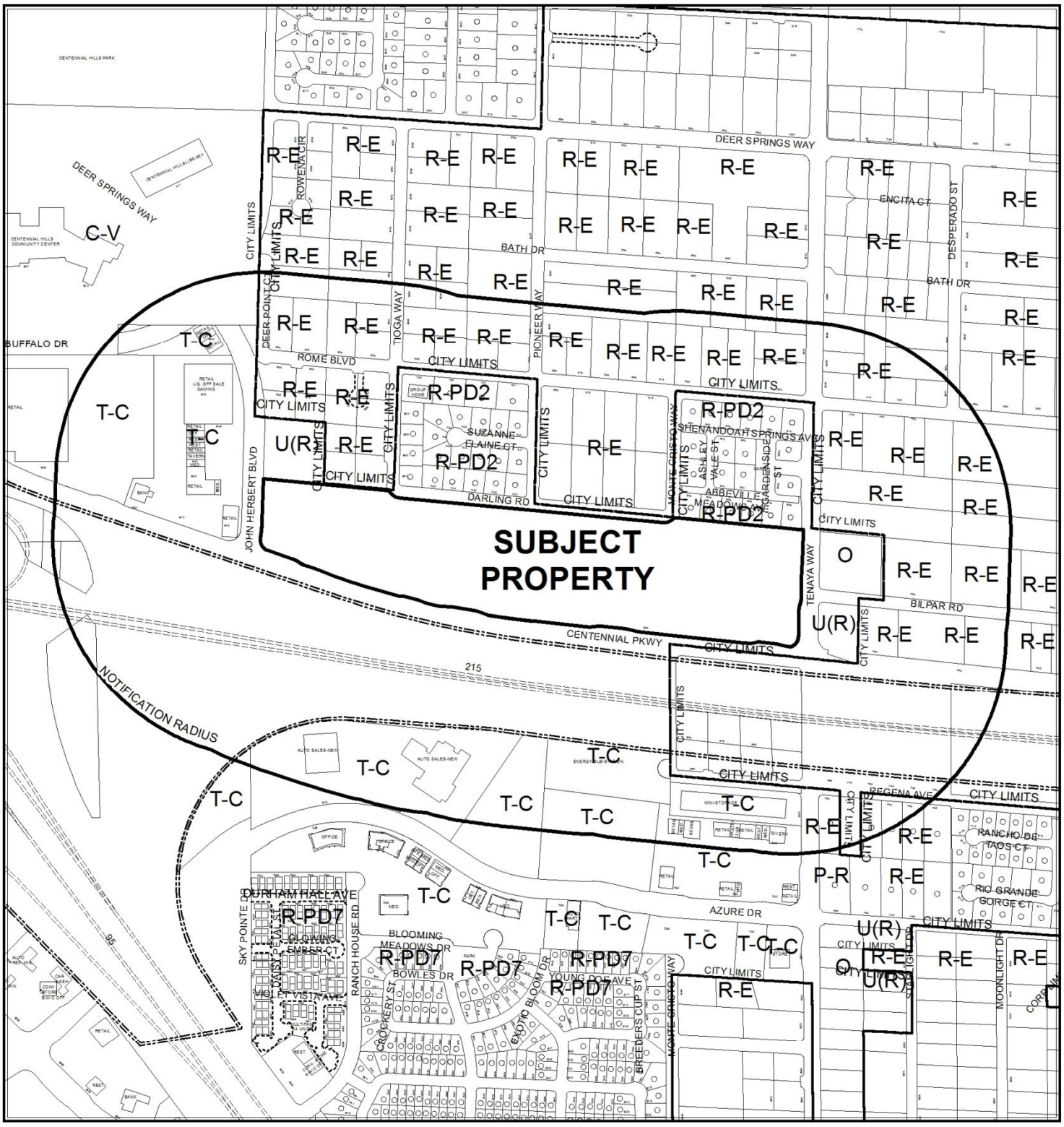
SUBJECT:
SUP-49176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PRIVATE STREET FOR A 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.3 acres at the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

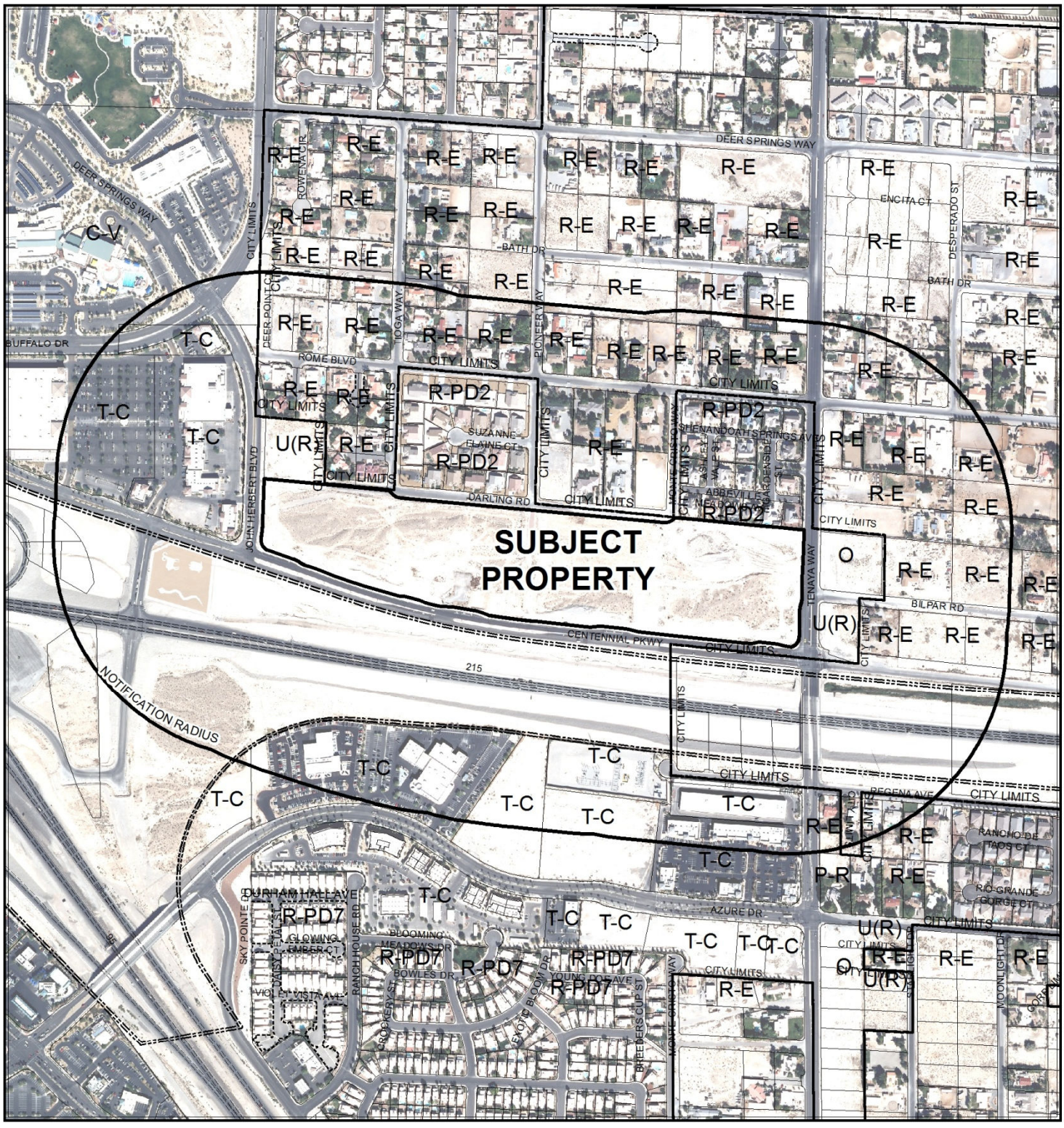
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-49176 and SDR-49175
2. Conditions and Staff Report - SUP-49176 and SDR-49175
3. Supporting Documentation
4. Photos - SUP-49176 and SDR-49175
5. Justification Letter - SUP-49176 and SDR-49175



CASE: **SUP-49176 & SDR-49175**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]



CASE: **SUP-49176 & SDR-49175**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49176 APN: 125-22-401-014

Name of Property Owner: Shiron Development, LLC

Name of Applicant: Shiron Development, LLC

Name of Representative: James Limerick

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Limerick

Subscribed and sworn before me

This 25th day of April, 2013

Sarah Rincon-Mendoza

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

RECEIVED

APR 25 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 6455 N Tenaya Way, NW Corner of Tenaya Way & Centennial Pkwy

Project Name Paxton Walk - Phase I **Proposed Use** 96-unit MF complex

Assessor's Parcel #(s) 125-22-401-014 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed SX-TC

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 4.3 **Lots/Units** 96 **Density** 22.33

Additional Information _____

PROPERTY OWNER Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

APPLICANT Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

REPRESENTATIVE Blue Marble Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name James Limerick

Subscribed and sworn before me

This 25th day of April, 2013.

Sarah Rincon Mendoza

Notary Public in and for said County and State

RECEIVED

APR 25 2013

City of Las Vegas
Dept. of Planning

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

FOR DEPARTMENT USE ONLY

Case #	SUP-49176
Meeting Date:	06/11/13
Total Fee:	$1030.00
Date Received:*	04/25/13
Received By:	Jonathan B.

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

Paxton Walk

Parcel Acreage:	± 4.3 ac
Open Space	± .98 ac(22%)
Units:	96
Density:	± 22du per ac

Open Space

Tree Count	38
Size	24" Box
Type	TBD

Parking

Tuck Under Garages	59(10'x20' typ.)
Tuck Under Garages-Ada	1(20'x20')
Surface Parking	144(9'x18' typ.)
Surface Parking-Ada	2(19'x18' typ.)
Total Parking Provided	206 (2.1/Unit)

Connectivity Calculation

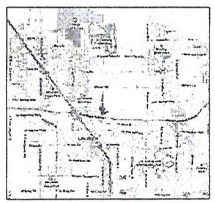
# of Links	12
# of Nodes	9
12(Links)/ 9(Nodes)	1.33

Buliding

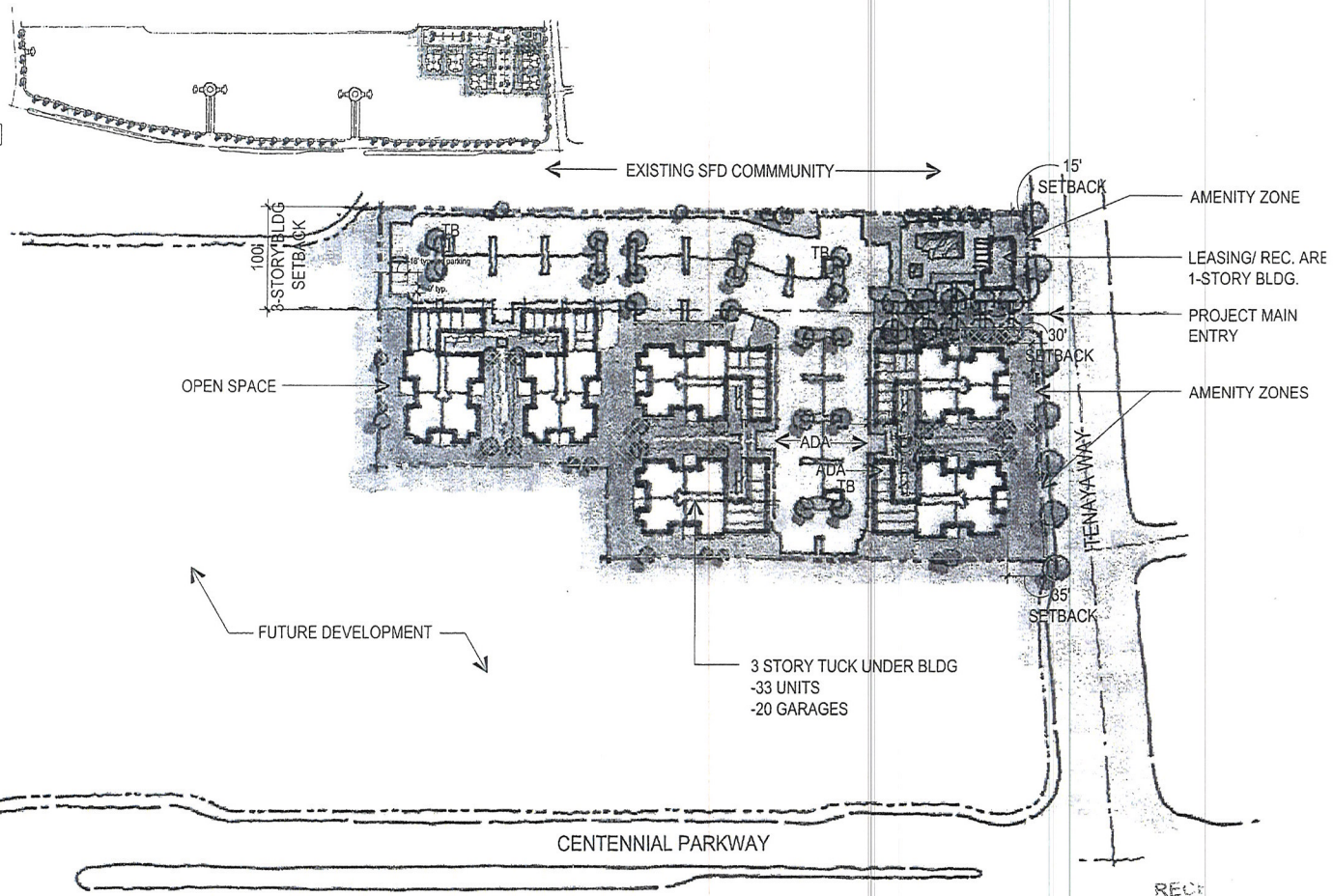
Level 1:
8 units
20 attached parking spaces
Levels 2-3: 12 units per level
Total: 32 units
20 attached parking spaces

Units

Plan 1 (2BR/1BA)	882sf
	4 per building: 12 total
Plan 2 (2BD/2BA)	1211sf
	12 per building: 36 total
Plan 3 (2BR/2BA)	1264sf
	4 per building: 12 total
Plan 4 (3BR/2BA)	1379sf
	12 per building: 36 total



VICINITY MAP



REC
APR 25
City of Las Vegas
Dept. of Planning

0 25 50 100

SP1.0

PAXTON WALK

CONCEPTUAL SITE PLAN

NORTH LAS VEGAS, NV

CITY # 2011-0488 04.23.2013

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

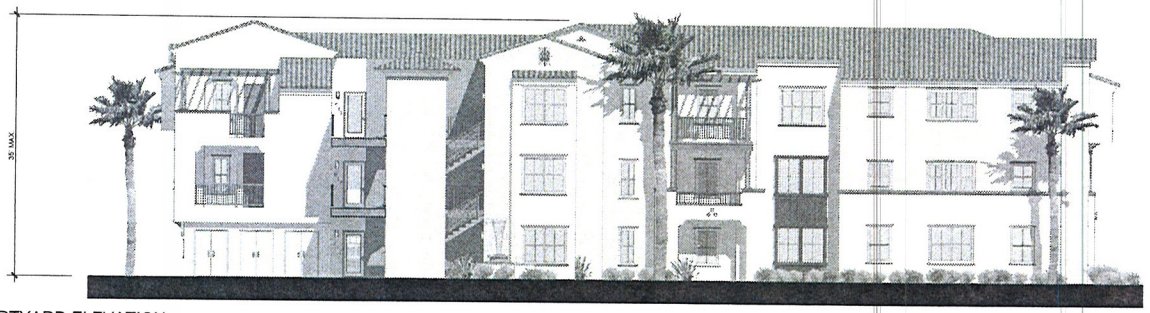
ktgy

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175



REAR ELEVATION



COURTYARD ELEVATION

PAXTON WALK

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

ELEVATIONS

NORTH LAS VEGAS, NV

KTGY #

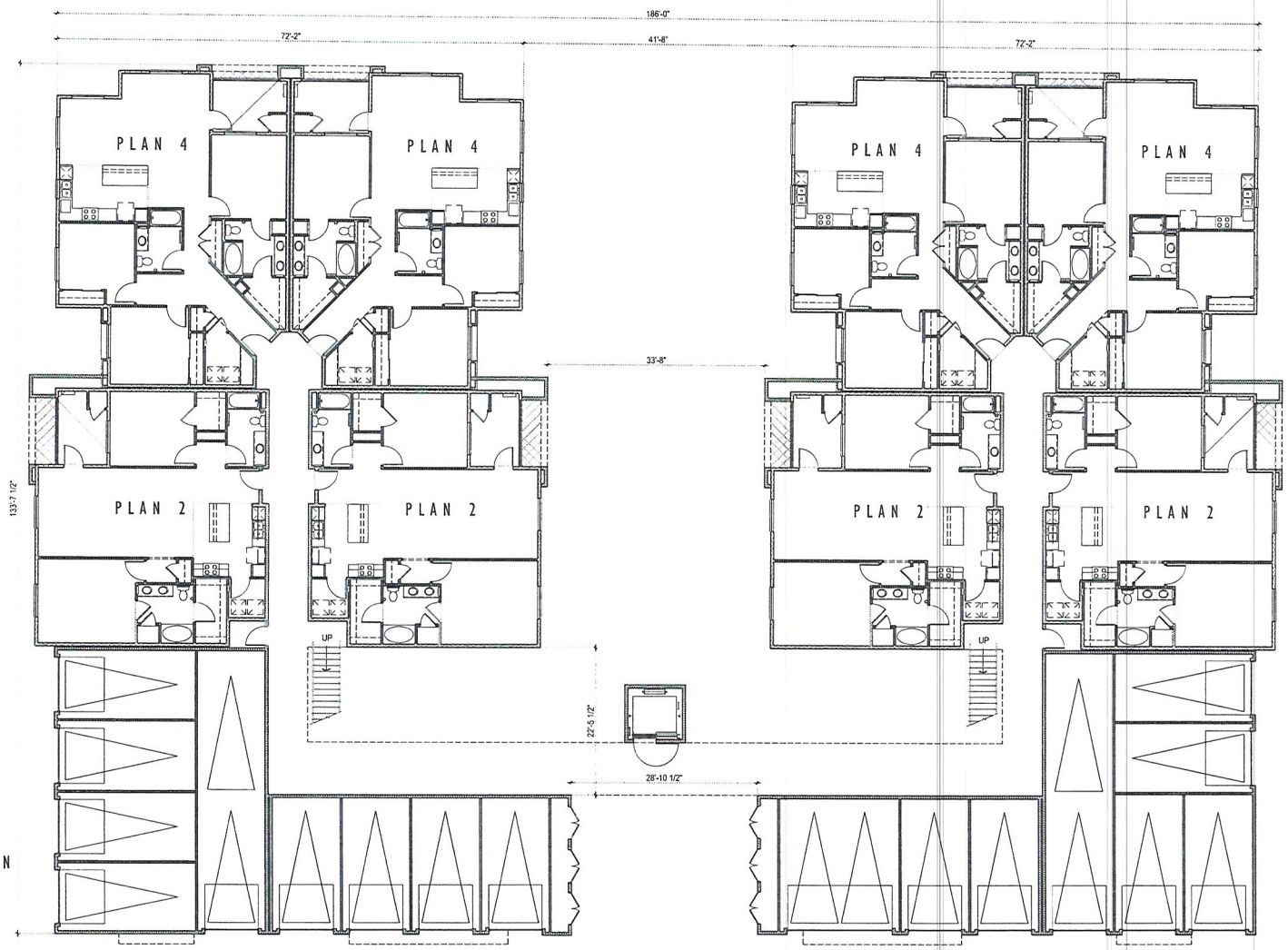
RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

0 4 8 16

A2.4

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SUP-49176
SDR-49175



NOTE:
GARAGE ORIENTATION MAY VARY DEPENDING ON SITE LOCATION.

0 4 8 16

PAXTON WALK

BUILDING PLAN LEVEL 1

A2.10

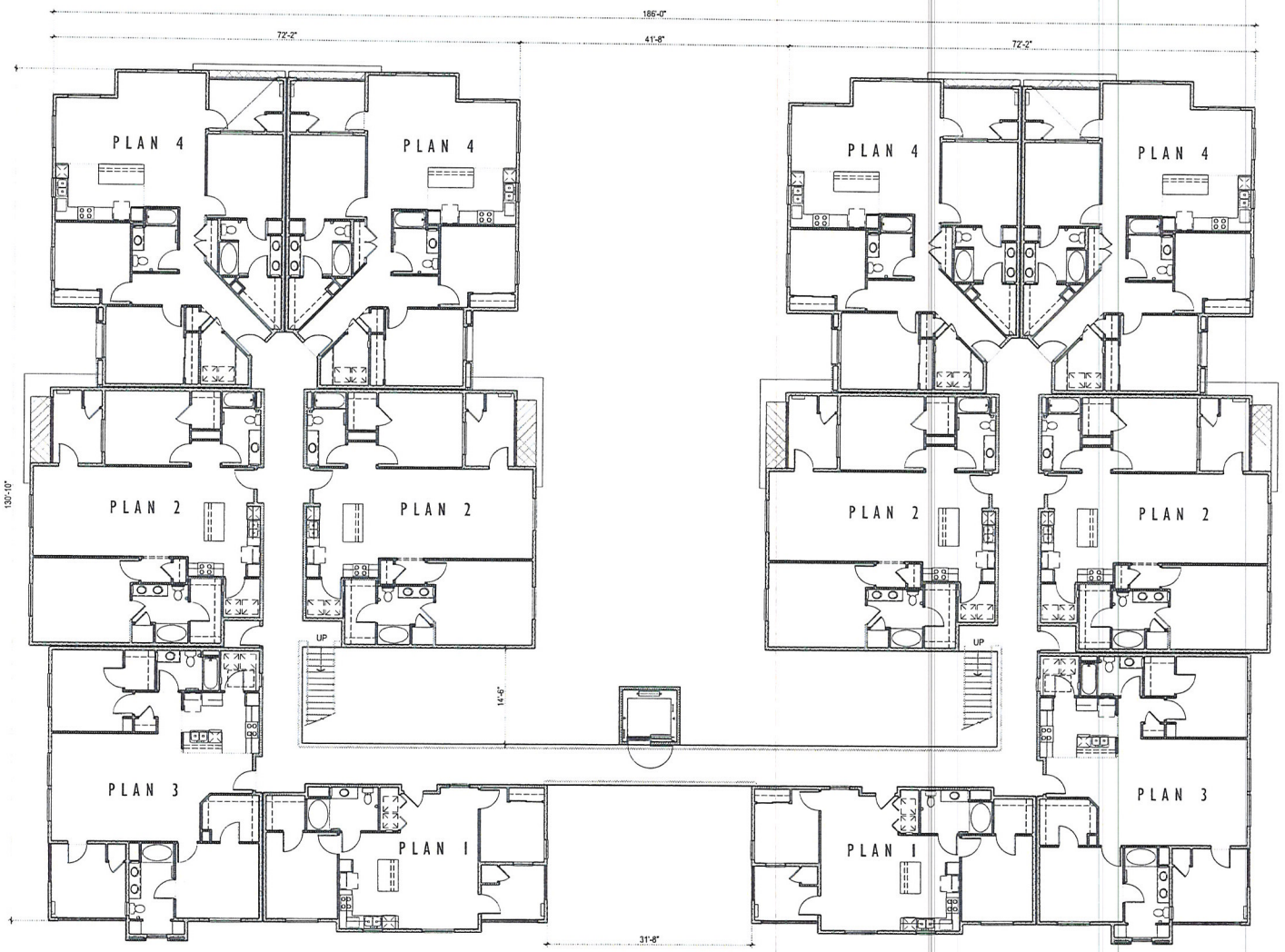
Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



0 4 8 16

PAXTON WALK

BUILDING PLAN LEVELS 2&3

A2.2

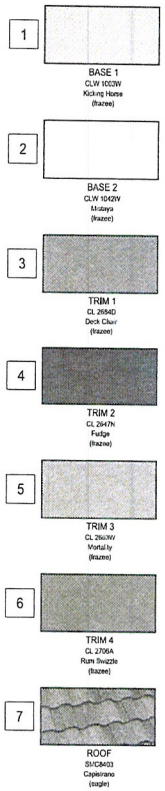
Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

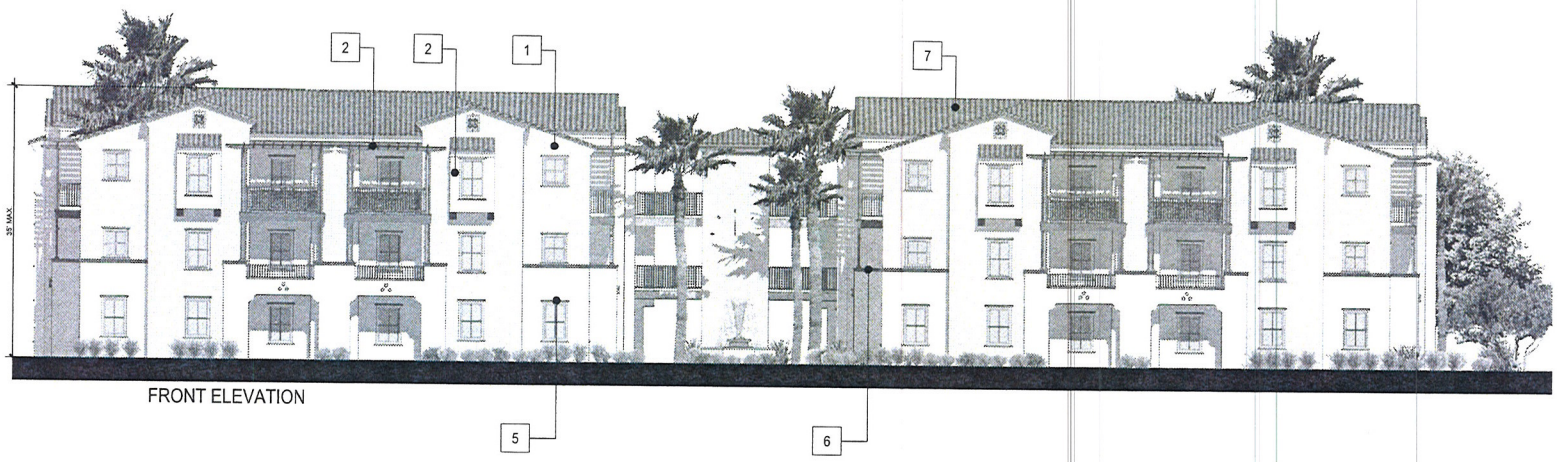
NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175





FRONT ELEVATION



RIGHT / LEFT ELEVATION

PAXTON WALK

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

ELEVATIONS

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.22.2013

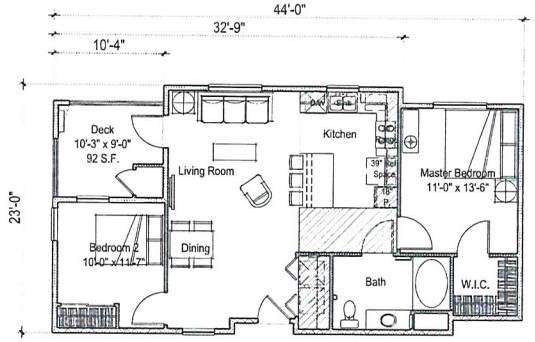
RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

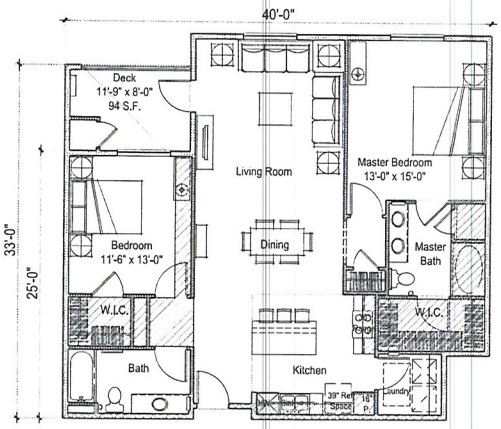
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

0 4 8 16

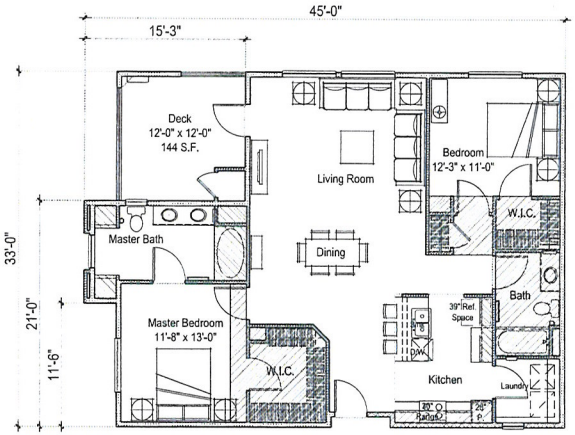
A2.3



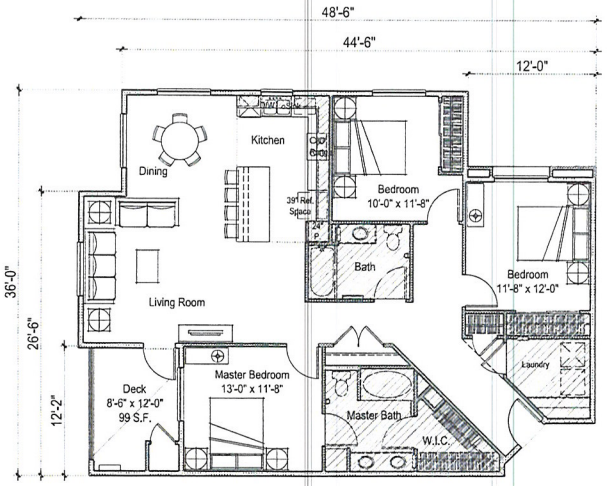
PLAN ONE 882 S.F. 2BR/1BA



PLAN TWO 1211 S.F 2BR/2BA



PLAN THREE 1264 S.F. 2BR/2BA



PLAN FOUR 1379 S.F. 3BR/2BA

MAXIMUM OCCUPANCY
200 GROSS

0 4 8 16

PAXTON WALK

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

UNIT PLANS

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

A2.6

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

SHIRON DEVELOPMENT, LLC

April 25, 2013

City of Las Vegas
Planning Division
333 N Rancho Drive
Las Vegas, NV 89106

RE: Paxton Walk Justification for Multi-Family Development
Site Design Review and Special Use Permit

This is a request for a Site Development Plan Review and Special Use Permit for a Multi Family gated community, consisting of 96 apartment/condominium homes, garages and a clubhouse with a pool and spa. The proposed project is approximately 4.3 acres of a 30.25 acre site, located on the northwest corner of Centennial Parkway and Tenaya Way (APN 125-22-401-014). The buildings will be 3 stories, with a maximum height of 35' offering floor plans to include 1, 2 & 3 bedroom homes, ranging in size from 882 sf – 1,379 sf. Garage parking and surface parking will be provided.

While creating its own suburban community, this plan creates a buffer which provides a desired transition between the single family homes to the north and the commercial and urban developments to the west and south, as well as the 215 Beltway. The project design prohibits access to adjacent single-family neighborhoods to the north to enhance privacy.

We are requesting a waiver on the requirement of a 5' pedestrian path with 5' landscaping on each side for all interior parking. We have provided additional sidewalks with landscape buffers creating interior courtyards at each building to offset this requirement.

We are requesting a Special Use Permit to allow the project to be gated. In prior conversations with the neighbors adjacent to the north, they have expressed their wishes to have our community gated and we would prefer the same. This provides our residents a feeling of a private community, and not open to all public for access. Much of the parking provided is open surface parking.

We believe this project will not only meet the objectives of Centennial Hills Town Center suburban growth as desired by the City of Las Vegas, but it will also provide Las Vegas teachers, nurses, and other professionals with resort style amenities and splendid architecture, with upscale and attainable housing. The site and building design allow proper density to maximize property use and provide ample open space. We respectfully request your favorable review. Should you have any questions or wish to discuss, please contact me at 702-279-8258 or jlimerick@bluemarbledev.com.

Sincerely,

James Limerick
COO, VP- Construction

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

City of Las Vegas Agenda Item No.: **76.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-49175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49176 - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF SIX 35-FOOT TALL, THREE-STORY BUILDINGS WITH A WAIVER TO ALLOW NO STRUCTURES ACTING AS BUFFERING TO THE RESIDENTIAL USES TO THE NORTH on 4.3 acres at the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-49175** APN: 125-22-401-014

Name of Property Owner: Shiron Development, LLC

Name of Applicant: Shiron Development, LLC

Name of Representative: James Limerick

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Limerick

Subscribed and sworn before me

This 25th day of April, 2013

Sarah Rincon-Mendoza

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review

Project Address (Location) 6455 N Tenaya Way, NW Corner of Tenaya Way & Centennial Pkwy

Project Name Paxton Walk - Phase I **Proposed Use** 96-unit MF complex

Assessor's Parcel #(s) 125-22-401-014 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed SX-TC

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 4.3 **Lots/Units** 96 **Density** 22.33

Additional Information _____

PROPERTY OWNER Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

APPLICANT Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

REPRESENTATIVE Blue Marble Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name James Limerick

Subscribed and sworn before me

This 25th day of April, 20 13.

Sarah Rincon-Mendoza

Notary Public in and for said County and State

RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

FOR DEPARTMENT USE ONLY

Case #	SDR-49175
Meeting Date:	06/11/2013
Total Fee:	$1030.00
Date Received:*	04/25/13
Received By:	Jonathan B.

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

City of Las Vegas Agenda Item No.: **77.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

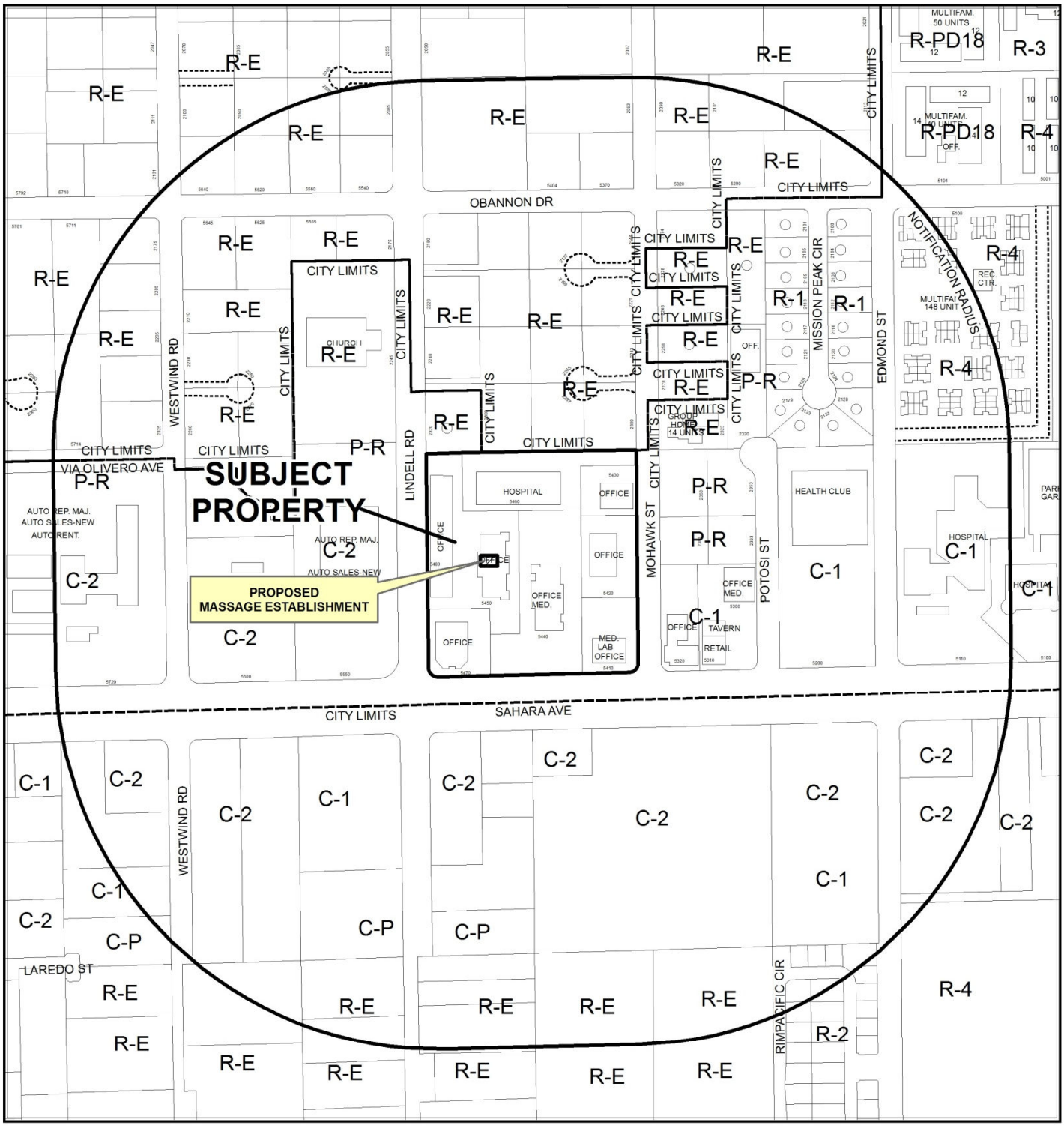
SUBJECT:
SUP-49334 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHERRELL HALL - OWNER: 5450 WEST SAHARA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 640 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND A 60-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 5450 West Sahara Avenue, Suite #138 (APN 163-01-810-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

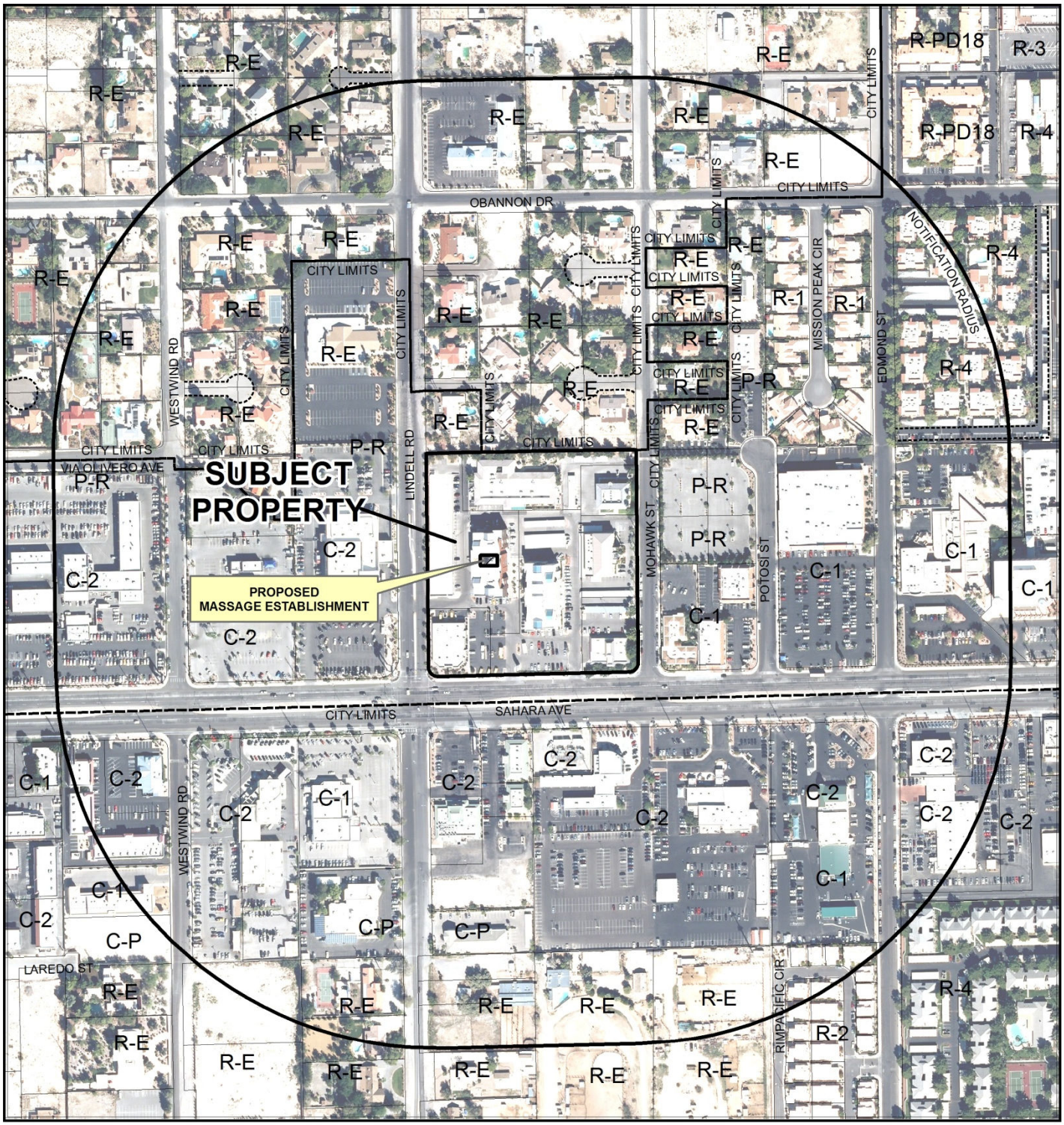
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49334**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND
P-R (PROFESSIONAL OFFICE AND PARKING)



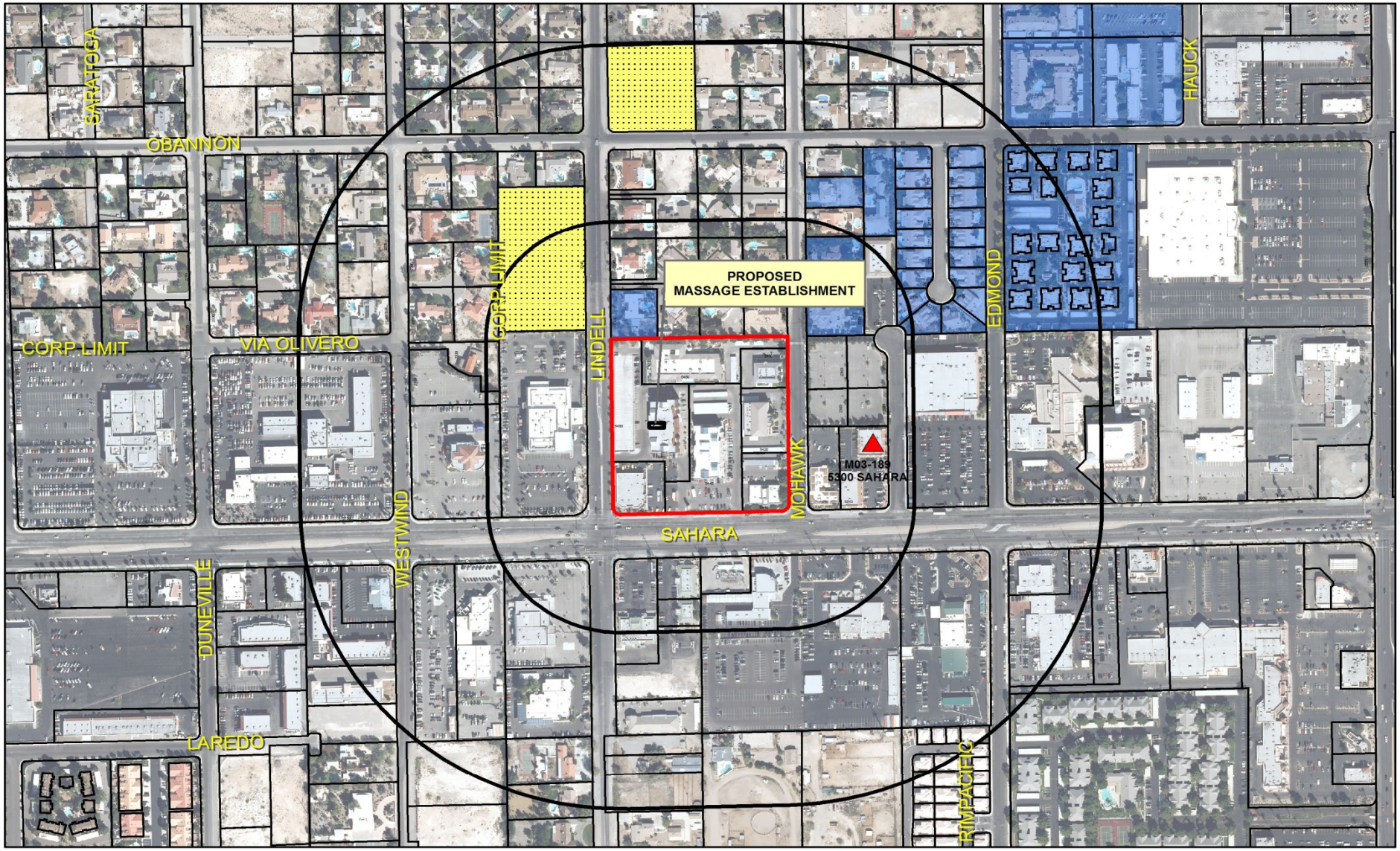
0 300 600 Feet

CASE: **SUP-49334**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND
P-R (PROFESSIONAL OFFICE AND PARKING)

N



SUP-49334
Massage Establishment

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property
- 400' & 1000' Buffer

0 270 540 1,080 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49334** APN: 163-01-810-008

Name of Property Owner: 5450 W. Sahara, LLC

Name of Applicant: Sherrell L. Hall

Name of Representative: Patricia Beyer

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Scott A. Gochino (MANAGER)

Subscribed and sworn before me

This 1 day of May, 2013

TCarzoo

Notary Public in and for said County and State

Clark County
State Of Nevada

TRACI CARZOO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-08-15
Certificate No: 99-59468-1

Revised 11-14-06

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

RECEIVED
MAY 09 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Waiver Permit

Project Address (Location) 5450 W. Sahara Ave #138

Project Name N/A. **Proposed Use**

Assessor's Parcel #(s) 163-01-810-008 **Ward #**

General Plan: existing X proposed **Zoning:** existing X proposed

Commercial Square Footage 1040 SQ. Ft. **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 5450 W. Sahara, LLC **Contact**
Address 5450 W. Sahara Ave. **Phone:** 796-5500 **Fax:** 796-5525
City Las Vegas **State** NV **Zip** 89146
E-mail Address Pbeyer@teglv.com

APPLICANT Sherrell Hall **Contact**
Address 2450 W. Sahara Ave #138 **Phone:** 485-8465 **Fax:** N/A
City Las Vegas **State** NV **Zip** 89146
E-mail Address reflectinghands@yahoo.com

REPRESENTATIVE Patty Beyer **Contact** 796-5500 X522
Address 8307 W. Flamingo #201 **Phone:** 796-5500 X522 **Fax:** 796-5525
City Las Vegas **State** NV **Zip** 89147
E-mail Address Pbeyer@teglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Scott A. Godino MANAGER

Subscribed and sworn before me

This 1 day of May, 20 13.

Notary Public in and for said County and State

TRACI CARZOO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-08-15
Certificate No: 99-59468-1

FOR DEPARTMENT USE ONLY

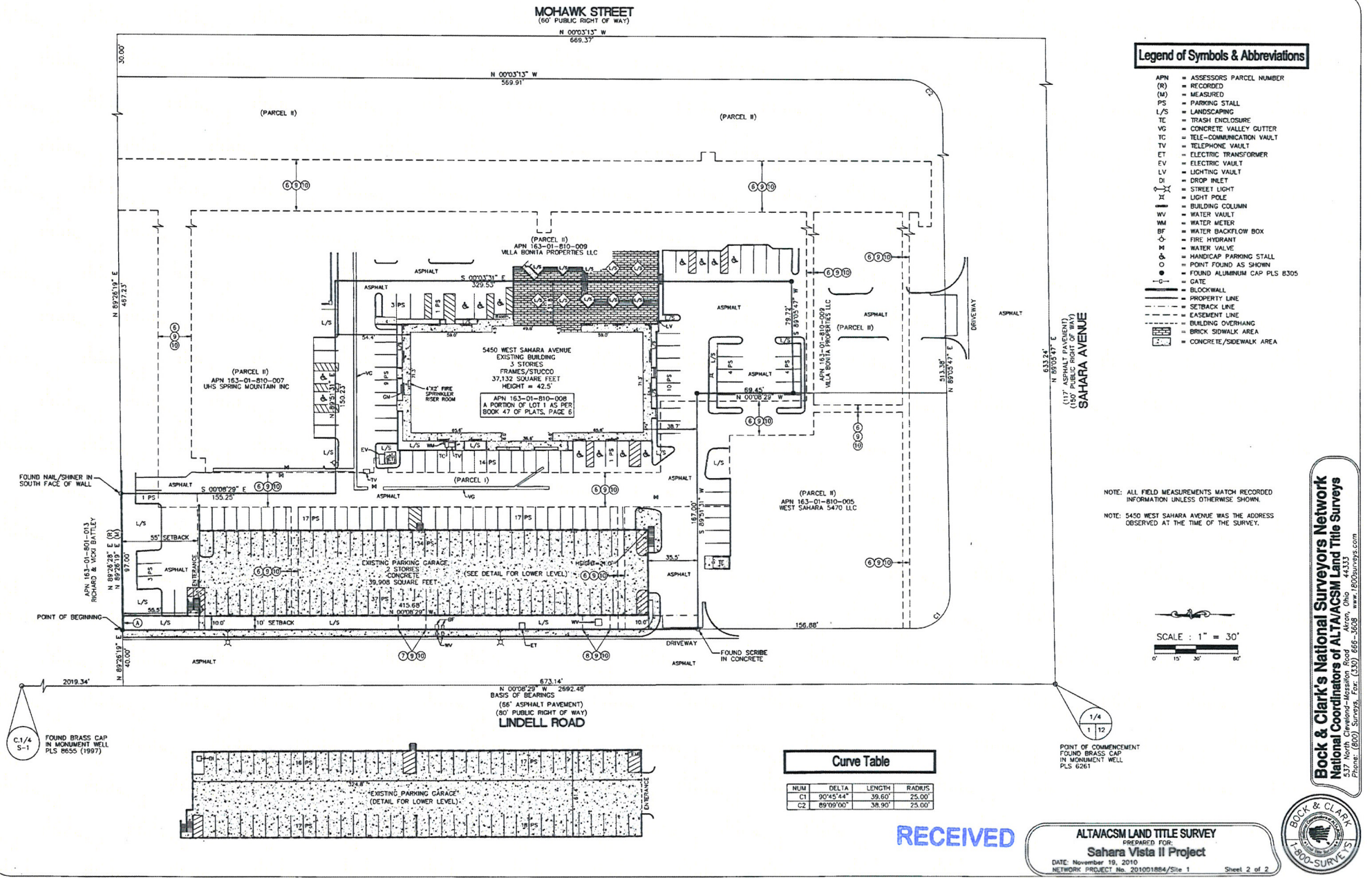
Case #	SUP-49334
Meeting Da	07/09/2013
Total Fee:	$1030.00
Date Received:*	05/09/13
Received By:	Jonathan B.

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

RECEIVED
MAY 09 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

F:\depot\Application Packet\Application Form.pdf



Legend of Symbols & Abbreviations

APN	= ASSESSORS PARCEL NUMBER
(R)	= RECORDED
(M)	= MEASURED
PS	= PARKING STALL
L/S	= LANDSCAPING
TE	= TRASH ENCLOSURE
VG	= CONCRETE VALLEY GUTTER
TC	= TELE-COMMUNICATION VAULT
TV	= TELEPHONE VAULT
ET	= ELECTRIC TRANSFORMER
EV	= ELECTRIC VAULT
LV	= LIGHTING VAULT
DI	= DROP INLET
	= STREET LIGHT
	= LIGHT POLE
	= BUILDING COLUMN
WV	= WATER VAULT
WM	= WATER METER
BF	= WATER BACKFLOW BOX
	= FIRE HYDRANT
W	= WATER VALVE
	= HANDICAP PARKING STALL
O	= POINT FOUND AS SHOWN
●	= FOUND ALUMINUM CAP PLS 8305
-G-	= GATE
	= BLOCKWALL
	= PROPERTY LINE
	= SETBACK LINE
	= EASEMENT LINE
	= BUILDING OVERHANG
	= BRICK SIDWALK AREA
	= CONCRETE/SIDEWALK AREA

NOTE: ALL FIELD MEASUREMENTS MATCH RECORDED INFORMATION UNLESS OTHERWISE SHOWN.

NOTE: 5450 WEST SAHARA AVENUE WAS THE ADDRESS OBSERVED AT THE TIME OF THE SURVEY.

SCALE : 1" = 30'

0' 15' 30' 60'

Curve Table

NUM	DELTA	LENGTH	RADIUS
C1	90°45'44"	39.60'	25.00'
C2	89°09'00"	38.90'	25.00'

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
Sahara Vista II Project
DATE: November 19, 2010
NETWORK PROJECT No. 201001884/Site 1 Sheet 2 of 2

RECEIVED
MAY 09 2013
City of Las Vegas
Dept. of Planning

SUP-49334

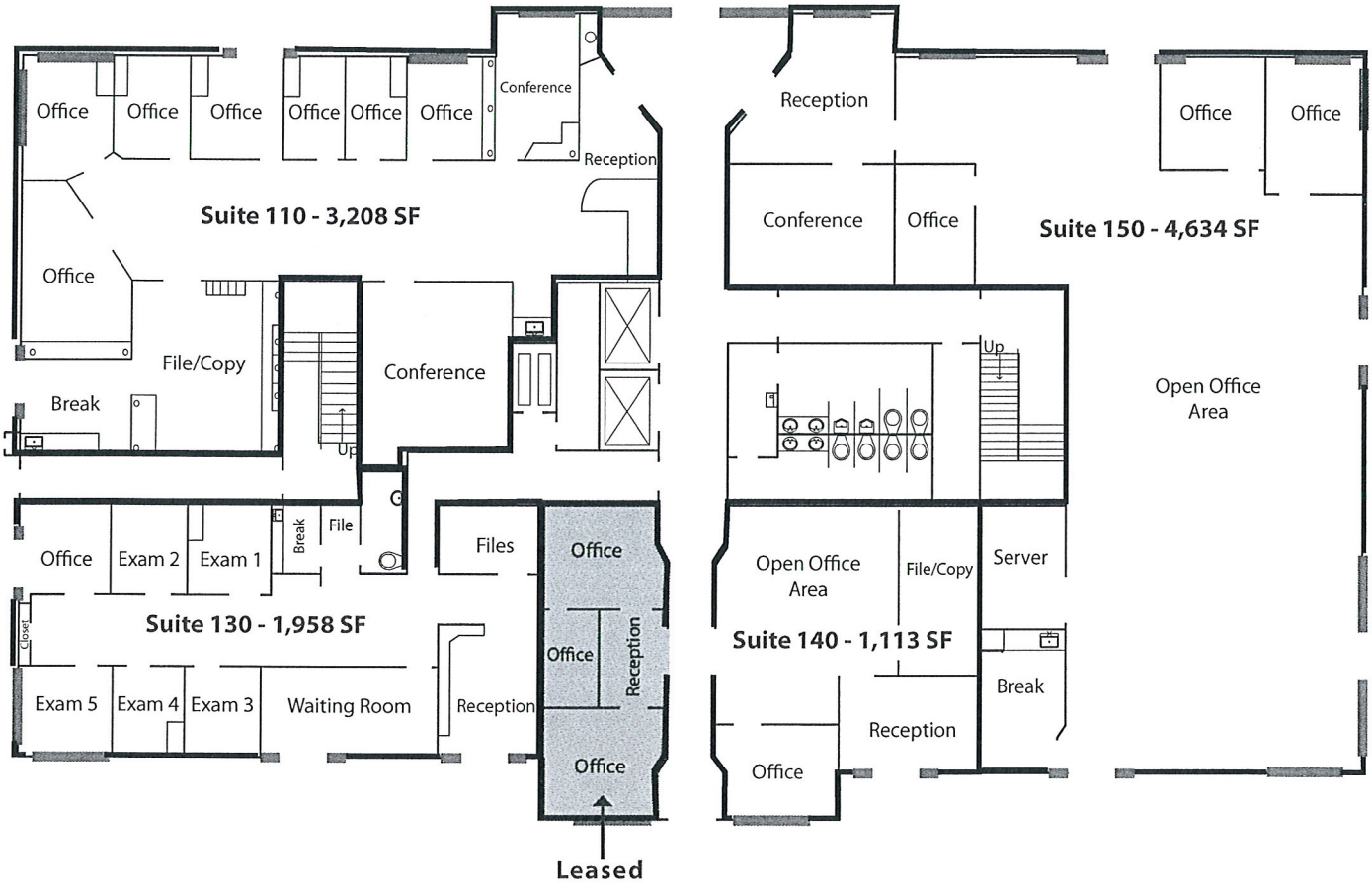
The Equity Group.

Commercial Real Estate

FLOOR PLANS

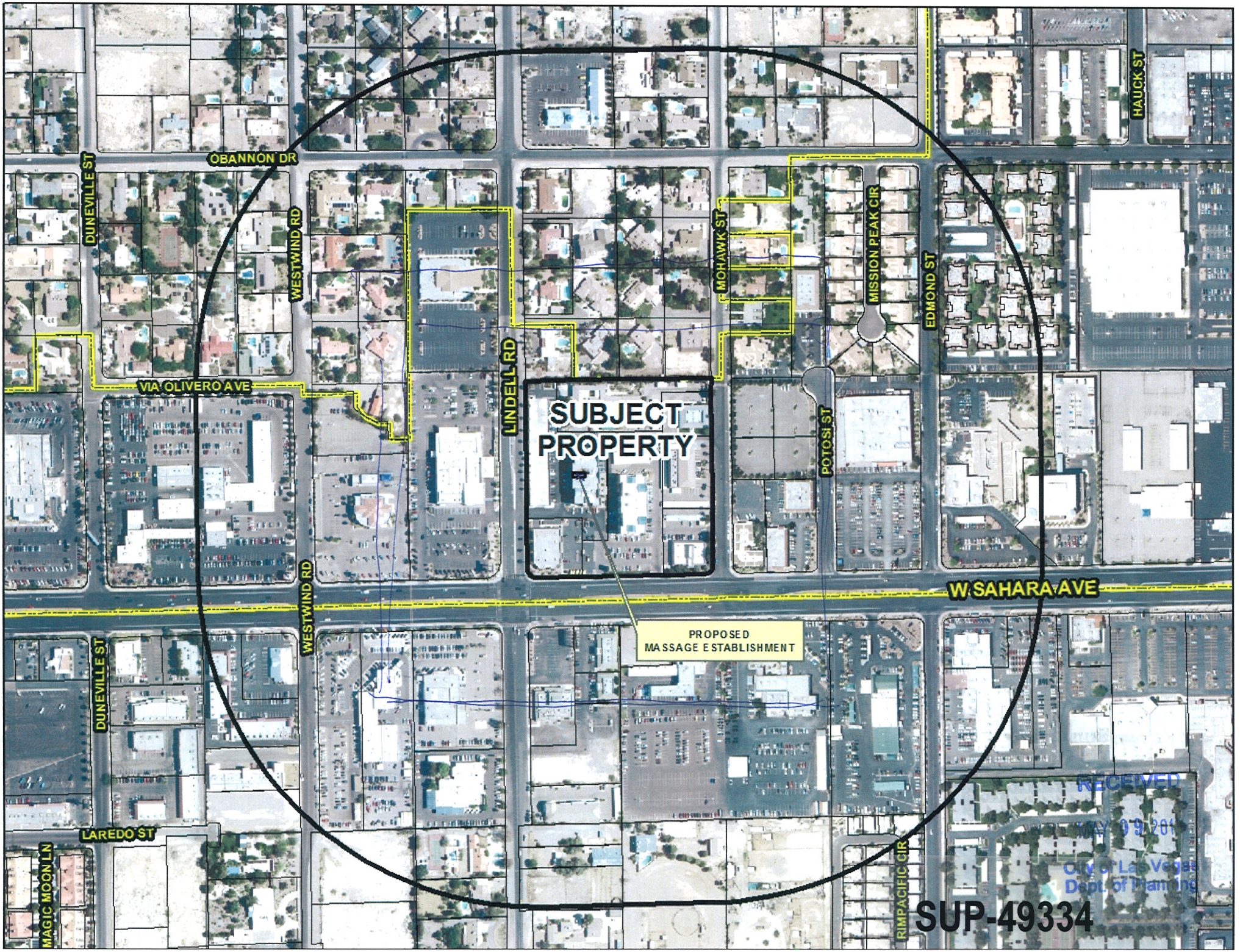
first floor

- Windows



RECEIVED
MAY 09 2013
City of Las Vegas
Dept. of Planning
SUP-49334

The information herein was obtained from sources deemed reliable; however The Equity Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof


OBANNON DR
DUNEVILLE ST
WESTWIND RD
VIA OLIVERO AVE
LINDELL RD
SUBJECT PROPERTY
MOHAWK ST
MISSION PEAK CIR
EDMOND ST
HAUCK ST
POTOSI ST
W SAHARA AVE
WESTWIND RD
PROPOSED MASSAGE ESTABLISHMENT
DUNEVILLE ST
LAREDO ST
MAGIC MOON LN
RIM PACIFIC CIR
RECEIVED
MAY 09 201
City of Las Vegas
Dept. of Planning
SUP-49334

April 4, 2013

Justification letter requesting a waiver regarding sect LVMC-ch19 zoning laws

I would like to request a waiver for zero distance separation adjacent to residential, where 4000ft is required. I am also requesting a waiver for distance separation for 480ft of another massage establishment where 1000ft is required. I am an independent massage therapist leasing a space at 5450 W. Sahara #138 Las Vegas, NV 89146 for use as massage establishment with zero employees. There is zero visibility/outside signage, I would like to offer basic massage with business hours Monday-Saturday from 9/10am -7pm always closed Sundays.

The property location is not in view of neither the other massage establishment nor the church or residentially zoned area.

The location is within a shopping center with 3 other commercial properties by separate owners, the property line wall at the rear of the property is what backs to a residential area causing the zero separation; however there is another building at that wall within my location lot.

My business location is not a freestanding business; there is less than 150sq ft. of actual massage usage. Total office space is 556sq ft. of usable space. Prior to signing a 3 yr. lease I had been given the wrong information by planning and zoning department that this location would have no problem obtaining a special use permit on multiple occasions via phone and in person.

RECEIVED

MAY 09 2013

City of Las Vegas
Dept. of Planning

SUP-49334

Where my office sits there would be zero impact for the residential parcels, or church. It is non-visible and no signage and no worry of traffic issues as stated this will be a one maybe two person operation, self-funded and we pose no threat to the other massage establishment as we are not visible to each other although on the same block and they are a 12plus therapist operation that offer spa services.

There is zero impact that will affect the requested waiver. I am asking that zoning and or council will take this into consideration and at bare minimum I would like to request at least a 3yr waiver to operate my business. With plans to hopefully open as soon as possible once a waiver is approved and the establishment business license is complete.

I have attached the necessary paperwork such as the cite plan, floor plan, photos of the location, and this justification letter.

Please take into consideration that I am a very small operation and that my actual space is far from the actual property line and sits in the rear of other commercial buildings in the same lot and has no impact on neither those businesses as well as the stated waiver requested items.

I have been a massage therapist since 2006 and have maintained my national certification as well as city and state licenses as required for massage therapist in Las Vegas, Nevada.

Thank you in advance,

Sherrell Hall

City business license # M12-02082-4-159300 – NVMT#5167

RECEIVED
MAY 09 2013
City of Las Vegas
Dept. of Planning

SUP-49334

City of Las Vegas Agenda Item No.: **78.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

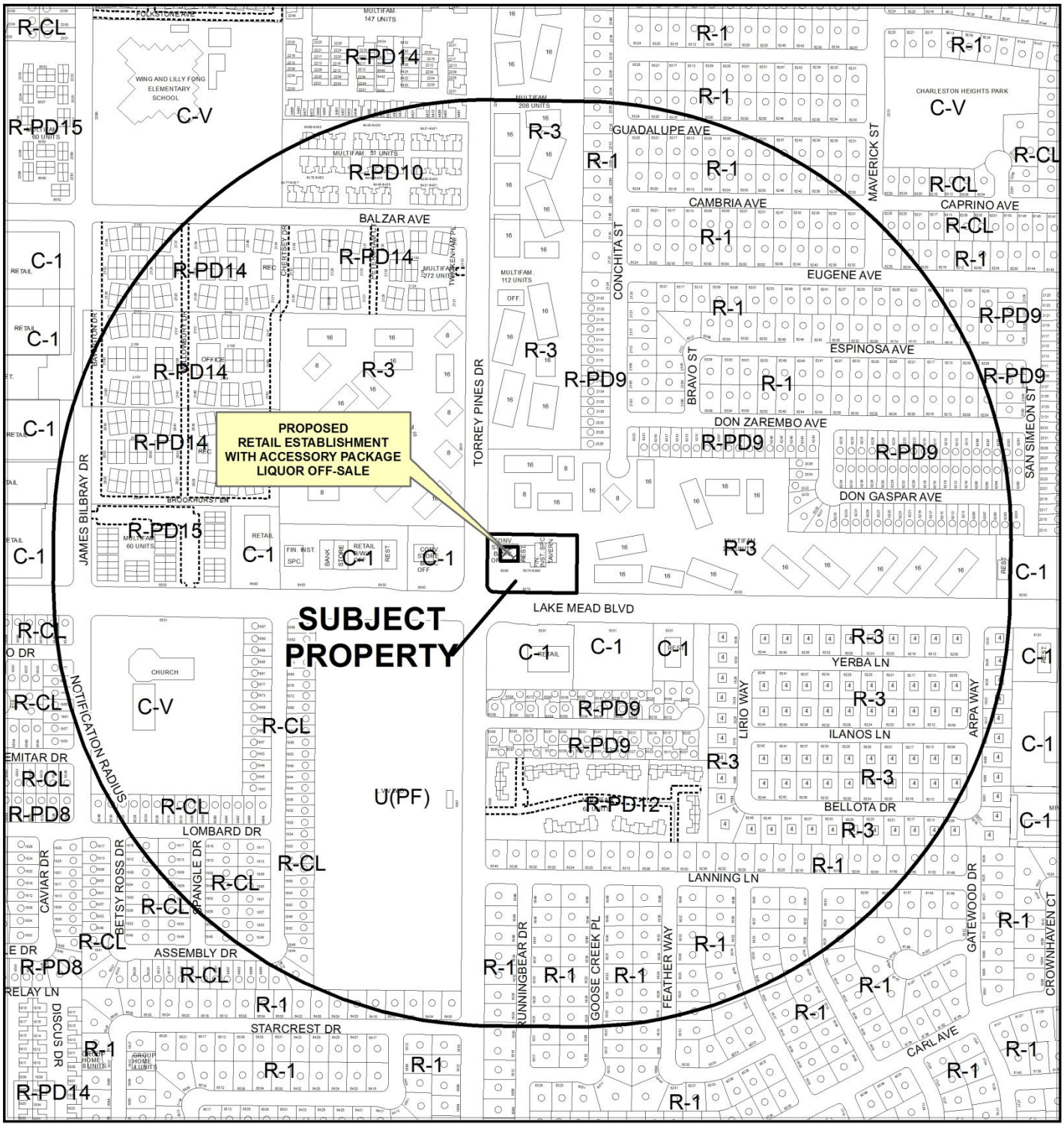
SUBJECT:
SUP-49382 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPICKLER - OLENAK, LLC - OWNER: CANYON PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,060 SQUARE-FOOT CONVENIENCE STORE at 6390 West Lake Mead Boulevard (APN 138-23-601-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



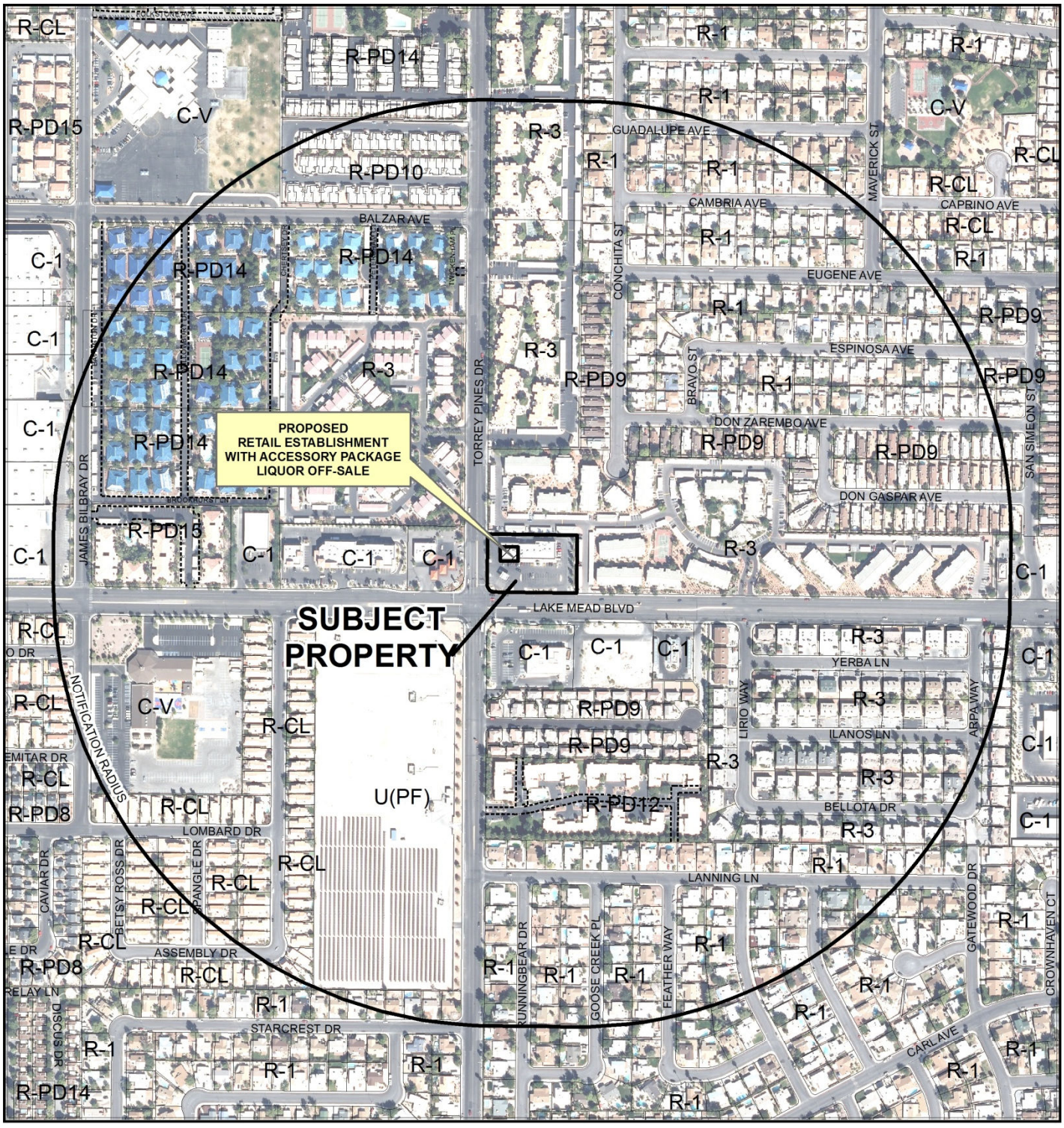
0 400 800 Feet

CASE: **SUP-49382**

RADIUS: 1500 FEET

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

N



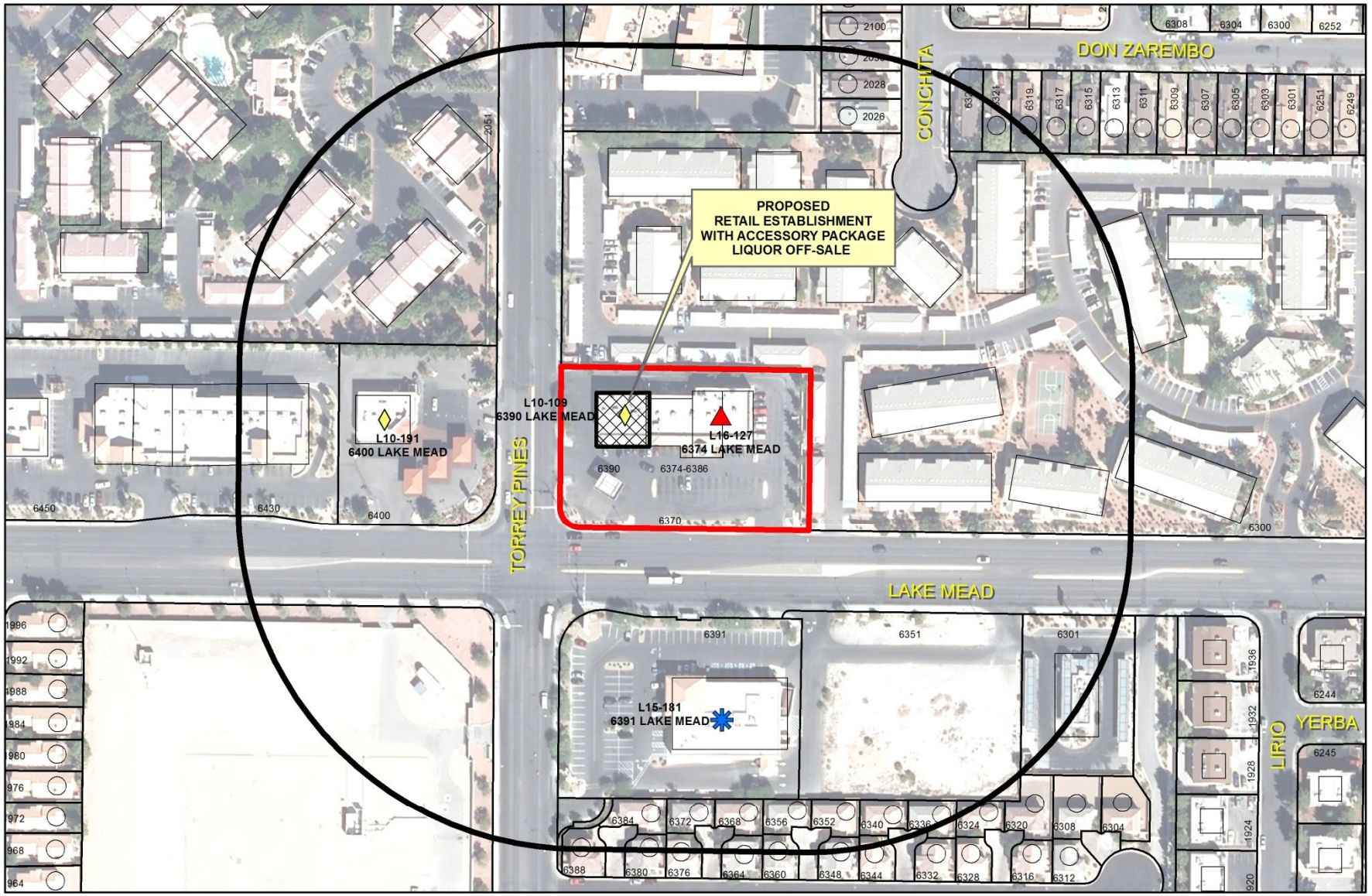
0 400 800 Feet

CASE: **SUP-49382**

RADIUS: 1500 FEET

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

N



SUP-49382

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49382** APN: 138-23-601-003

Name of Property Owner: Canyon Plaza, L.L.C.

Name of Applicant: Spickler-Olenak, L.L.C.

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barry W. Becker

Subscribed and sworn before me

This 14th day of May, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
Bunny J. Reiman
STATE OF NEVADA-COUNTY OF CLARK
MY APPOINTMENT EXP APR. 25, 2016
No. 08-6529-1

RECEIVED

MAY 14 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 6390 W. Lake Mead Blvd., Las Vegas, NV 89108

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-23-601-003 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 10,260 **Floor Area Ratio** _____

Gross Acres 1.37 **Lots/Units** 4 **Density** _____

Additional Information _____

PROPERTY OWNER Canyon Plaza, L.L.C. **Contact** Barry W. Becker

Address 50 S. Jones Blvd., Ste 100 **Phone:** 702-878-1903 **Fax:** 702-878-1057

City Las Vegas, NV **State** NV **Zip** 89107

E-mail Address bwilliams@beckerlv.com

APPLICANT Spickler-Olenak, L.L.C. **Contact** Jason Olenak

Address 6390 West Lake Mead **Phone:** 646-7771 **Fax:** 838-2211

City Las Vegas **State** NV **Zip** 89108

E-mail Address munchie817@gmail.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Barry W. Becker

Subscribed and sworn before me

This 14th day of May, 20 13.

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
Bunny J. Reiman
STATE OF NEVADA-COUNTY OF CLARK
MY APPOINTMENT EXP APR. 25, 2016
No. 08-6529-1

RECEIVED
MAY 14 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-49382
Meeting Date:	07/09/13
Total Fee:	1280.00
Date Received:*	05/14/13
Received By:	Jonathan B.

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

CANYON PLAZA

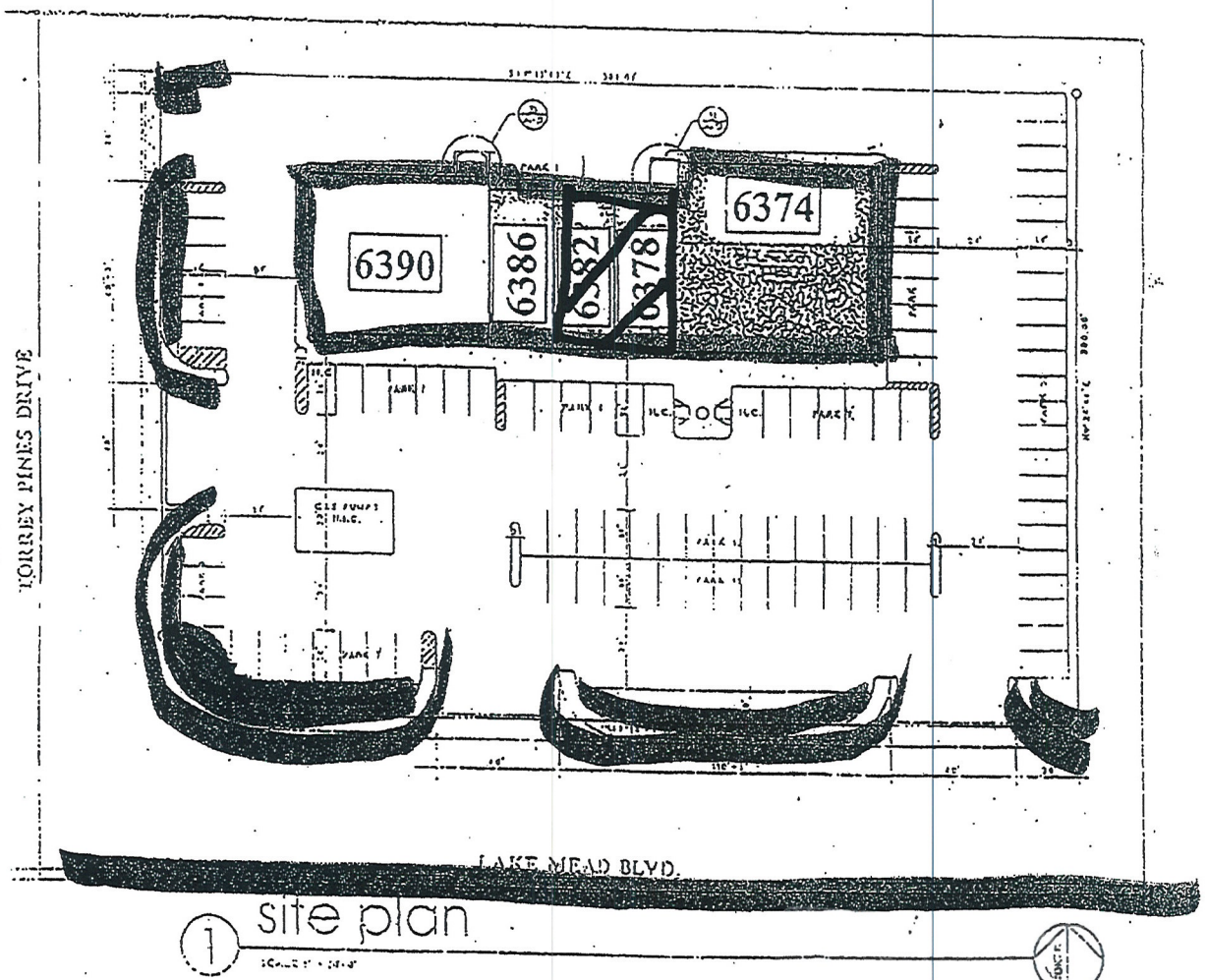
Northeast corner of Lake Mead Boulevard and Torrey Pines Boulevard

NEC Lake Mead & Torrey Pines

Parking Required

Convenience Store
3,060 Square feet /250=13
Mr. Eats Take-out Pizza
933 square feet/200=5
67 square feet/50=2
(public area)
Check City, class III
2000 square feet/175=12
Torrey Pines Tavern
4040 total square feet/
2940 public area/50=59
1100 back of house/200=6

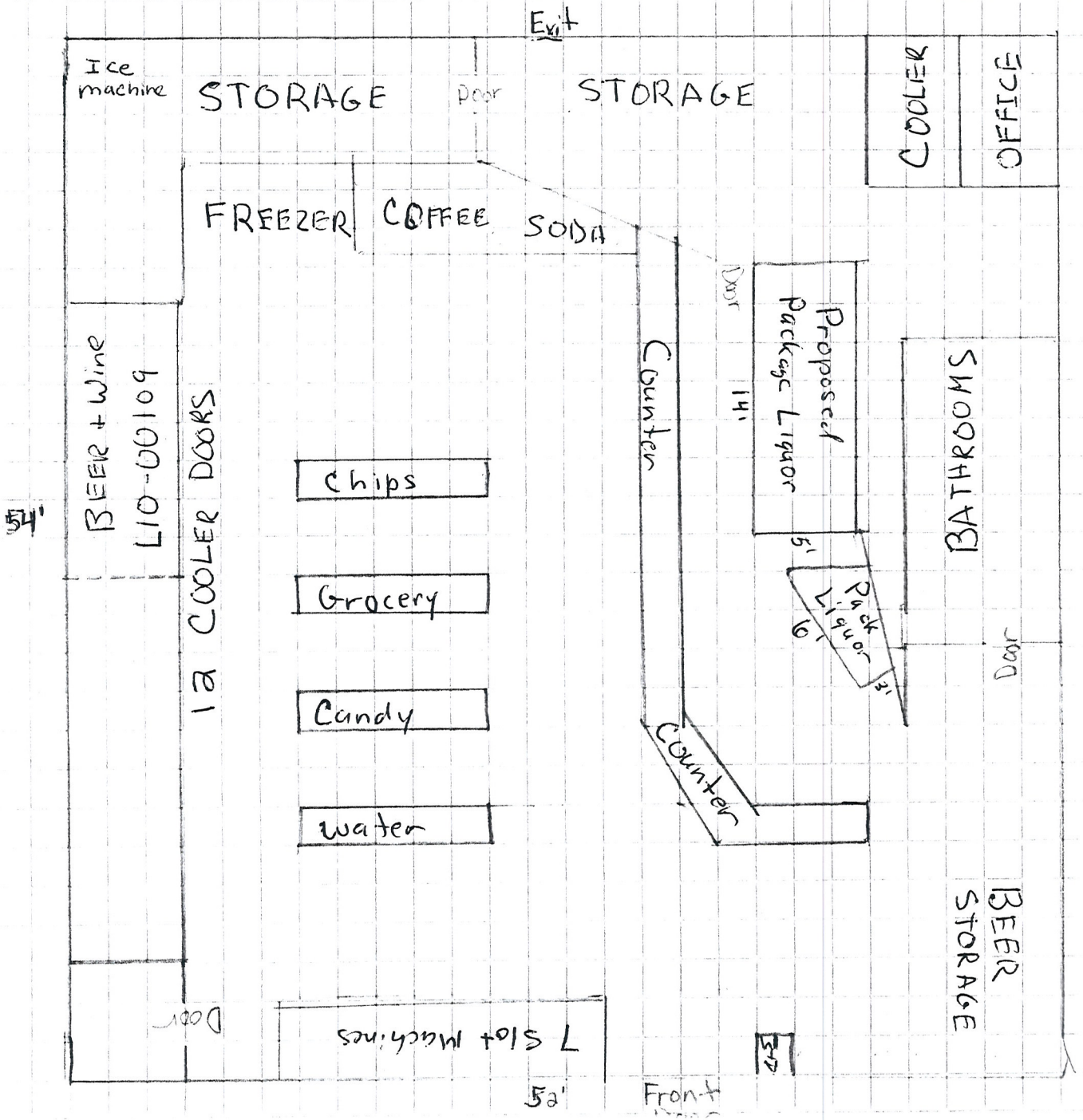
Total Required -97 spaces
Total provided- 99 spaces



1 site plan

RECEIVED
MAY 14 2013
City of Las Vegas
Dept. of Planning

SUP-49382



Munchies
6390 West Lake Mead
Las Vegas, NV 891

□ = 2 feet

N
W
E
S

RECEIVED
MAY 14 2013
City of Las Vegas
Dept. of Planning

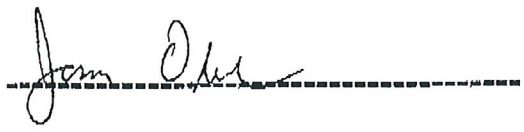
SUP-49382

SPICKLER/OLENAK,L.L.C A NEVADA CORPORATION
6390 WEST LAKE MEAD BLVD
LAS VEGAS,NEVADA
April 15th,2013

CITY OF LAS VEGAS:

This is a letter of intent for Munchies convenience store to obtain a package goods license for retail alcohol sales. We curently have a beer/wine license and wish to add the package goods sales to our store.
We have been operating at this location for ten years.
We are currently applying to the planning dept for the special use permit required for City approvals.

Jason Olenak, Member/Manager
Spickler/Olenak,L.L.C.





City of Las Vegas Agenda Item No.: **79.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

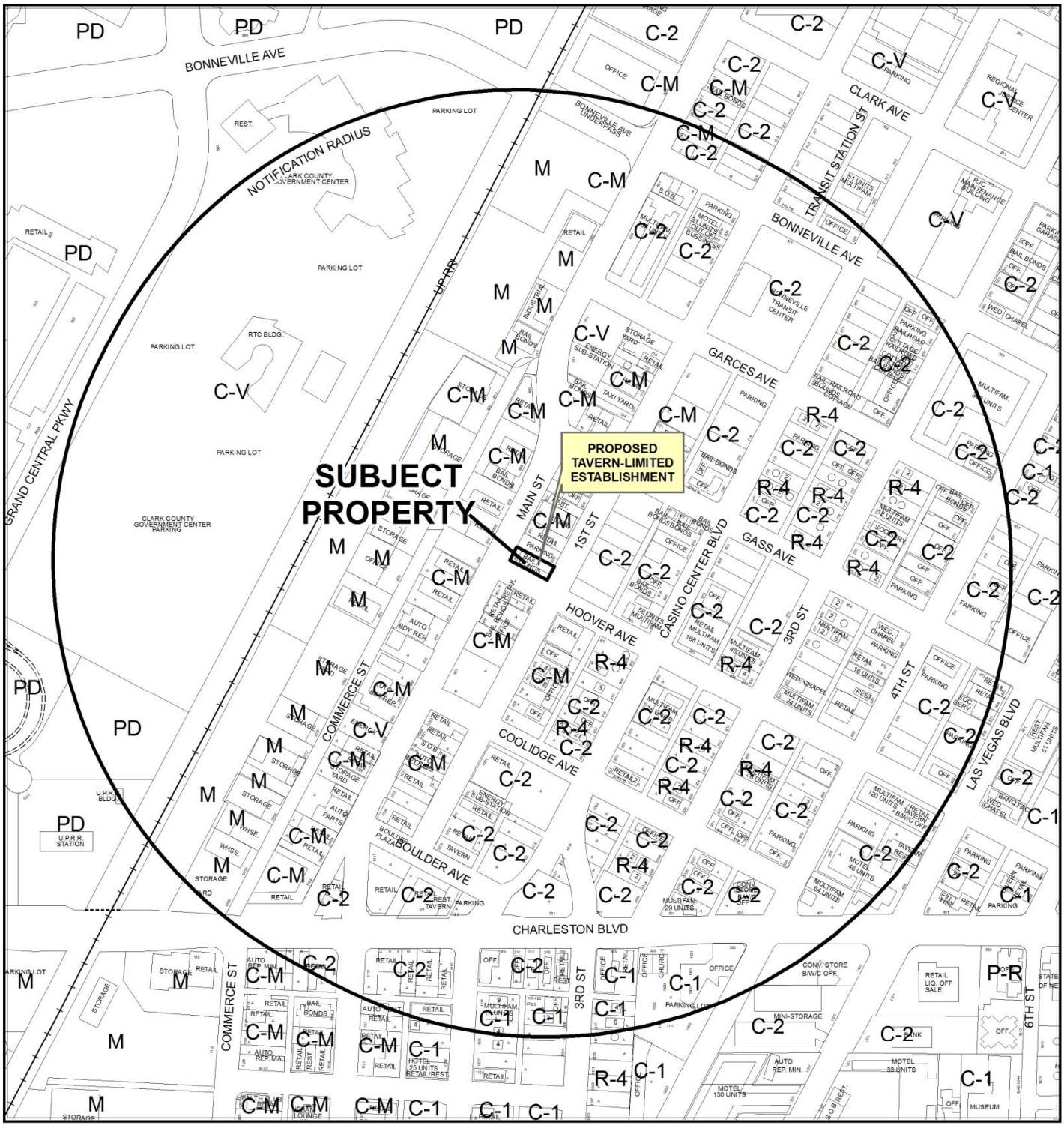
SUBJECT:
SUP-49432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEOFF HALL - OWNER: YELLOW BRICK PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,450 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,236 SQUARE FEET OF OUTDOOR SEATING AREA at 831 South Main Street (APN 139-34-410-004), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

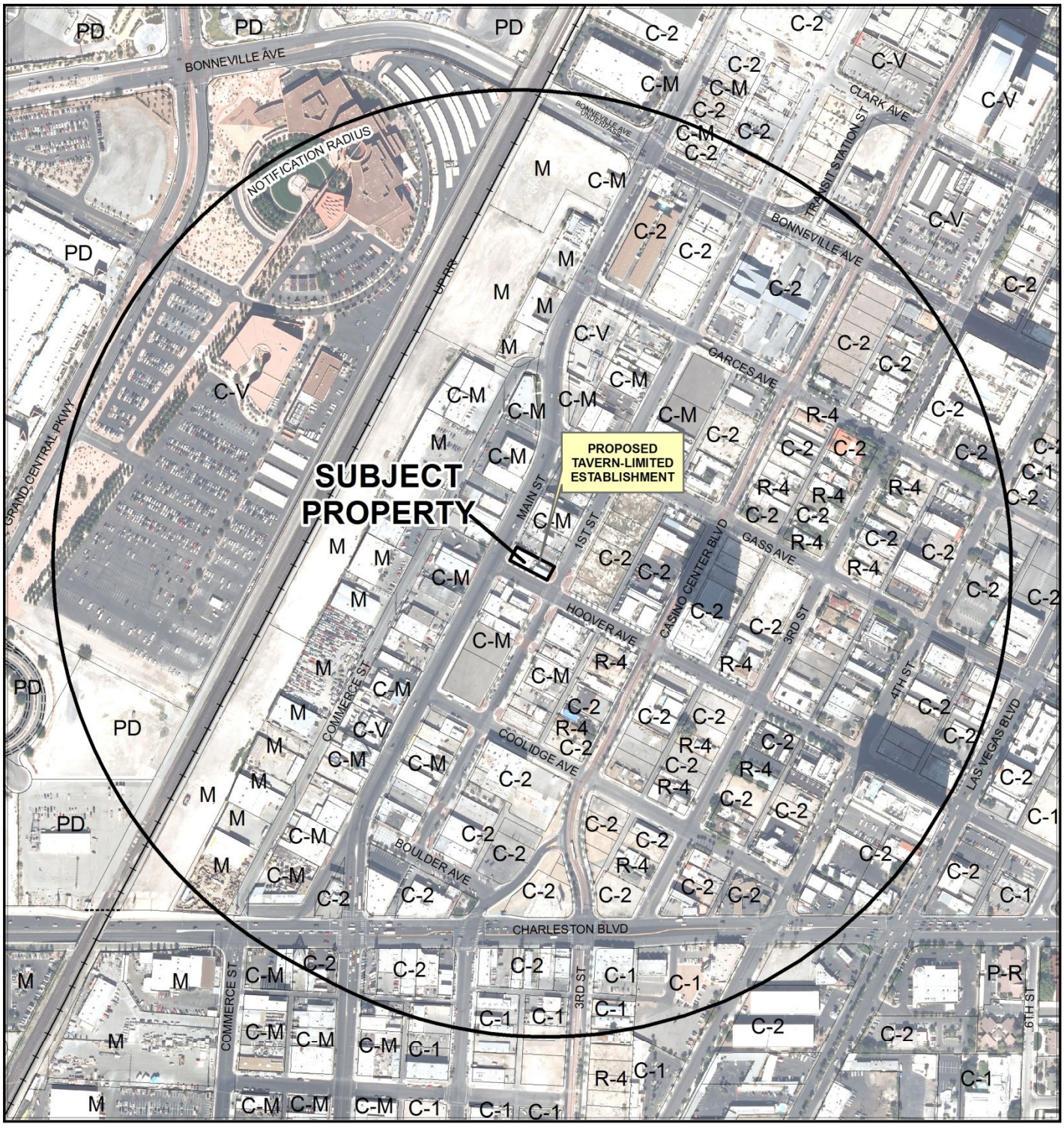


CASE: **SUP-49432**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



CASE: **SUP-49432**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

RECEIVED

MAY 16 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49432** APN: 139-34-410-004

Name of Property Owner: Yellow Brick Properties, LLC

Name of Applicant: GEOFF HALL

Name of Representative: JASON STRODL

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David S. VanZanten

Subscribed and sworn before me

This 29th day of April, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARRYL RESHARD
No: 11-5278-1
My Appointment Expires June 21, 2015

DEPARTMENT OF PLANNING

RECEIVED

MAY 16 2013

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 831 S. MAIN ST LV NV 89101

Project Name ~~BETSY~~ BETSY **Proposed Use** TAVERN LIMITED

Assessor's Parcel #(s) 139-34-410-004 **Ward #** 3

General Plan: existing MXU proposed N/A **Zoning:** existing C-M proposed N/A

Commercial Square Footage _____ **Floor Area Ratio** N/A

Gross Acres N/A **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Yellow Brick Properties, LLC **Contact** David VanZanten

Address 8709 Red Rio Dr. #103 **Phone:** 580 5760 **Fax:** 243 3735

City Las Vegas **State** NV **Zip** 89128

E-mail Address dave@doublethat.com

APPLICANT GEOFF HALL **Contact** GEOFF HALL

Address 8109 WISPY SAGE WAY LV NV 89149 **Phone:** (702) 683-8787 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address GEOFFJINXER@MAC.COM

REPRESENTATIVE ADAPTURE **Contact** JASON STRODL

Address 1118 S. MAIN ST **Phone:** (702) 629-7222 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address JASON@ADAPTUREDB.COM

Property Owner Signature* _____

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

Print Name David VanZanten

Subscribed and sworn before me

This 29th day of April, 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARRYL RESHARD
No: 11-5278-1
My Appointment Expires June 21, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP 49432
Meeting Date:	7/9/2013
Total Fee:	1280.00
Date Received:*	5/16/2013
Received By:	[signature]

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

Revised 10/27/08

Dropbox\Application Packet\Application Form.pdf

RECEIVED

MAY 16 2013

GENERAL NOTES

SCALE: nts

1. THE TOTAL PROPERTY SIZE IS 7,000 S.F.
2. NO ON SITE PARKING PROVIDED.

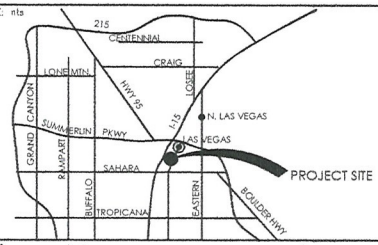
LEGEND

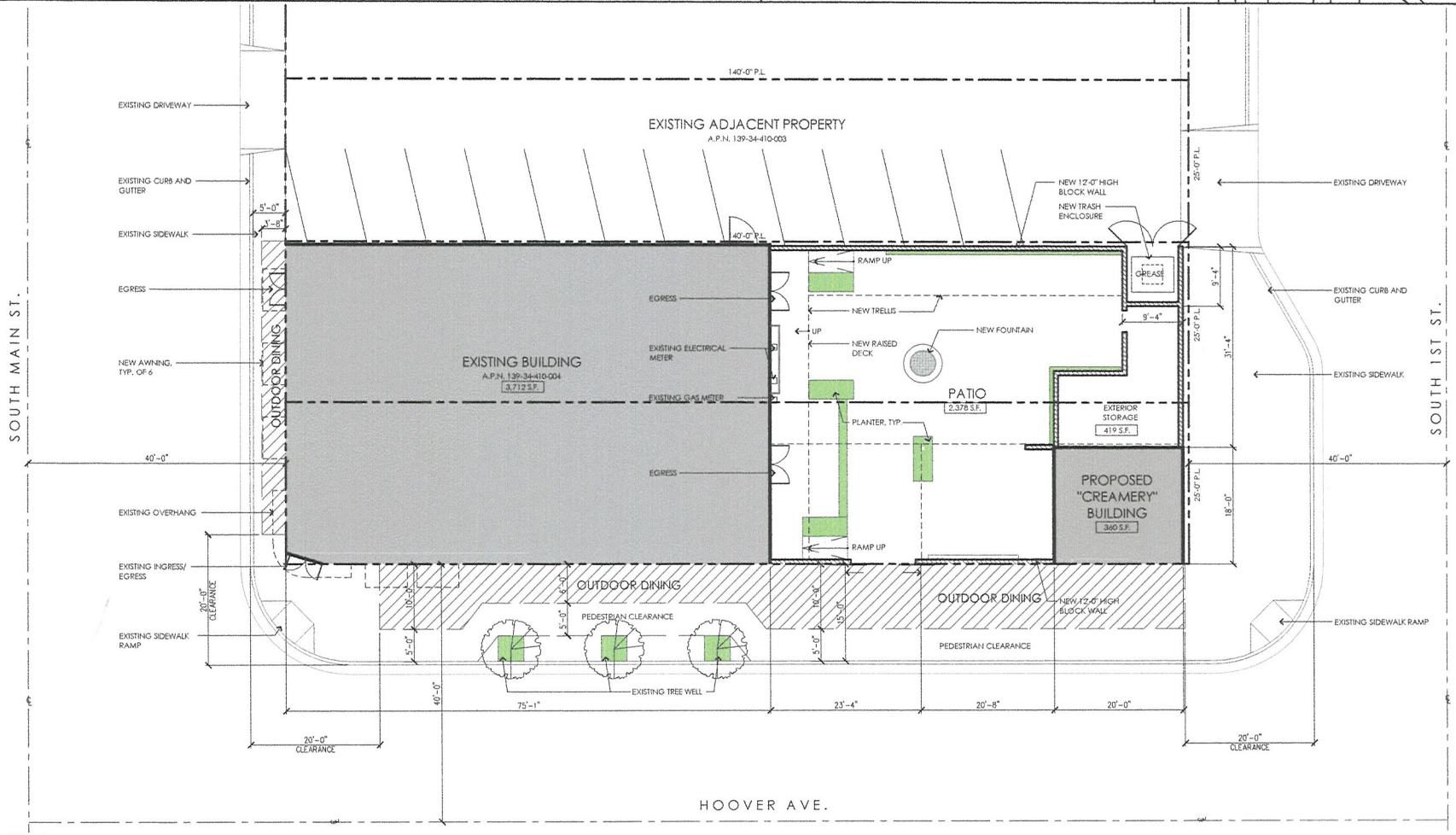
SCALE: nts

- BUILDING
- PLANTER / LANDSCAPING
- OUTDOOR DINING AREA AT PUBLIC SIDEWALK

VICINITY MAP

SCALE: nts





SITE PLAN

SCALE: 1/16" = 1'-0"

[a] ARCHITECTURE INTERIORS CONSTRUCTION

jasonstrodl [adapture] a design + build company

1118 S MAIN STREET
LAS VEGAS, NV 89104
TEL: 702 629 7222
WWW.ADAPTUREDB.COM

Betsy

PROJECT:
BETSY
RESTAURANT
AND BAR

SHEET TITLE:
OVERALL SITE PLAN

REF. SHEET:

SHEET:
a1.0

SUBMITTAL:
SPECIAL USE PERMIT

DATE:
MAY 15, 2013

SUP-49432

jasonstrodl adapture
a design + build company

ARCHITECTURE
INTERIORS
CONSTRUCTION

May 13, 2013

City of Las Vegas Department of Development Services and Planning Department
333 N. Rancho Dr.
Las Vegas, NV 89107

Re: Justification Letter
Betsy Restaurant and Bar
831 S. Main Street
Las Vegas, NV 89101

To whom it may concern,

On behalf of Encanto Hospitality, the Tenant of the property located at 831 S. Main Street, and under the current City of Las Vegas Planning Department guidelines and General Plan, we respectfully request a Special Use Permit for a change of use to restaurant/bar and for the serving of alcoholic beverages. The applicant is applying for a Tavern-Limited License.

The premises was most recently used as a Bail Bonds office. It consists of a one-story masonry building that is approximately 3700 square feet and an outdoor storage yard at the rear that is approximately 3000 square feet. The property is bound on three sides to the West, South, and East by public right-of-aways (Main Street, Hoover Avenue, and S. First Street, respectively) and to the North by an adjacent property currently used for parking by adjacent property owners and nearby businesses. No on-site parking is available or intended for the proposed restaurant/bar. Street parking exists along all the nearby streets.

The area north of Charleston along South Main Street and First Street has in recent years experienced new development activity of new similar types of projects including Bar + Bistro, Artiface, Art Square, and Mingo. The proposed restaurant/bar is compatible with the overall objectives of the General Plan and will serve as another quality dining establishment for the immediate area's businesses and residents in addition to the greater metropolitan Las Vegas area.

While operating as a Restaurant and Bar minors will be permitted to be unaccompanied by an adult while using the restaurant portion of the facility. The Bar area will be designed with a permanent barrier that separates itself from the restaurant. This will give minors the ability to access the public areas such as the restrooms and patio spaces without traveling though the Bar.

Thank you for your consideration.

Sincerely,

Jason Strodl, AIA
Principal
jasonstrodl [adapture]
a design+build firm

RECEIVED
MAY 16 2013

1118 SOUTH MAIN STREET | LAS VEGAS, NV 89104
TEL:: 702 629.7222
CEL:: 465.2613
LIC:: # 0074327

WWW.ADAPTUREDB.COM

SUP-49432

City of Las Vegas Agenda Item No.: **80.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

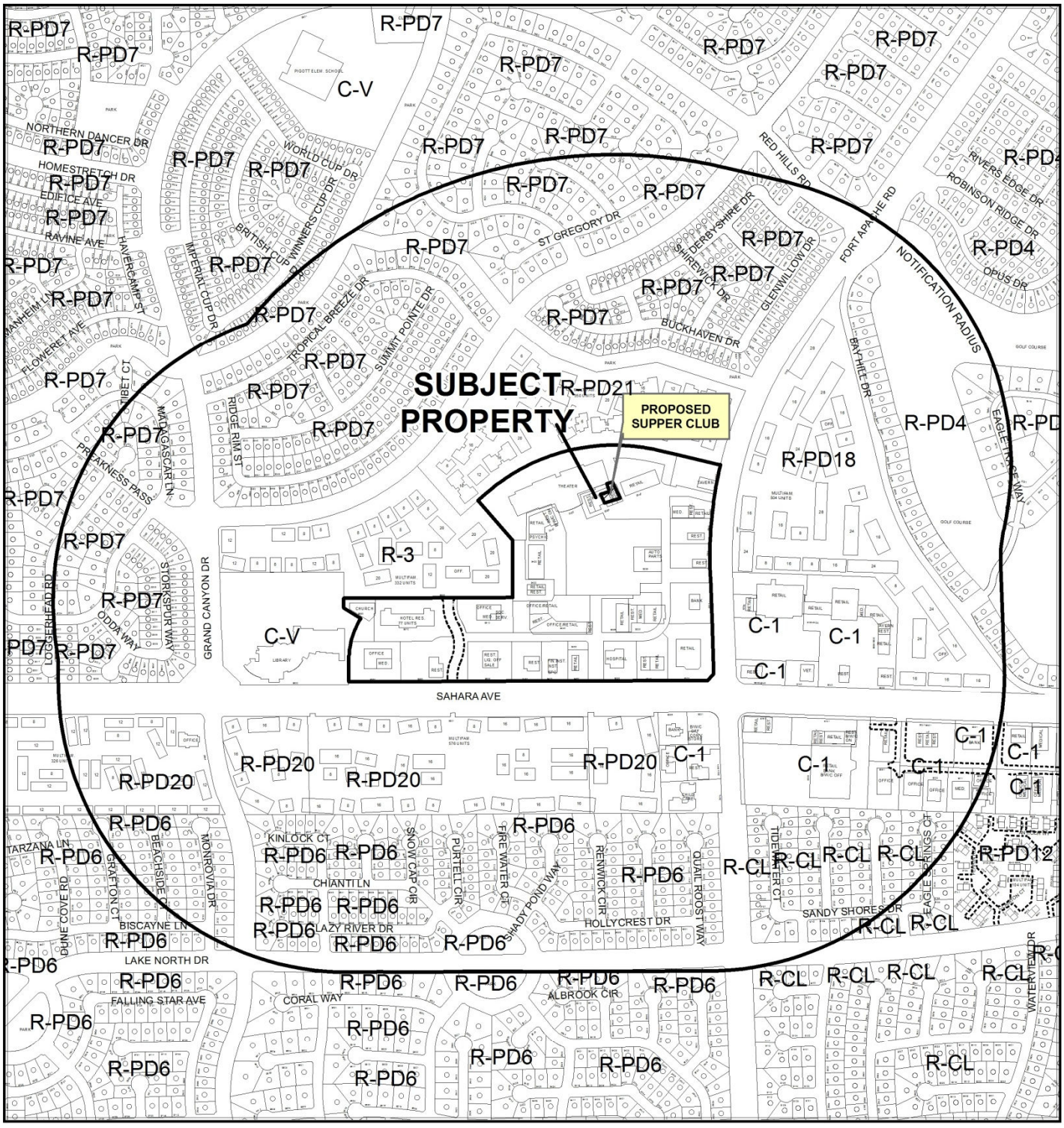
SUBJECT:
SUP-49490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SETTEBELLO, LLC - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB USE WITHIN A PROPOSED 4,000 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #170 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

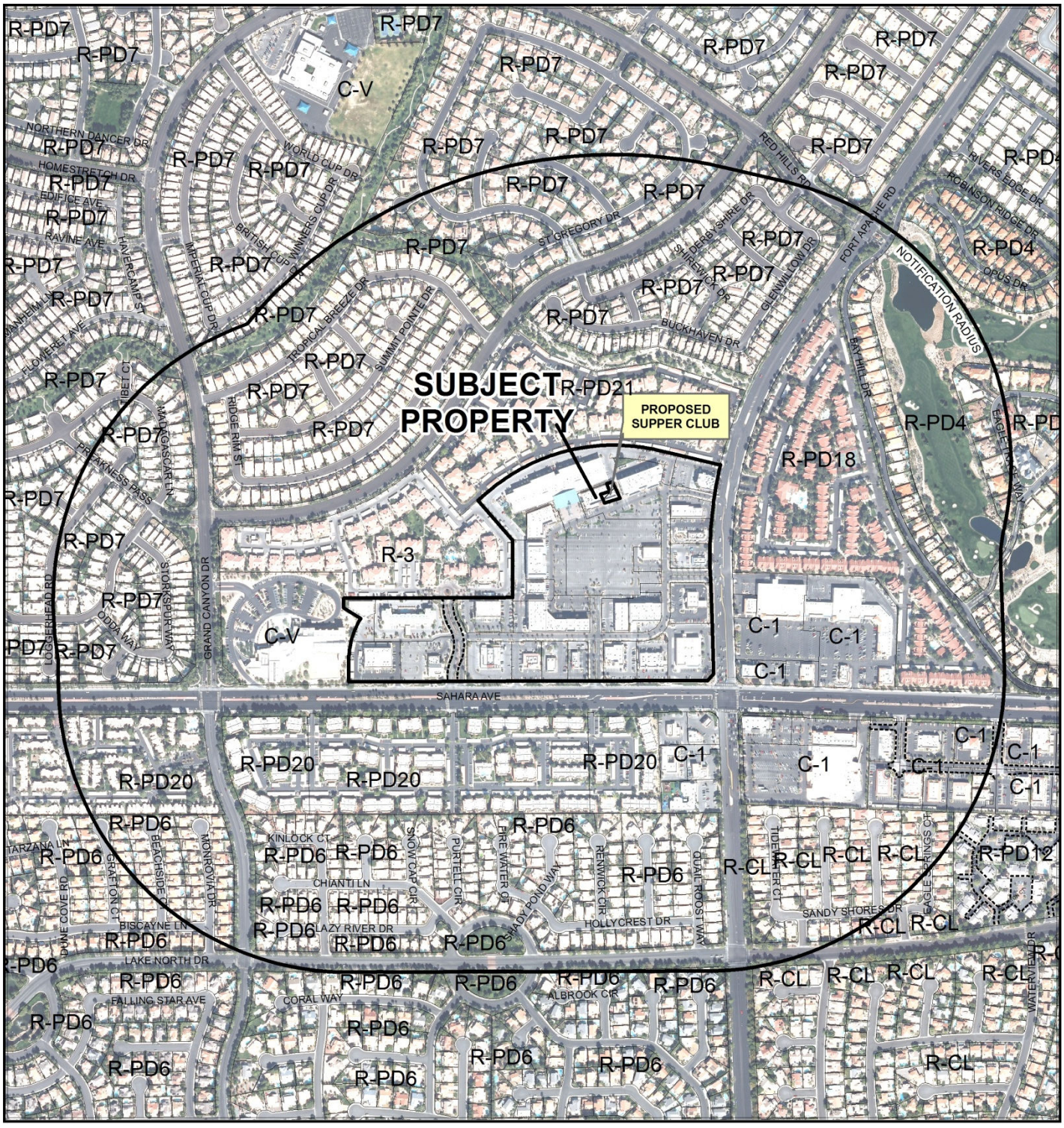
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49490**

RADIUS: 1500 FEET

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



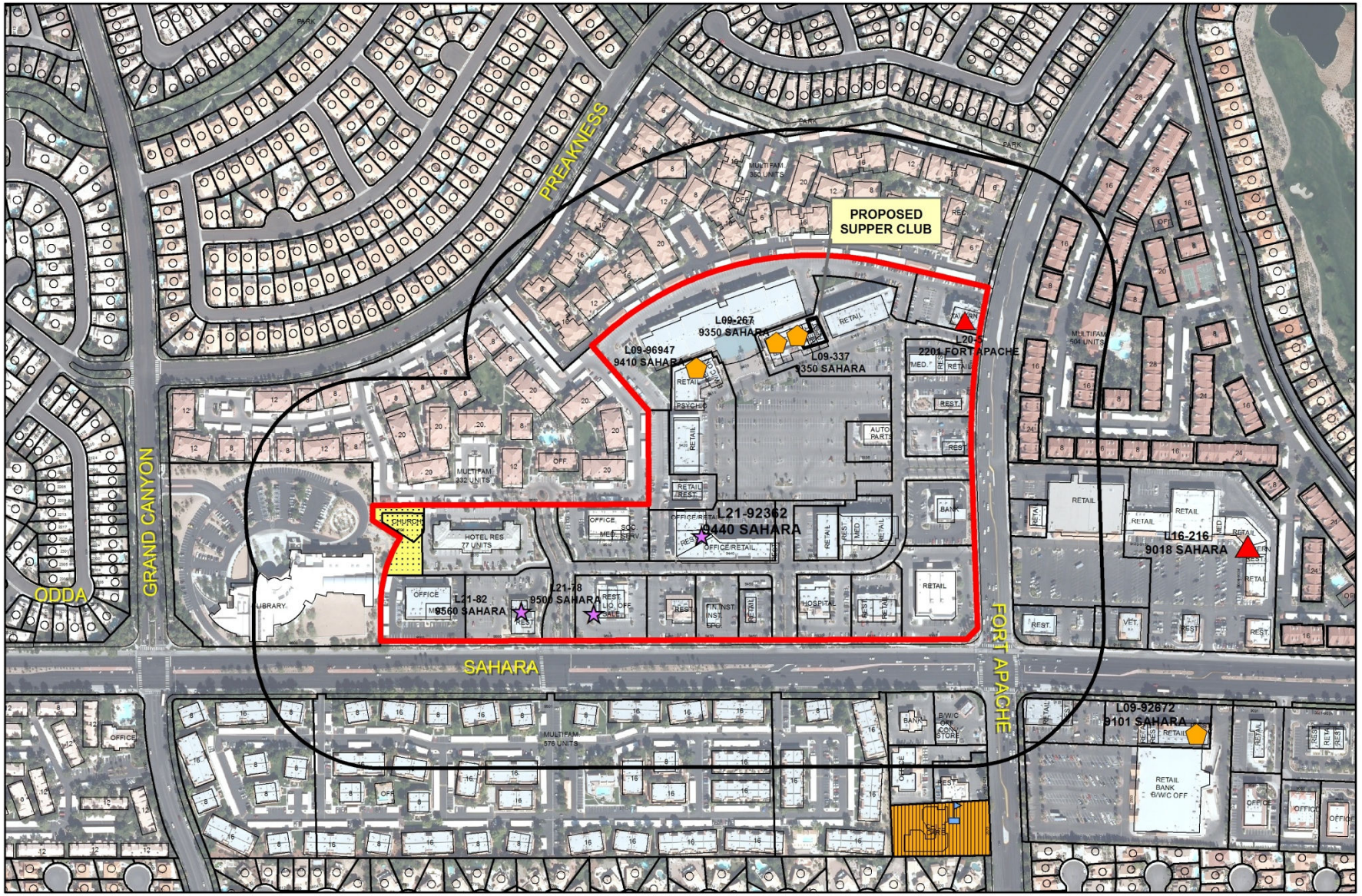
0 500 1,000 Feet

CASE: **SUP-49490**

RADIUS: 1500 FEET

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

N



SUP-49490
Supper Club

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49490 APN: 163-06-816-034

Name of Property Owner: 9440 West Sahara Holdings LLC

Name of Applicant: SETTEBELLO, LLC

Name of Representative: Nathaniel Taylor

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: W. GREG GEIGER

Subscribed and sworn before me

This 18TH day of APRIL, 2013

_____

Notary Public in and for said County and State

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

Revised 11-14-06

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

RECEIVED

MAY 22 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special-Use Permit

Project Address (Location) 9350 W. Sahara Ave., Suite 170 Las Vegas, NV 89117

Project Name SETTEBELLO **Proposed Use** C-1

Assessor's Parcel #(s) 163-06-816-034 **Ward #** 2

General Plan: existing ~~proposed~~ **Zoning:** existing C-1 ~~proposed~~ C-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 9440 West Sahara Holdings, LLC **Contact** _____

Address ~~2361 Roscrans, Ave., #375~~ 2121 ROSECRANS AVE., #4325 **Phone:** _____ **Fax:** _____ ML

City El Segundo **State** CA **Zip** 90245

E-mail Address _____

APPLICANT SETTEBELLO, LLC **Contact** Bradley Otton

Address 140 S. Green Valley Pkwy., Suite 102 **Phone:** ~~(949)~~ 582-1948 **Fax:** _____

City Las Vegas **State** NV **Zip** 89012

E-mail Address _____

REPRESENTATIVE Taylor Consulting Group, LLC **Contact** Nathaniel Taylor

Address P.O. Box 750521 **Phone:** (702) 280-6175 **Fax:** _____

City Las Vegas **State** NV **Zip** 89136

E-mail Address info@thetaylorconsultinggroup.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Wm Greg Geiger

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

Print Name Wm GREG GEIGER

Subscribed and sworn before me

This 18TH day of APRIL, 20 13.

Notary Public in and for said County and State

RECEIVED
Revised 10/27/08
MAY 22 2013
City of Las Vegas
Dept. of Planning

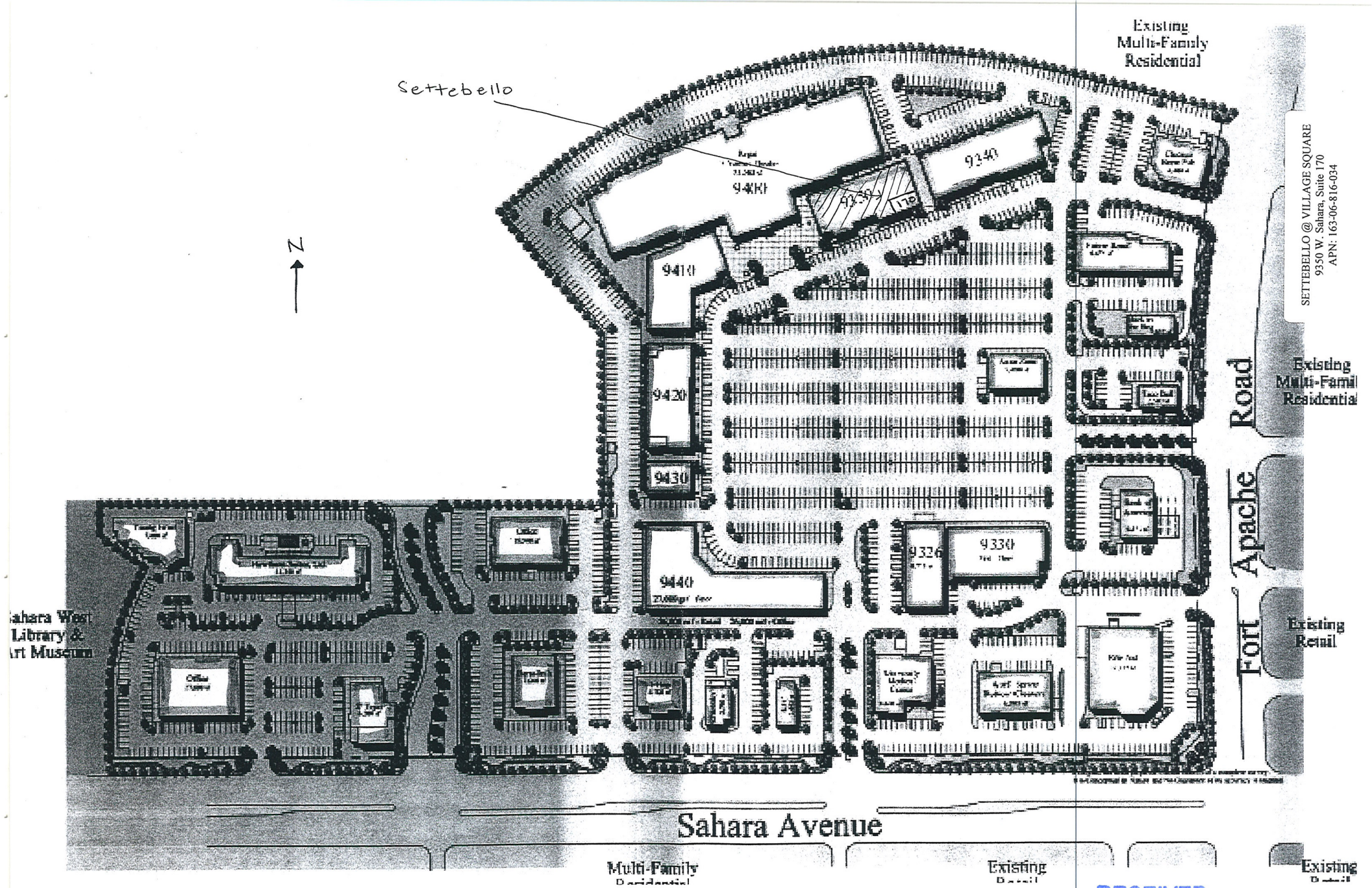
TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-49490
Meeting Date:	07/09/13
Total Fee:	$1280.00
Date Received:*	05/22/13
Received By:	Jonathan B

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

f:\depot\Application Packet\Application Form.pdf

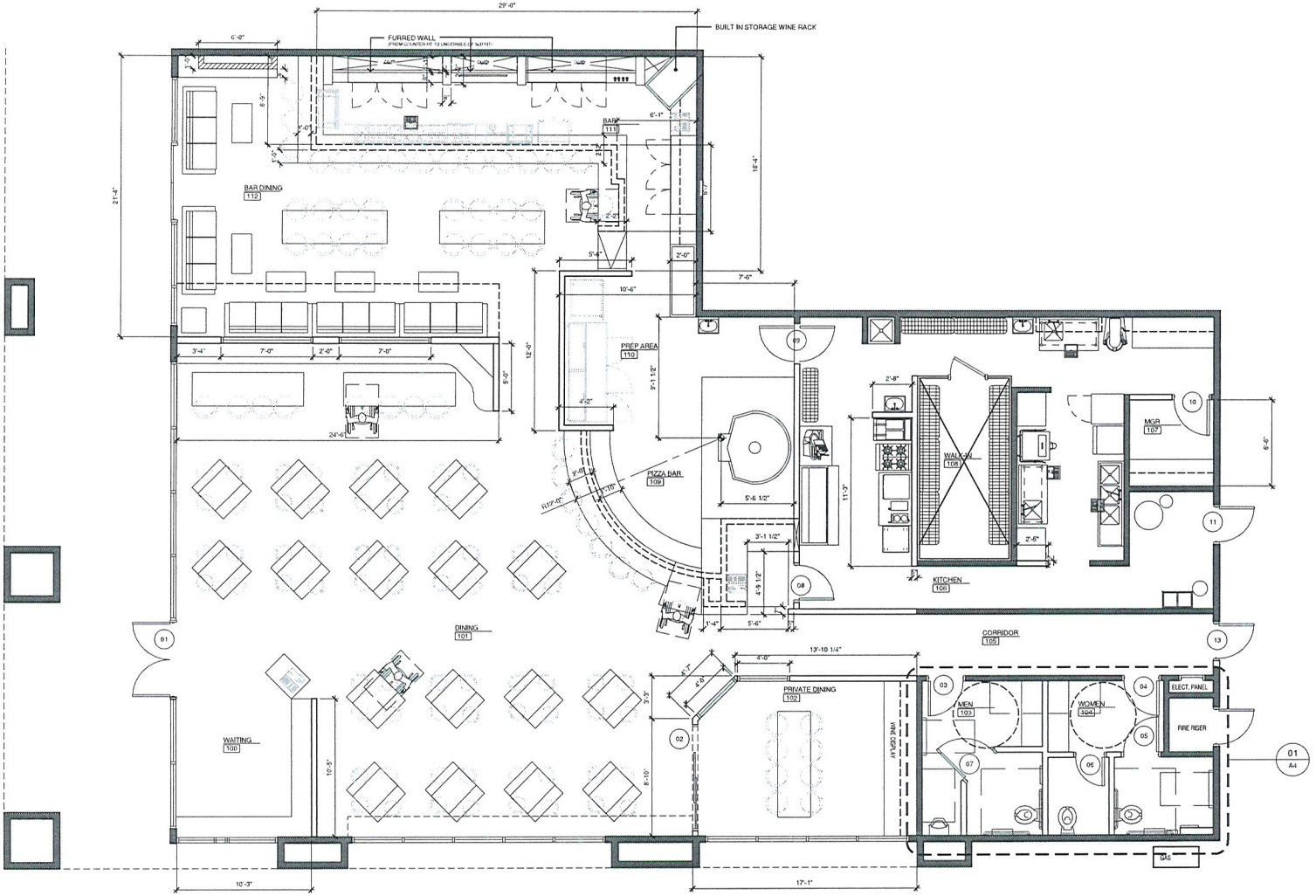


RECEIVED

MAY 22 2013

City of Las Vegas
Dept. of Planning

SUP-49490



RECEIVED

JUN 04 2012

SUP-49490

REVISED

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

April 22, 2013

City of Las Vegas
Department of Planning
300 N. Rancho Drive
Las Vegas, NV 89106

Re: Special-Use Permit--SETTEBELLO

The applicant is requesting a special-use permit to allow for a Supper Club establishment--to be located in the multi-tenant retail space facility on the northwest corner of W. Sahara and Fort Apache. In addition, we respectfully request a waiver of distance from an existing "House of Worship" of zero feet separation where 400 feet is required. This use will operate in conjunction with a proposed restaurant (supper club) in the Village Square Development located at the northwest corner of Sahara & Fort Apache. The restaurant operation be the principal portion of the business.

Village Square is a large mixed-use development that is currently home to a number of similar uses; restaurants, bars, lounges, etc. Our proposed use is harmonious and compatible with the surrounding land uses and will add to the amenities already present in Village Square. The suitability of our proposed use is not in question due to the planned design of the development.

This project has adequate parking and traffic accessibility due to its proximity to Sahara Ave. & Fort Apache Blvd.; respectively. It is our position that in no way does our project compromise the public health, safety, and welfare of the objectives of the General Plan. Village Square was designed for these types of uses and will enhance the overall goals and intentions of this mixed-use development.

In keeping with the goals of Title 19.20, our project meets/supports the Cities regulations as it pertains to development compatibility. SETTEBELLO will be a welcomed addition to Village Square, and will serve as another avenue for shoppers, neighboring residents, and employees of the center to enjoy great food, wine, and hospitality. We respectfully request that City Staff and Planning Commission approve our request for this special-use permit.

Sincerely,

Nathaniel Taylor
President

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

RECEIVED
MAY 22 2013
City of Las Vegas
Dept. of Planning

SUP-49490

City of Las Vegas Agenda Item No.: **81.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

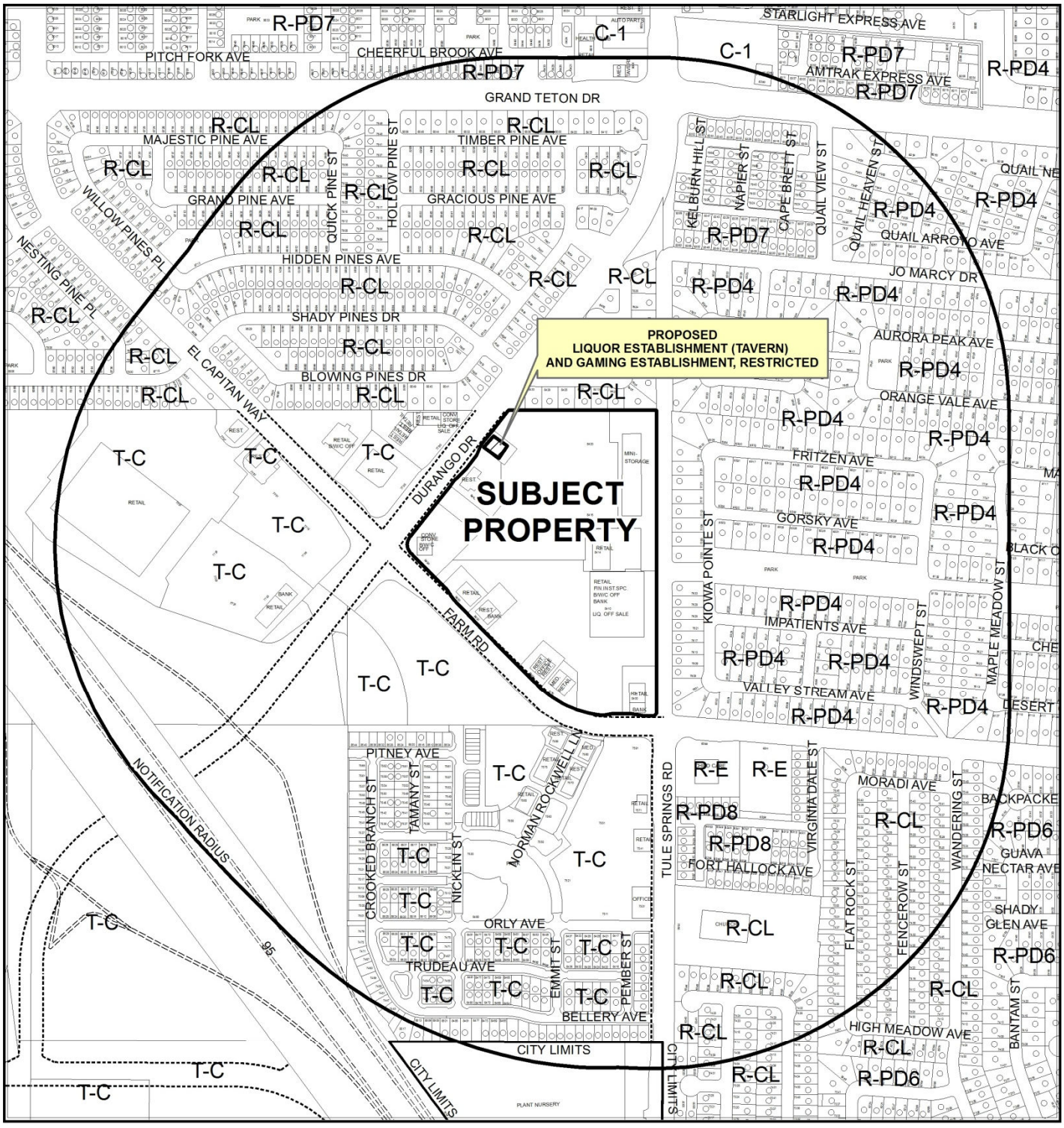
SUBJECT:
SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE A MINIMUM 400-FOOT SEPARATION IS REQUIRED AND TO ALLOW SUCH USE ON A 23.25 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE REQUIRED IS 50 ACRES at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

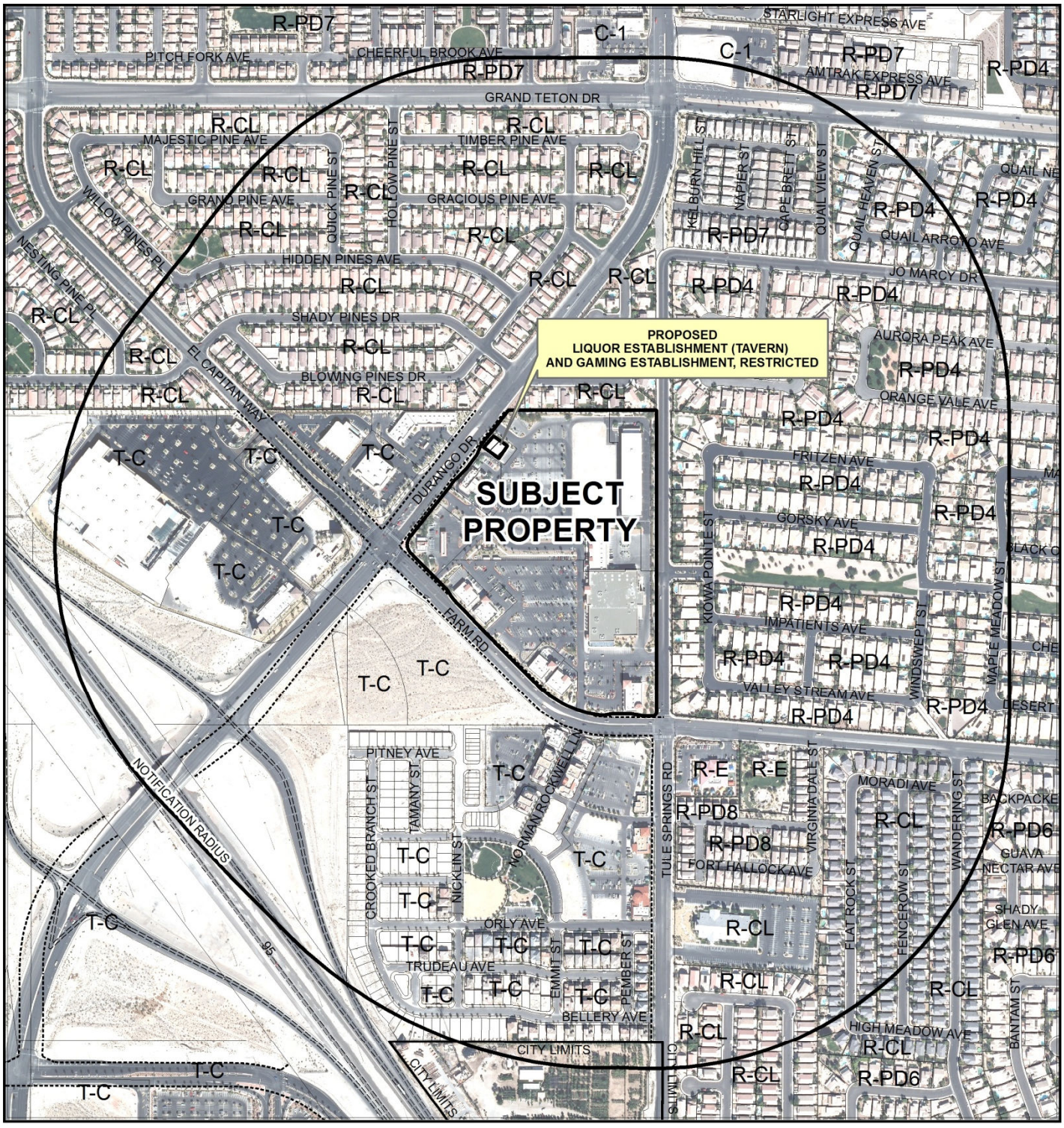
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – SUP-49519, SUP-49520 and SDR-49521
2. Special Map
3. Conditions and Staff Report - SUP-49519, SUP-49520 and SDR-49521
4. Supporting Documentation
5. Photos - SUP-49519, SUP-49520 and SDR-49521
6. Justification Letter - SUP-49519, SUP-49520 and SDR-49521



CASE: **SUP-49519, SUP-49520 AND SDR-49521 (PRJ-49288)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
Special Land Use Designation]



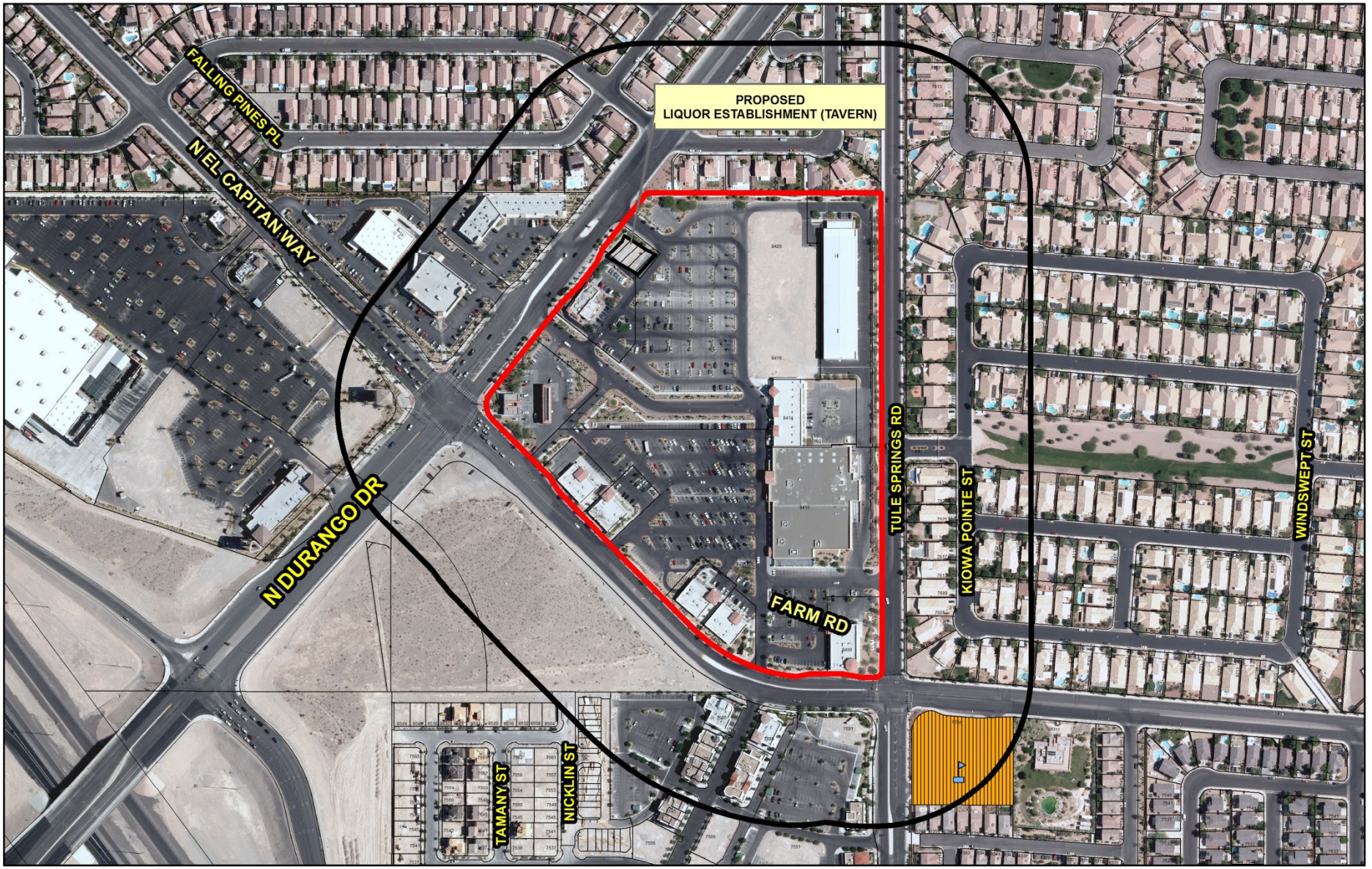
0 500 1,000 Feet

CASE: **SUP-49519, SUP-49520 AND SDR-49521 (PRJ-49288)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
Special Land Use Designation]

N



SUP-49519 (PRJ-49288)

Liquor Establishment (Tavern)

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

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

Date: Monday, June 03, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49519 APN: 125-17-610-018

Name of Property Owner: Farm Capital Management, LLC

Name of Applicant: Joseph A Kennedy

Name of Representative: George Garcia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joseph A. Kennedy, Manager
Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 2013

Lynette F. Griego
Notary Public in and for said County and State
County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8309-1

PRJ-49288
05/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Farm & Durango

Project Name Tavern at Farm & Durango **Proposed Use** Tavern

Assessor's Parcel #(s) 125-17-610-018 **Ward #** _____

General Plan: existing SC-TC proposed N/A **Zoning:** existing _____ proposed _____

Commercial Square Footage 5,000 sq ft **Floor Area Ratio** _____

Gross Acres 0.26+/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Farm Capital Management LLC **Contact** Joe Kennedy

Address 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

City Las Vegas **State** NV **Zip** 89118

E-mail Address jkennedy@jakrec.com

APPLICANT Farm Capital Management LLC **Contact** Joe Kennedy

Address 7155 S. Rainbow Blvd, #200 **Phone:** 405-3105 **Fax:** 304-1622

City Las Vegas **State** NV **Zip** 89118

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Joseph Kennedy, Manager Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 20 13.

Lynette F. Griego

Notary Public in and for said County and State

County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 06-8399-1

Revised 10/27/08

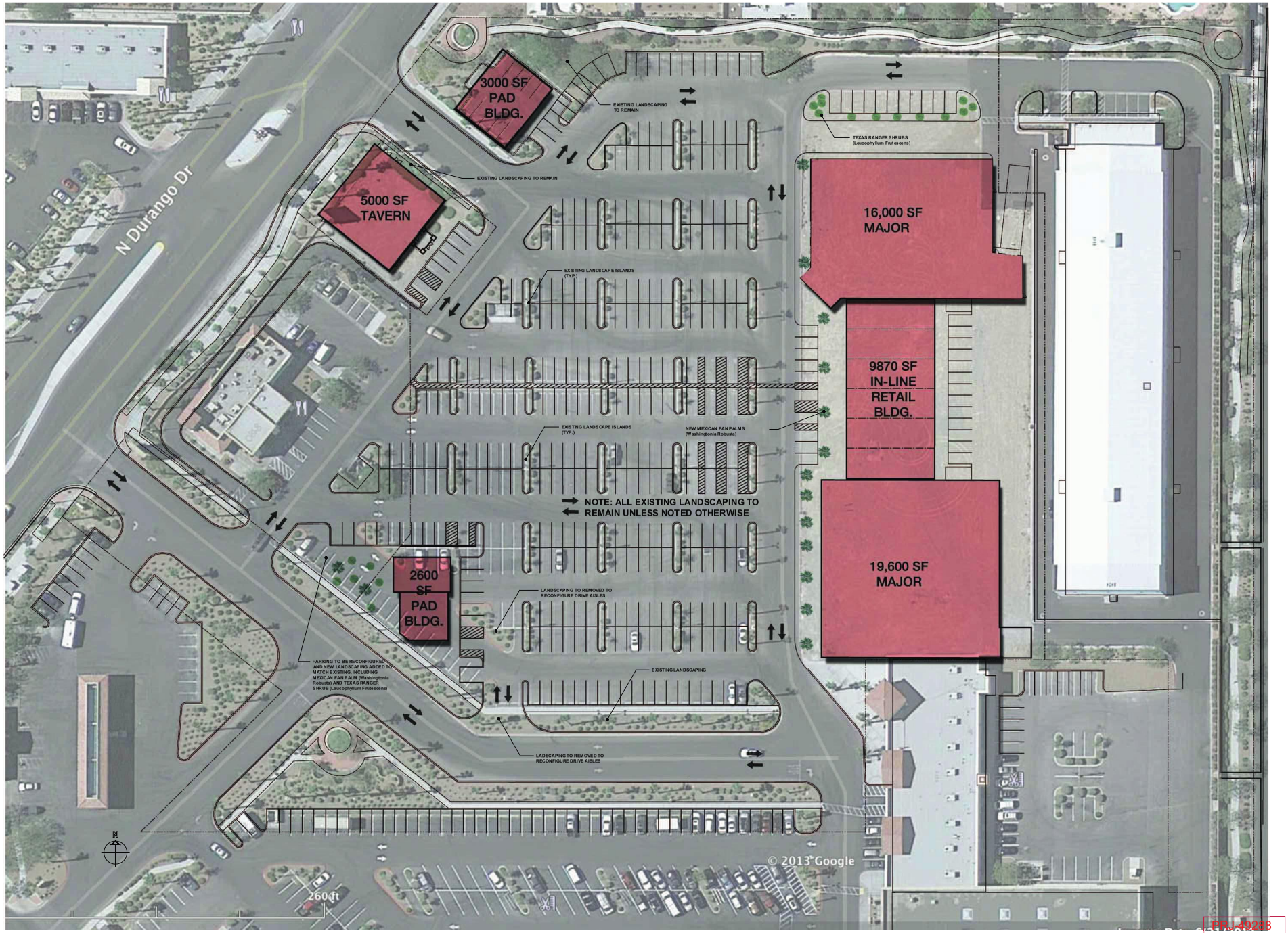
FOR DEPARTMENT USE ONLY

Case #	SUP-49519
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49288
5/23/13

f:\depot\Application Packet\Application Form.pdf



1 Tavern LandscapePlan

1" = 20'-0"

PRJ-49288
05/23/13

SUP-49519, SUP-49520 & SDR-49521

progressive thinking
practical solutions

d3 design studios

5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.9316
www.d3dslv.com

CLIENT INFO

FARM CAPITAL MANAGEMENT, LLC
7155 S. Rainbow Blvd., Suite 200
Las Vegas, NV 89118
702.304.8383

NV STAMP

CHRISTOPHER ALAN HEINRICH — No. 4467 — REGISTERED ARCHITECT — STATE OF NEVADA

PROJECT

Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

#	Date	Description

The contractor shall check and verify all dimensions and report all errors and omissions to the office prior to commencing work. All base drawings are not to be scaled

2013.009 CUP
project number
April 25, 2013
date
d3
drawn
Darryll Brandwine
project manager
Alan Heinrich, NCARB
principal in charge

Sheet Name:
Landscape Plan

Sheet Number:
A1.01

D3 DESIGN STUDIOS reserves Copyright and ownership of all drawings, design, and ideas contained in these documents. The same shall not be reproduced, changed or copied in any manner or form whatsoever, nor are they to be assigned to any third party, without the express written consent of D3 DESIGN STUDIOS.

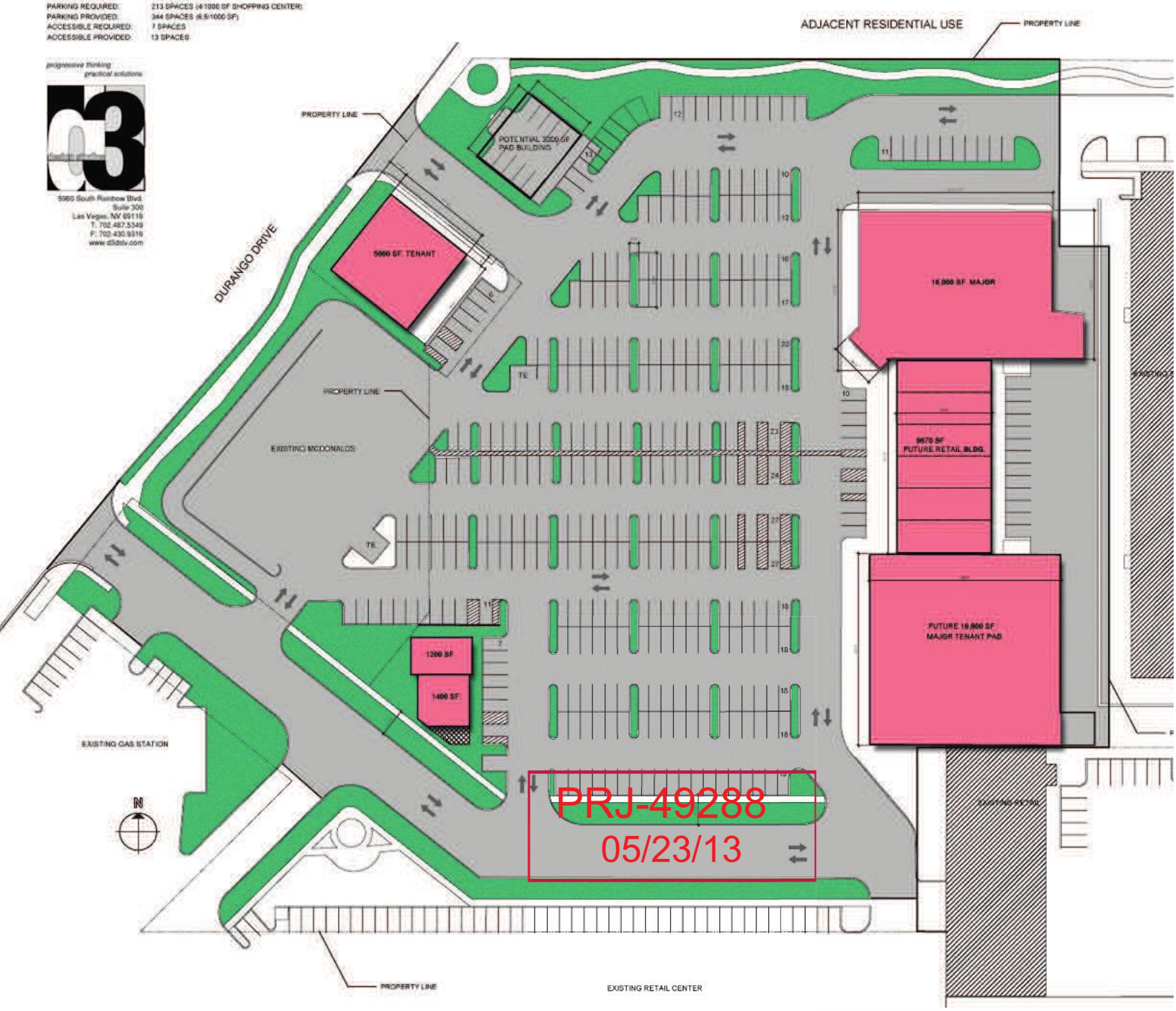
2013 d3designstudios

Farm Road and Durango Drive
Color Exhibit
City of Las Vegas - 5/20/2013

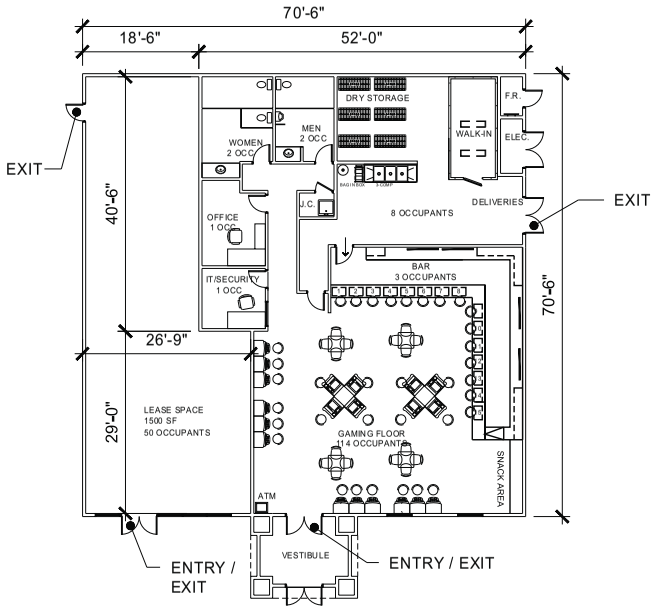
SITE DATA

APN:	125-17-610-017, 125-17-610-018
SITE AREA:	342,593 SF, 7.86 AC
BLDG AREA:	53,975 SF (15.5%)
LANDSCAPE AREA:	56,175 SF (16.4%)
PARKING REQUIRED:	213 SPACES (4/1000 SF SHOPPING CENTER)
PARKING PROVIDED:	344 SPACES (6.5/1000 SF)
ACCESSIBLE REQUIRED:	7 SPACES
ACCESSIBLE PROVIDED:	13 SPACES

progressive thinking
practical solutions
d3
5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.9316
www.d3dslv.com



SUP-49519
SUP-49520
SDR-49521



1 Tavern Floor Plan

1/8" = 1'-0"

SUP-49519

SUP-49520

SDR-49521

PRJ-49288
05/23/13

progressive thinking
practical solutions

5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.9316
www.d3dslv.com

CLIENT INFO

FARM CAPITAL MANAGEMENT, LLC
7155 S. Rainbow Blvd., Suite 200
Las Vegas, NV 89118
702.304.8383

NV STAMP

PROJECT

Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

#	Date	Description

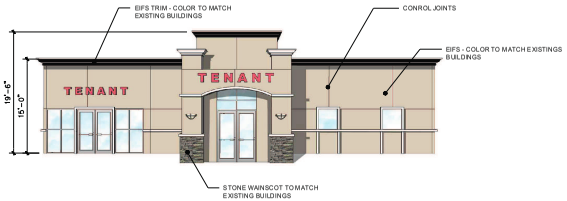
The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled.

2013.009 CUP
project number
April 24, 2013
date
d3
drawn
Darryll Brandwine
project manager
Alan Heinrich, NCARB
principal in charge

Sheet Name:
Floor Plan

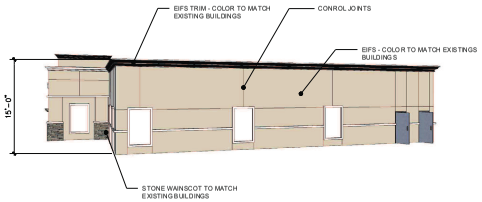
Sheet Number:
A2.00

© D3 DESIGN STUDIOS reserves Copyright and ownership of all drawings, design, and data pertinent to these documents. These are all of which reproduced, changed or copied in any manner or form whatsoever, nor are they to be assigned to any third party without the express written consent of D3 DESIGN STUDIOS.
2013 d3designstudios



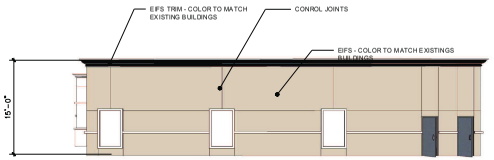
1 Southeast Elevation

1/8" = 1'-0"



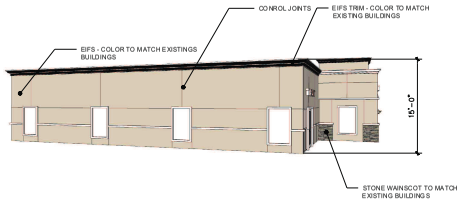
2 Northeast Elevation

1/8" = 1'-0"



3 Northwest Elevation

1/8" = 1'-0"



4 Southwest Elevation

1/8" = 1'-0"

SUP-49519

SUP-49520

SDR-49521

PRJ-49288
05/23/13

progressive thinking
practical solutions

5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.9316
www.d3dslv.com

CLIENT INFO

FARM CAPITAL MANAGEMENT, LLC
7155 S. Rainbow Blvd., Suite 200
Las Vegas, NV 89118
702.304.8383

NV STAMP

DALE A. HEINRICH
REGISTERED
No. 4667
ARCHITECT
STATE OF NEVADA

PROJECT

Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

#	Date	Description

The contractor shall check and verify all dimensions and report all errors and omissions to the office prior to commencing work. These drawings are not to be scaled.

2013.009 CUP
project number
April 25, 2013
date
d3
drawn
Darryll Brandwine
project manager
Alan Heinrich, NCARB
principal in charge

Sheet Name:
Exterior Elevations

Sheet Number:
A3.00

© D3 DESIGN STUDIOS reserves Copyright and ownership of all drawings, design, and ideas contained in these documents. The source shall not be reproduced, changed or copied in any manner or form whatsoever, nor are they to be assigned to any third party without the express written consent of D3 DESIGN STUDIOS.
2013 d3designstudios

City of Las Vegas Agenda Item No.: **82.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-49520 - SPECIAL USE PERMIT RELATED TO SUP-49519 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

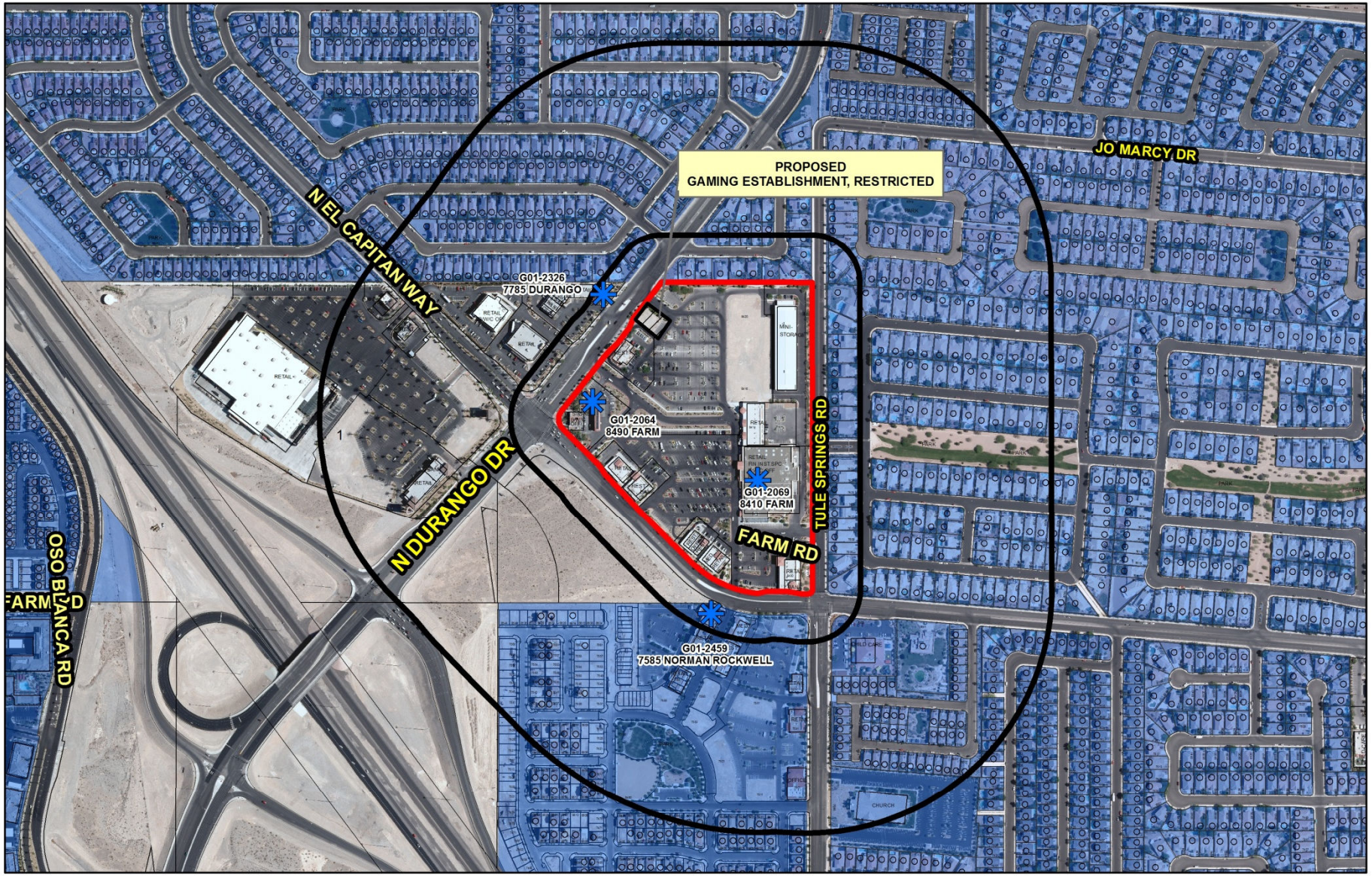
MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-49520 (PRJ-49288)

Gaming Restricted

Business Licenses

Gaming Restricted

Protected Uses

Residential Property

Subject Property

200ft &
1000ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, May 28, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49520 APN: 125-17-610-018

Name of Property Owner: Farm Capital Management, LLC

Name of Applicant: Joseph A Kennedy

Name of Representative: George Garcia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Joseph A Kennedy

Print Name: Joseph A. Kennedy, Manager
Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 2013

Lynette F. Griego
Notary Public in and for said County and State
County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

PRJ-49288
05/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Farm & Durango

Project Name Tavern at Farm & Durango **Proposed Use** Gaming

Assessor's Parcel #(s) 125-17-610-018 **Ward #** _____

General Plan: existing SC-TC proposed N/A **Zoning:** existing _____ proposed _____

Commercial Square Footage 5,000 sq ft **Floor Area Ratio** _____

Gross Acres 0.26+/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Farm Capital Management LLC **Contact** Joe Kennedy

Address 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

City Las Vegas **State** NV **Zip** 89118

E-mail Address jkennedy@jakrec.com

APPLICANT Farm Capital Management LLC **Contact** Joe Kennedy

Address 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

City Las Vegas **State** NV **Zip** 89118

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Joseph Kennedy, Manager Farm Capital Management, LLC

Subscribed and sworn before me

This 17 day of May, 20 13.

Lynette F. Griego

Notary Public in and for said County and State

County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

FOR DEPARTMENT USE ONLY

Case #	SUP-49520
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49288
05/23/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **83.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-49521 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49519 AND SUP-49520 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A GAMING, RESTRICTED USE on a 0.26-acre portion of a 23.25-acre subdivision at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-49521 APN: 125-17-610-018

Name of Property Owner: Farm Capital Management, LLC

Name of Applicant: Joseph A Kennedy

Name of Representative: George Garcia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joseph A. Kennedy, Manager
Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 2013

Lynette F. Griego
Notary Public in and for said County and State
County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

PRJ-49288
05/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Farm & Durango

Project Name Tavern at Farm & Durango **Proposed Use** Liquor Establishment

Assessor's Parcel #(s) 125-17-610-018 **Ward #** _____

General Plan: existing SC-TC proposed N/A **Zoning:** existing _____ proposed _____

Commercial Square Footage 5,000 sq ft **Floor Area Ratio** _____

Gross Acres 0.26+/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Farm Capital Management LLC **Contact** Joe Kennedy

Address 7155 S. Rainbow Blvd, #200 **Phone:** 702-405-3103 **Fax:** 304-1622

City Las Vegas **State** NV **Zip** 89118

E-mail Address jkennedy@jakrec.com

APPLICANT Farm Capital Management LLC **Contact** Joe Kennedy

Address 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

City Las Vegas **State** NV **Zip** 89118

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Joseph Kennedy

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

Print Name Joseph Kennedy Manager Farm Capital Management, LLC

Subscribed and sworn before me

This 17 day of May, 20 13.

Lynette F. Griego

Notary Public in and for said County and State County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

FOR DEPARTMENT USE ONLY

Case #	SDR-49521
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

RPJ 49288 05/23/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **84.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

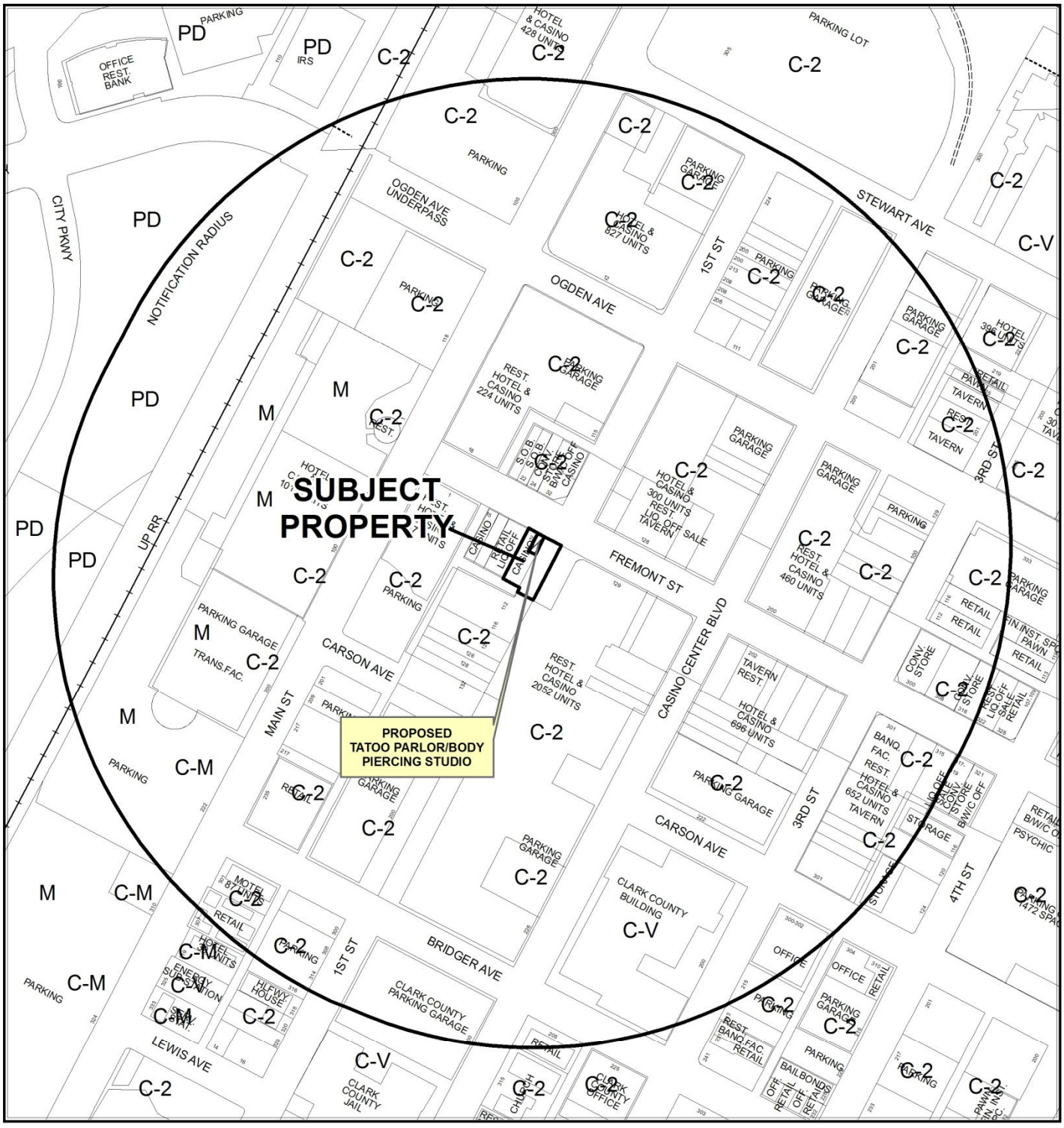
SUBJECT:
SUP-49523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOUIS CORDI - OWNER: ABRAHAM SCHIFF - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 25 Fremont Street (APN 139-34-111-067), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49364]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



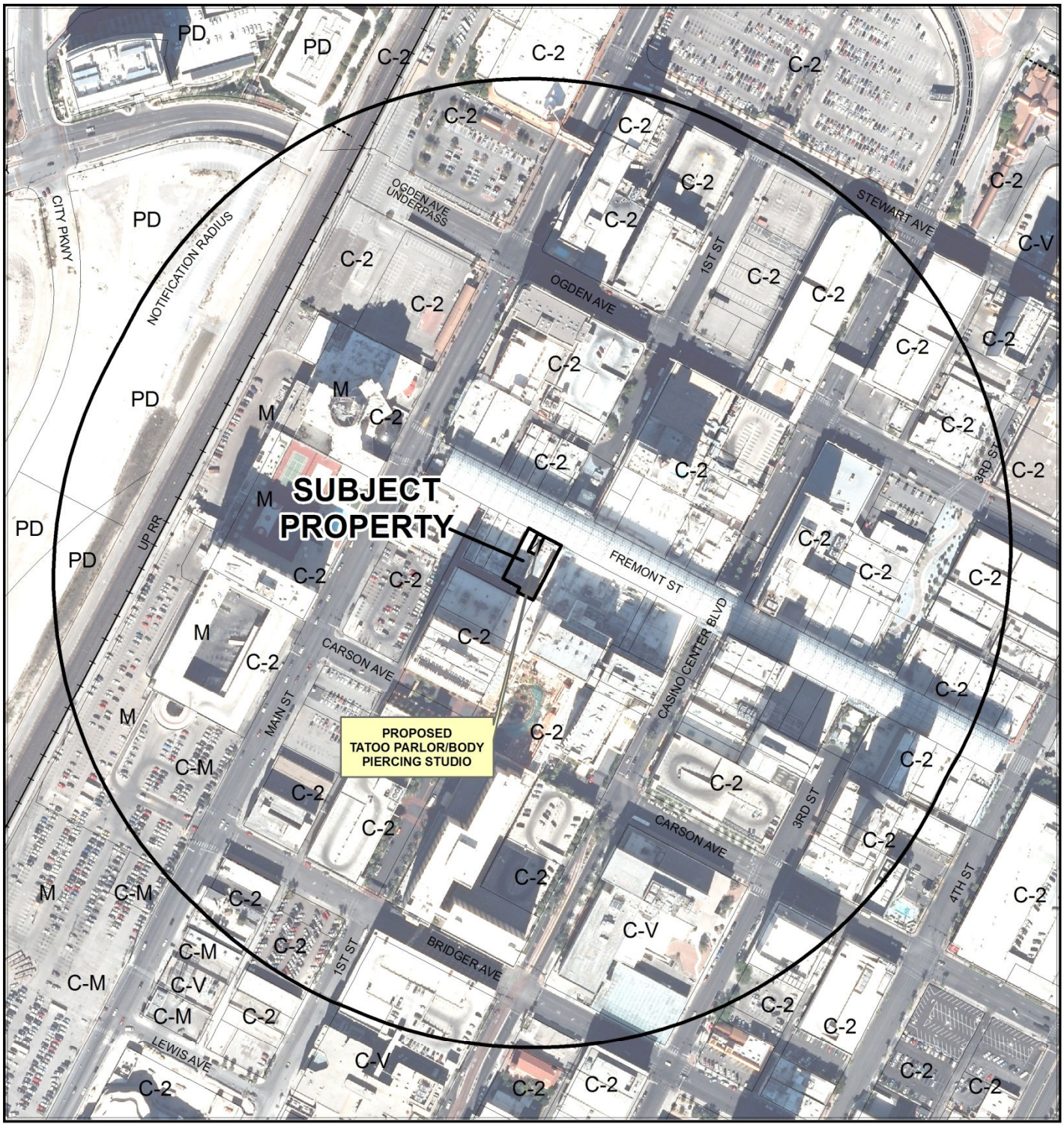
0 300 600 Feet

CASE: **SUP-49523 (PRJ-49364)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-49523 (PRJ-49364)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49523 APN: 139-34-111-067

Name of Property Owner: Abraham Schiff

Name of Applicant: Schiff Enterprises

Name of Representative: APTUS Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Abraham Schiff

Print Name: Abraham Schiff

Subscribed and sworn before me

This 16 day of April, 20 13

Notary Public in and for said County and State

HERNAN A PRADO
Notary Public
State of New Jersey
My Commission Expires Oct 2, 2017

PRJ-49364
05/23/13

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 25 Fremont

Project Name Lucky Lou's Tattoos Las Vegas **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-111-067 **Ward #** 3-Reese

General Plan: existing _____ proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 2,400 **Floor Area Ratio** n/a

Gross Acres .25 **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER Abraham Schiff **Contact** Bob Schiff

Address 1004 New Road **Phone:** (609) 839-0358 **Fax:** _____

City Northfield **State** NJ **Zip** 08225

E-mail Address rbobby1946@aol.com

APPLICANT Louis Cordi **Contact** Terri Faulhaber

Address 124 W. Roberts Ave #203 **Phone:** (609) 328-5453 **Fax:** _____

City Wildwood **State** NJ **Zip** 08260

E-mail Address TA2HEMI@Aol.Com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

City Las Vegas **State** NV **Zip** 89104

E-mail Address kristen@aptusgroup.com

Property Owner Signature* Abraham Schiff

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

Print Name Abraham Schiff

Subscribed and sworn before me

This 15 day of May, 20 13.

Lisa Marie Klose

Notary Public in and for said County and State

State of New Jersey

County of Atlantic

LISA MARIE KLOSE
Notary Public
State of New Jersey
My Commission Expires Feb 16, 2015

Revised 10/27/08

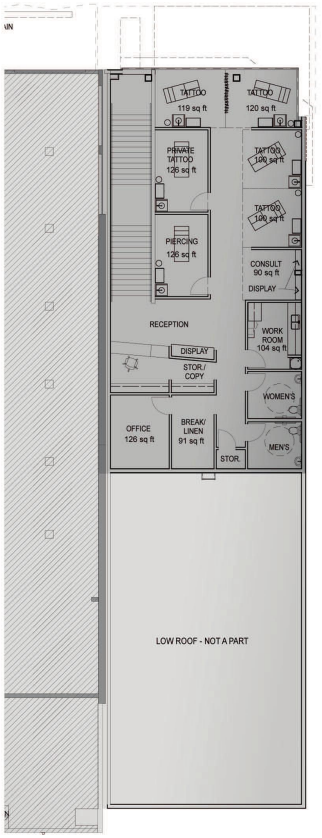
FOR DEPARTMENT USE ONLY

Case #	SUP-49523
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

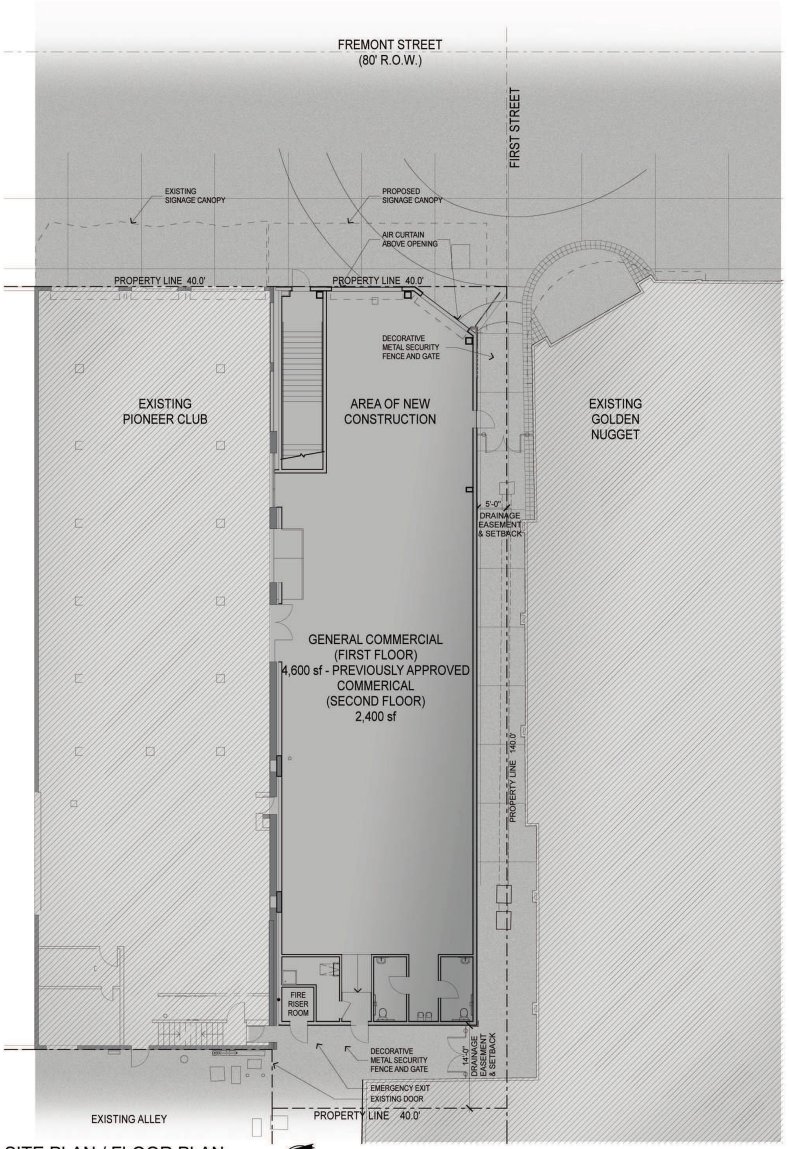
PRJ-49364
05/22/13

f:\depot\Application Packet\Application Form.pdf



SECOND FLOOR PLAN

N.T.S.



SITE PLAN / FLOOR PLAN

1" = 10'



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER		139-34-111-038
JURISDICTION		CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN		COMMERCIAL
EXISTING ZONING		C-2
PROPOSED USE		COMMERCIAL
SITE AREA		10,890 SF .25 GROSS ACRES
SETBACKS - (BUILDING)		
	REQ'D	PROVIDED
FRONT	20'-0"	0'-0"
INTERIOR SIDE	10'-0"	5'-0" east, 0'-0" west
REAR	20'-0"	11'-8"
MAX HEIGHT		N/A
ACTUAL HEIGHT		50'-0"
LOT COVERAGE ALLOWED		50%
ACTUAL LOT COVERAGE		89%

BUILDING INFORMATION

CODE		2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE		5B
OCCUPANCY		M
FIRE SPRINKLERS PROVIDED		YES
BUILDING AREAS:		
COMMERCIAL	FIRST FLOOR	4,600 SF
	SECOND FLOOR	2,400 SF
		7,000 SF

Copyright 2013 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Lucky Lou's Tattoo Las Vegas

Special Use Permit

25 Fremont Street
Las Vegas, Nevada 89101

SITE PLAN AND SECOND FLOOR PLAN

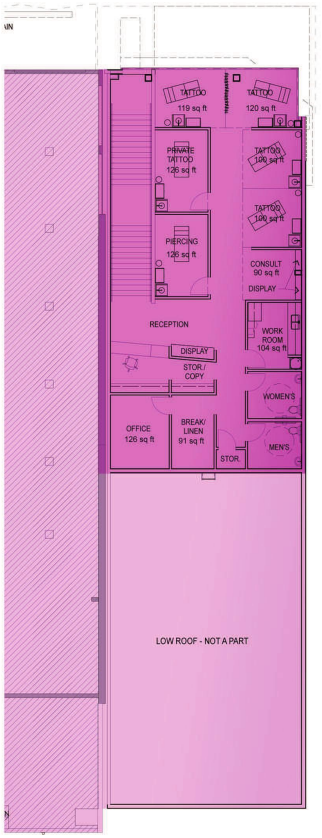
City of Las Vegas Special Use Permit 05.23.13

PRJ-49364
05/23/13

AS100

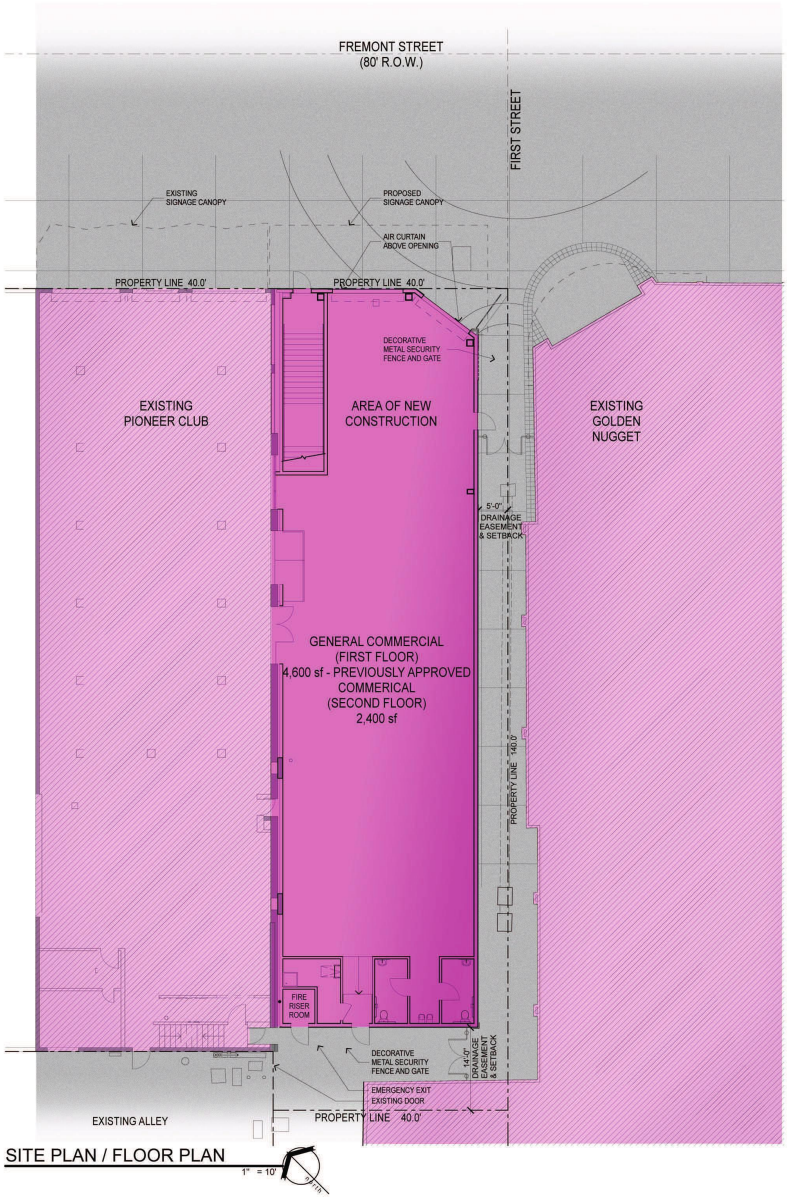
08.049 Lucky Lou's Tattoo Las Vegas

SUP-49523



SECOND FLOOR PLAN

N.T.S.



SITE PLAN / FLOOR PLAN

1" = 10'



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER	139-34-111-038
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	COMMERCIAL
EXISTING ZONING	C-2
PROPOSED USE	COMMERCIAL
SITE AREA	10,890 SF .25 GROSS ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	20'-0"	0'-0"
INTERIOR SIDE	10'-0"	5'-0" east, 0'-0" west
REAR	20'-0"	11'-8"

MAX HEIGHT	N/A
ACTUAL HEIGHT	50'-0"
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	89%

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	M
FIRE SPRINKLERS PROVIDED	YES

BUILDING AREAS:

COMMERCIAL	FIRST FLOOR	4,600 SF
	SECOND FLOOR	2,400 SF
		7,000 SF

Copyright 2013 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Lucky Lou's Tattoo Las Vegas

Special Use Permit

25 Fremont Street
Las Vegas, Nevada 89101

City of Las Vegas Special Use Permit 05.23.13

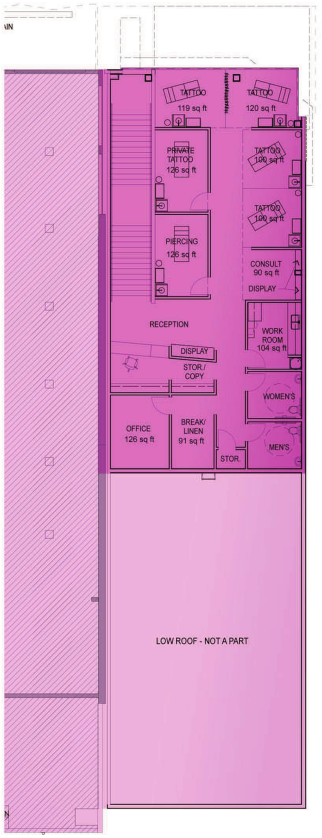
PRJ-49364
05/23/13

SITE PLAN AND SECOND FLOOR PLAN

AS100

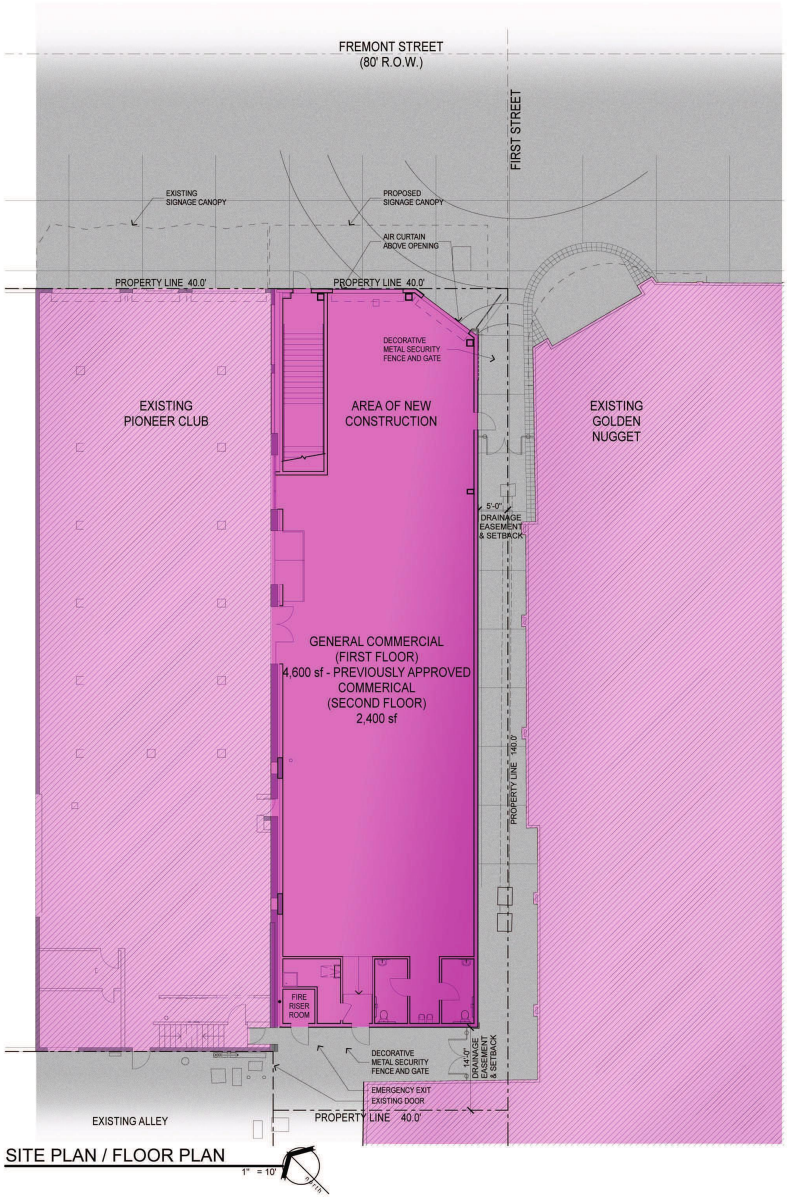
08.049 Lucky Lou's Tattoo Las Vegas

SUP-49523



SECOND FLOOR PLAN

N.T.S.



SITE PLAN / FLOOR PLAN

1" = 10'



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER		139-34-111-038
JURISDICTION		CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN		COMMERCIAL
EXISTING ZONING		C-2
PROPOSED USE		COMMERCIAL
SITE AREA		10,890 SF .25 GROSS ACRES
SETBACKS - (BUILDING)		
	REQ'D	PROVIDED
FRONT	20'-0"	0'-0"
INTERIOR SIDE	10'-0"	5'-0" east, 0'-0" west
REAR	20'-0"	11'-8"
MAX HEIGHT		N/A
ACTUAL HEIGHT		50'-0"
LOT COVERAGE ALLOWED		50%
ACTUAL LOT COVERAGE		89%

BUILDING INFORMATION

CODE		2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE		5B
OCCUPANCY		M
FIRE SPRINKLERS PROVIDED		YES
BUILDING AREAS:		
COMMERCIAL	FIRST FLOOR	4,600 SF
	SECOND FLOOR	2,400 SF
		7,000 SF

Copyright 2013 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Lucky Lou's Tattoo Las Vegas

Special Use Permit

25 Fremont Street
Las Vegas, Nevada 89101

SITE PLAN AND SECOND FLOOR PLAN

City of Las Vegas Special Use Permit 05.23.13

PRJ-49364
05/23/13

AS100

08.049 Lucky Lou's Tattoo Las Vegas

SUP-49523



PERSPECTIVE

25 Fremont Street

APTUS 3.13.13

PRJ-49364
05/23/13

SUP-49523

APTUS

May 2, 2013

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-34-111-067
Re:
Special Use Permit

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

We respectfully submit this application for a Special Use Permit for a new tenant inside a commercial building on the second floor at 25 Fremont, between the Golden Nugget and the Pioneer Club. This project is currently zoned C-2 and is in the Downtown Centennial Plan and the Downtown Casino Overlay District.

This new tenant is a tattoo and piercing establishment and will be called "Lucky Lou's Tatoo Las Vegas. The new business will be open from 12pm to 2am daily. It will employ 12 people and the use is compatible with the other surrounding businesses on Fremont Street. Patrons will access the building from under the "Fremont Street Experience", through a door that will have direct access to the second floor. The owner has another location of the same business type in New Jersey.

Since this project is located in the Downtown Centennial Area, the parking standards from Title 19 are not automatically applied, and no parking is provided on site. However, there are 680 self parking spaces in the Neonopolis parking garage and 1472 parking spaces in the Fremont Street Experience parking garage. These parking garages are accessible on foot. Also, parking is available in the Golden Nugget parking structure and the project would be accessible through the Golden Nugget. In addition, Public transportation is available on Las Vegas Boulevard.

We have followed the City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

aptusgroup.com

SUP-49523

City of Las Vegas Agenda Item No.: **85.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

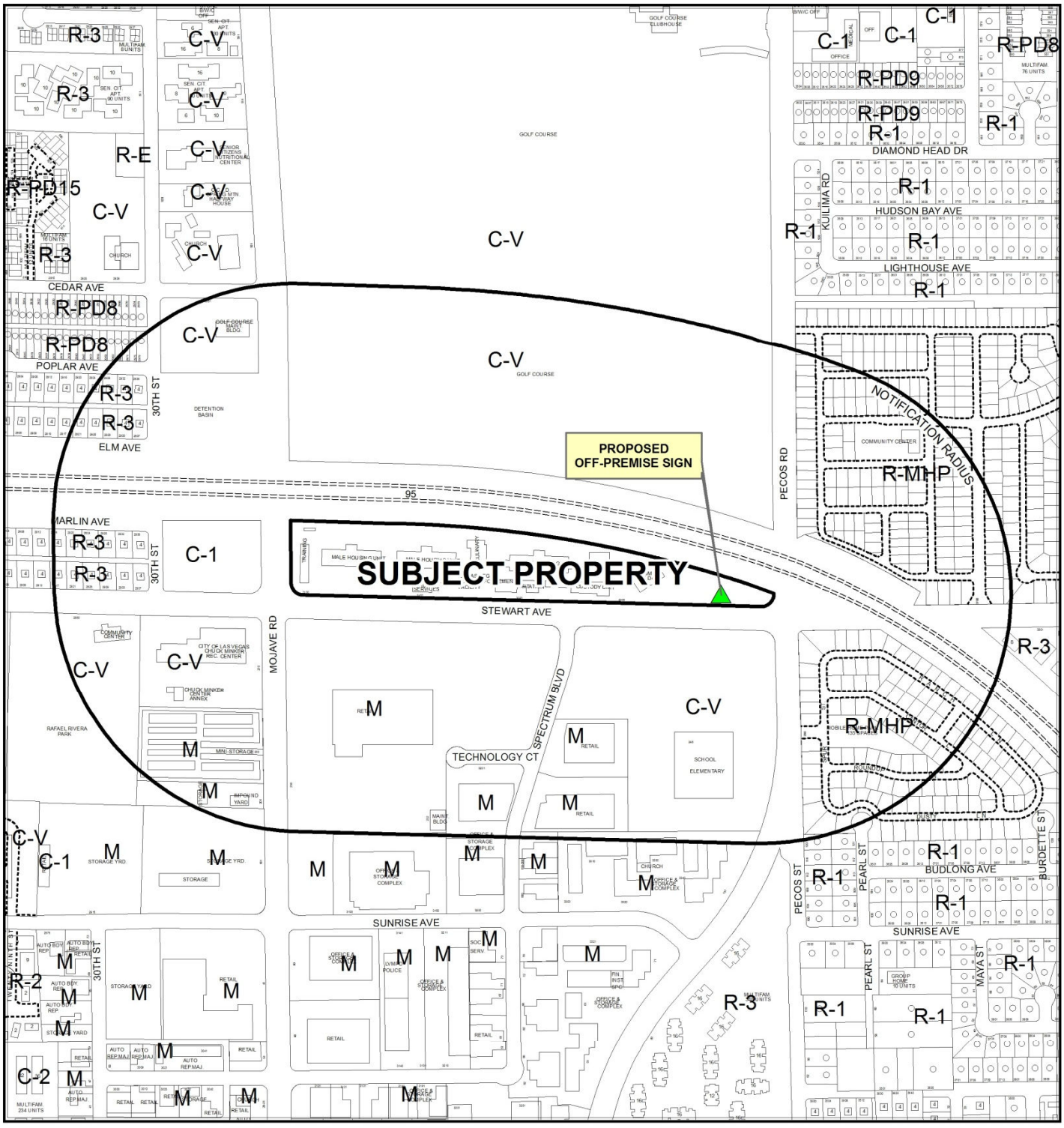
SUBJECT:
SUP-49534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 3100 Stewart Avenue (APN 139-36-604-001), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

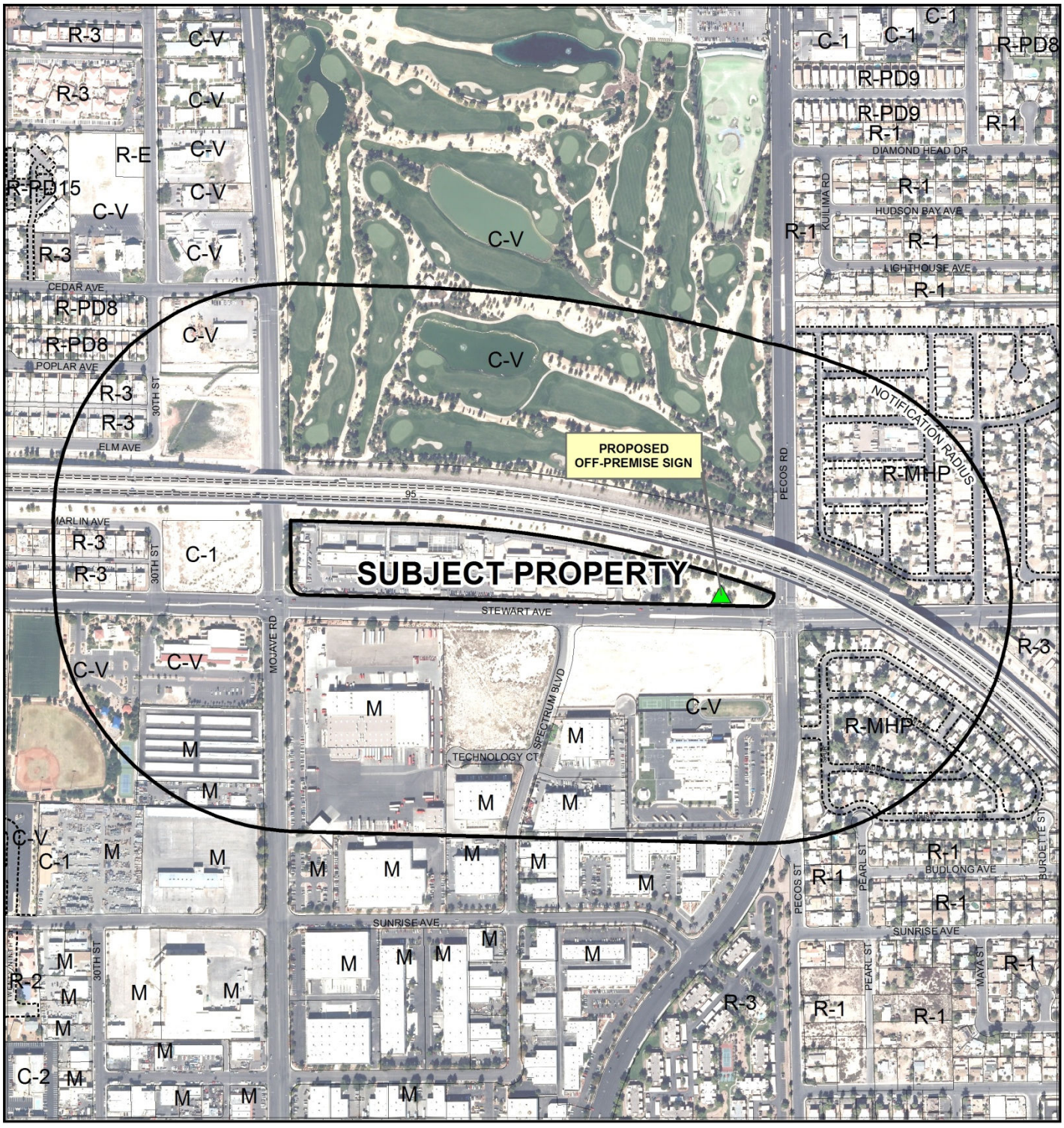
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49534**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



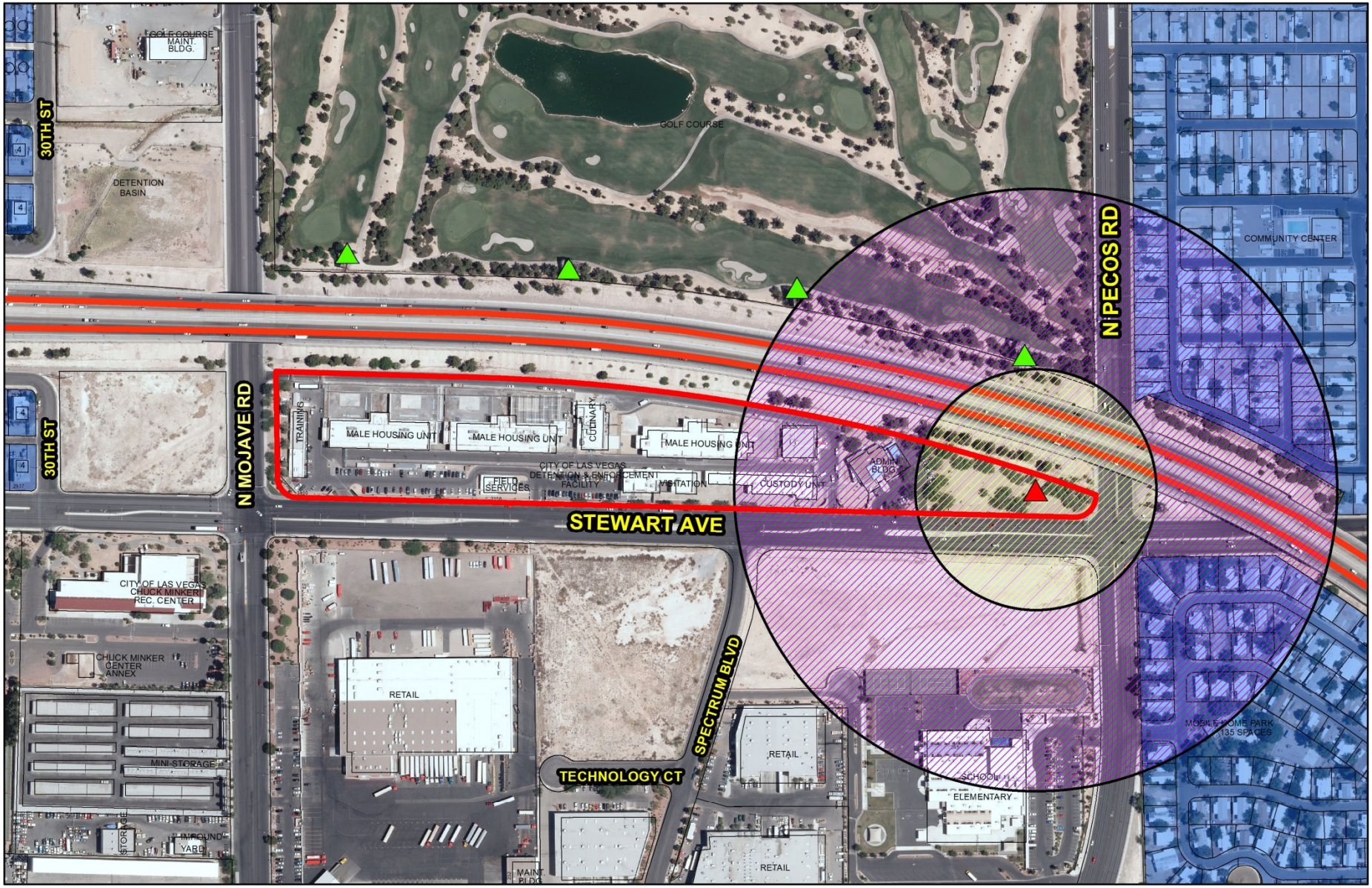
0 500 1,000 Feet

CASE: **SUP-49534**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-49534

- Subject Parcel
- Proposed Billboard Location
- City of Las Vegas Billboard Location
- Clark County/North Las Vegas Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 750 Foot Buffer Around Proposed Billbard / Distance From Freeway
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, May 29, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49534** APN: 139-36-604-001

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: Ballard Spahr, LLP c/o Maren Parry, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of May, 2013

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3100 Stewart Avenue, Las Vegas, NV 89101

Project Name Parquee - LV Detention Center **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 139-36-604-001 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-V proposed _____

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres n/a **Lots/Units** _____ **Density** n/a

Additional Information Off-Premise Sign (Parquee)

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 495 S. Main Street **Phone:** (702) 229-6501 **Fax:** (702) 388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address BFretwell@LasVegasNevada.gov

APPLICANT Elite Media **Contact** Chad McCullough

Address 145 Brightmoor Court **Phone:** (702) 492-0654 **Fax:** (702) 974-2774

City Henderson **State** NV **Zip** 89074

E-mail Address chad@elitemediainc.com

REPRESENTATIVE Ballard Spahr LLP **Contact** Maren Parry, Esq.

Address 100 N. City Parkway, Suite 1750 **Phone:** (702) 471-7000 **Fax:** (702) 471-7070

City Las Vegas **State** NV **Zip** 89106

E-mail Address parrym@ballardspahr.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Elizabeth N. Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of May, 20 13.

Kim A. Barrera

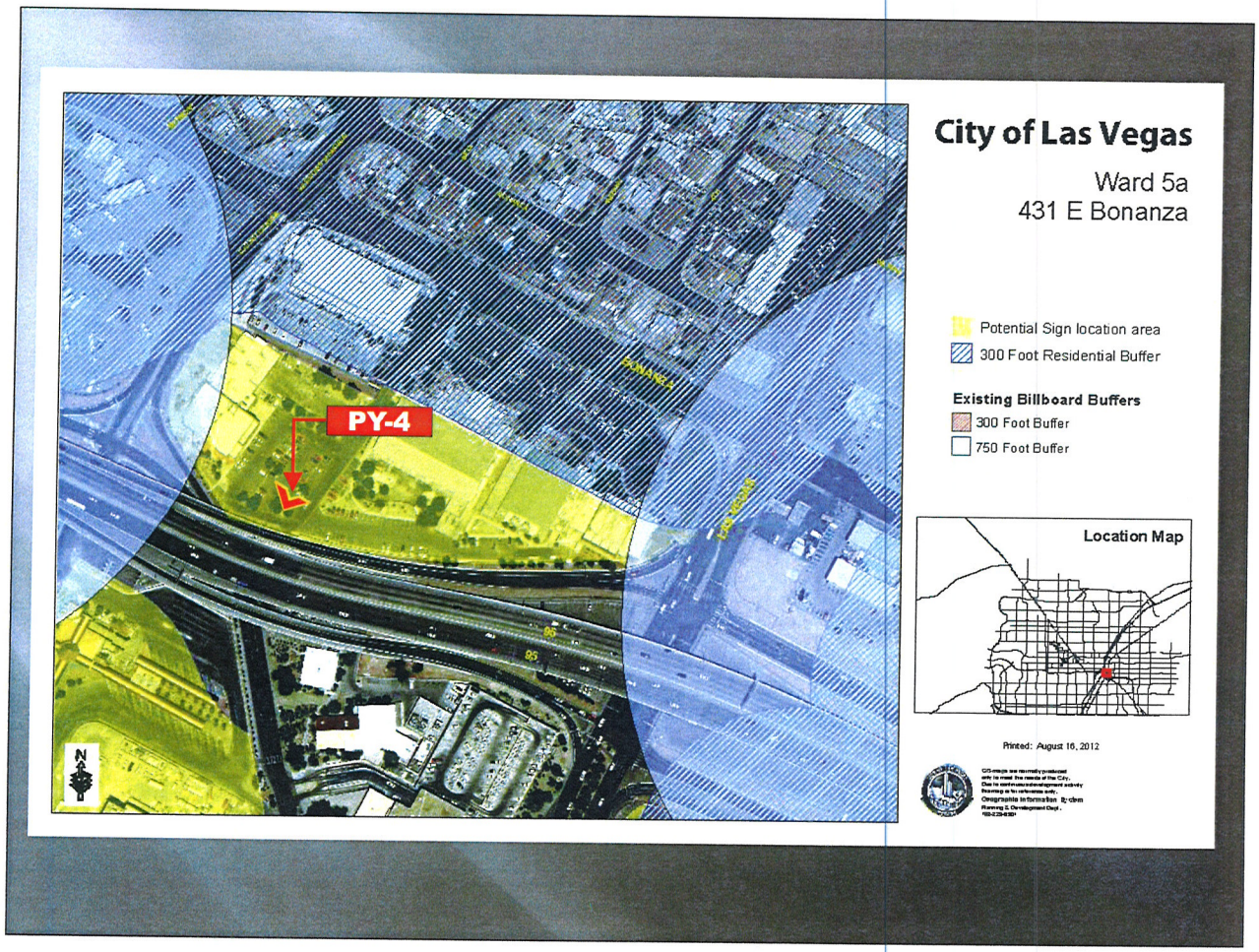
Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-49534
Meeting Date:	7/9/13
Total Fee:	1030.-
Date Received:*	5/23/13
Received By:	

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



RECEIVED
MAY 23 2013

SUP-49534
07/09/13 PC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5419 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074299 & #0071299

YESCO.

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
A 09/06/12 - MS
A 10/11/12 - MS
A 11/13/12 - MS
A 03/20/12 - MS
A 03/29/12 - MS
A 04/02/13 - MS
A 04/09/13 - MS

Description:
PYLON SIGN

Classification:
SP-4

Reference Design:

O.E.M Serial:

Sheet:
3



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

SUP-49534
07/09/13 PC

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0071439 & #0074299

YESCO.

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS
4 03/20/12 - MS
5 03/29/12 - MS
6 04/02/13 - MS
7 04/09/13 - MS

Description:
PYLON SIGN

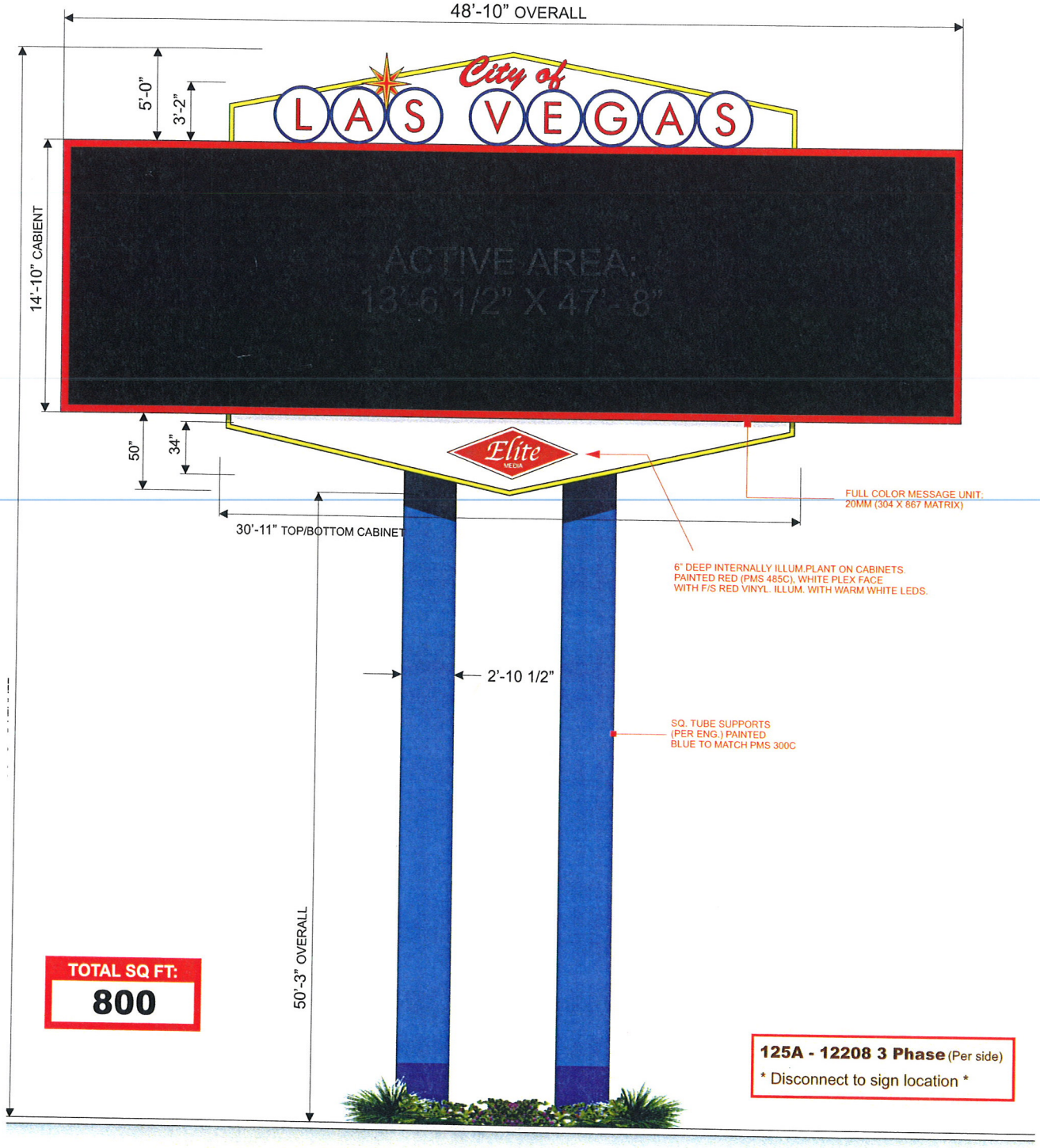
Classification:
SP-4

Reference Design:

O.C.M Serial:

Sheet:
4

RECEIVED
MAY 23 2013



PY-4 **D/F V-SHAPED PYLON SIGNS**
SCALE: 3/16" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL TWO (2) V-SHAPED D/F INTERNALLY ILLUMINATED PYLON SIGNS.

RECEIVED
MAY 2 3 2013

SUP-49534
07/09/13 PC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

Sheet: 4.0
O.E.M Serial:
Reference Design: PY-4
Classification:
Description: PYLON SIGN
Rev / Date / Designer:
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/29/12 - MS
04/02/13 - MS
05/22/13 - MS
09/21/11- MS
Client:
Account Executive:
Estimating:
Creative Director:
Checked by:
Design Approvals
Designer: MALCOLM SHAW / JIM GIETZEN
Account Executive: BOB STOCKHAM / JIM COOK
Project Name: CITY OF LAS VEGAS
Project Tracking Number: 423039
Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074288 & #0074290

© YESCO LLC. This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or lend this drawing can only be obtained through a written agreement with YESCO LLC. See your account representative or contact your nearest YESCO LLC office.



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074299 & #0074290

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS
4 03/20/12 - MS
5 03/29/12 - MS
6 04/02/13 - MS
7 05/20/13 - MS

Description:
PYLON SIGN

Classification:
SP-4

Reference Design:

O.E.M Serial:

Sheet:
4.2

LOC.4



RECEIVED
MAY 23 2013

PARCEL # 139-25-802-006

SUP-49534
07/09/13 PC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0071489 & #0071599

YESCO

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

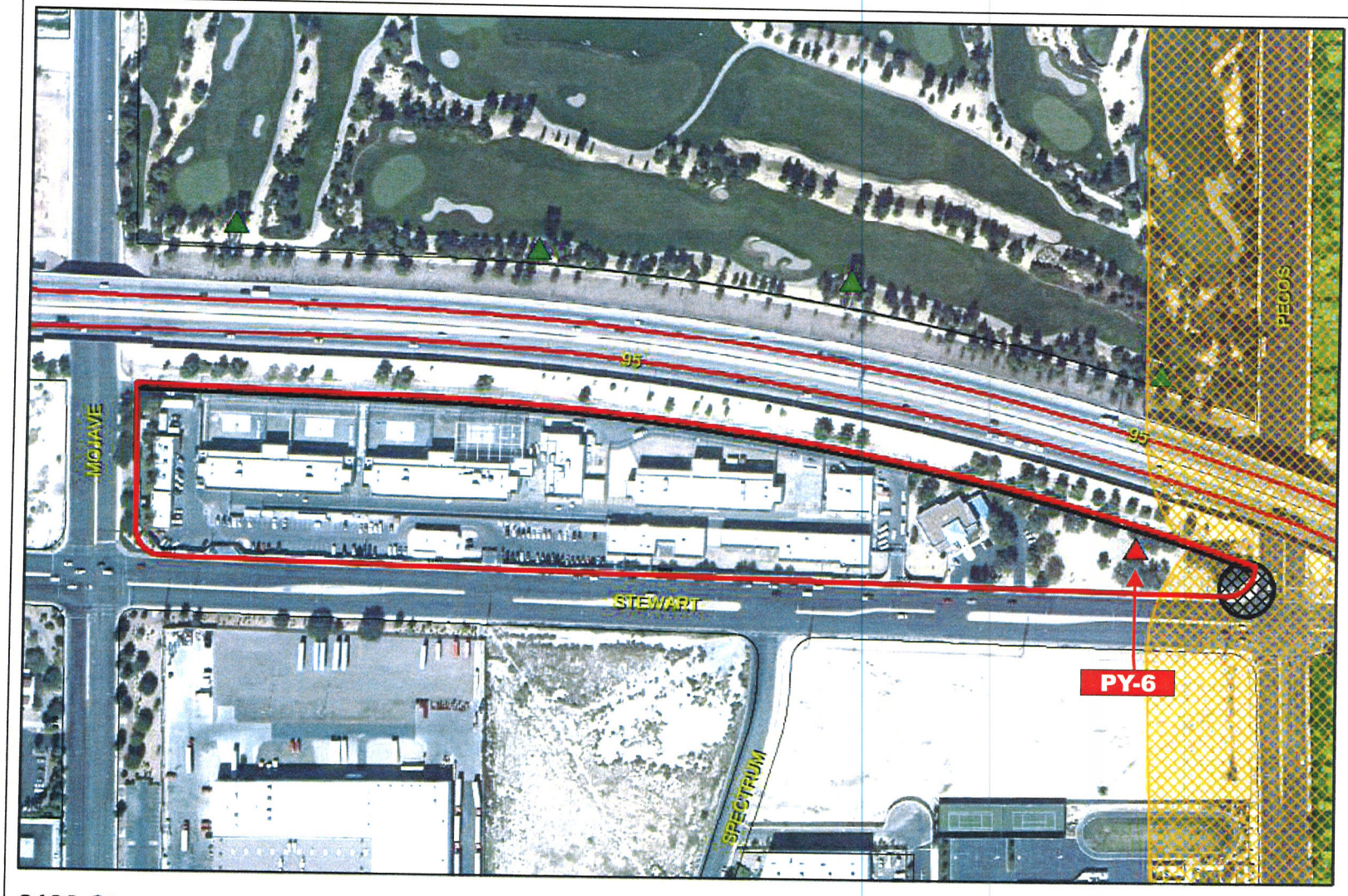
Description:
NON-ILLUM
FOAM LTRS

Classification:
SP-4

Reference Design:

O.E.M Serial:

Sheet:
5



3100 Stewart Ave.

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- Proposed Billboard Location

City of Las Vegas Billboard Data

- Residential Zoned Property
- 300 Foot Buffer Around Residential Zoned Property
- 50 Foot Buffer from Street Intersections
- 10 Foot Buffer from right-of-way line

SUP-49534
07/09/13 PC

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-8301

Date: Monday, May 13, 2013

RECEIVED
MAY 2 3 2013

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
05/22/13 - MS

Description:
PYLON SIGN

Classification:
SP-6

Reference Design:

O.E.M Serial:

Sheet:
5.1



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

YESCO

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
05/22/13 - MS

Description:
PYLON SIGN

Classification:
PY-6

Reference Design:

O.E.M Serial:

Sheet:
5.2



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

YESCO.

© YESCO LLC. This drawing was prepared by YESCO, and is considered the property of YESCO LLC. This drawing is not to be copied, reproduced, or used in any way without the written permission of YESCO LLC. This drawing is not to be copied, reproduced, or used in any way without the written permission of YESCO LLC. The original drawing is not to be copied, reproduced, or used in any way without the written permission of YESCO LLC.

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
04/09/13 - MS

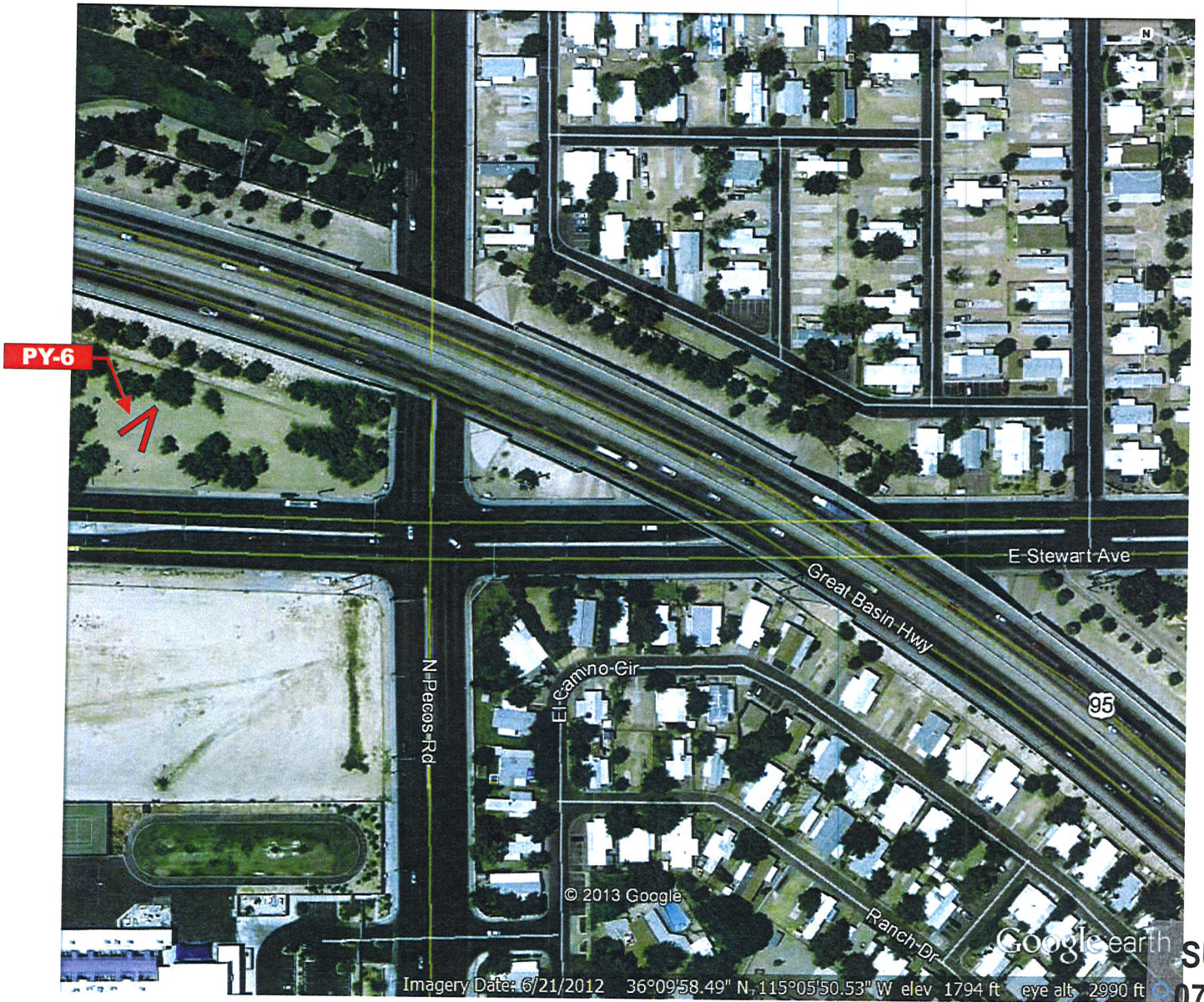
Description:
PYLON SIGN

Classification:
PY-6

Reference Design:

O.E.M Serial:

Sheet:
7



RECEIVED
2013

SUP-49534
07/09/13 PC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0017439 & #0017439

YESCO

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
04/09/13 - MS

Description:
PYLON SIGN

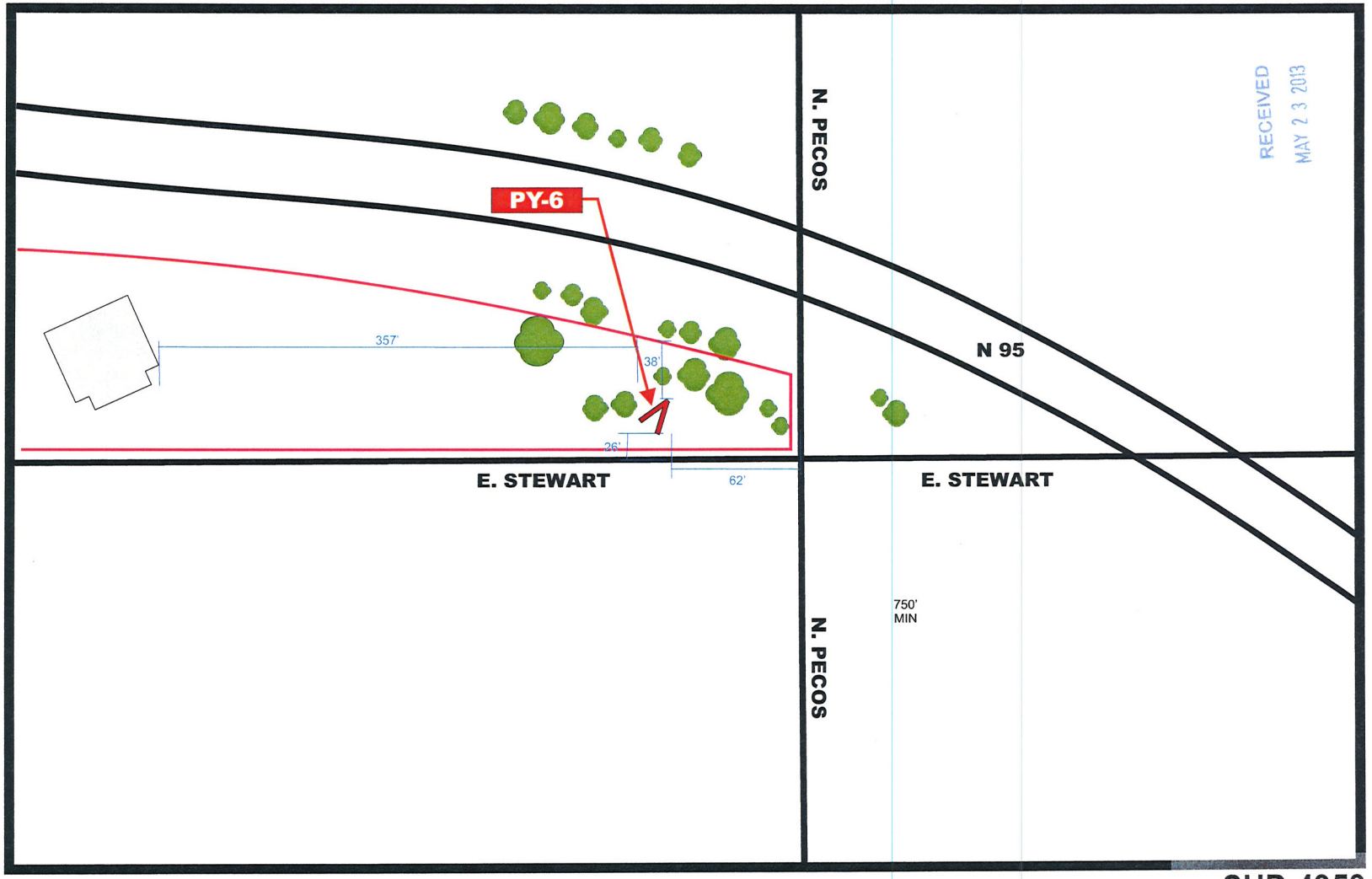
Classification:
SP-6

Reference Design:

O.C.M.General:

Sheet:
10

LOC. 6



RECEIVED
MAY 2 3 2013

PARCEL # 139-25-802-006

SUP-49534
07/09/13 PC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074208 & #0073439

YESCO

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS
03/20/12 - MS
03/29/12 - MS
04/02/13 - MS
04/09/13 - MS

Description:
NON-ILLUM
PYLON SIGN

Classification:
SP-6

Reference Design:

O.E.M Serial:

Sheet:
11

Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

May 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™

Dear Mr. Rankin,

Issue:
To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing a total of 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the five sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park**: One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park**: One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Fire Station #1(Revised Dula Site)**: One double sided digital Parquee™ signs with LED sizes 48'10"W x 58'H (two total LED screens)
- **Pecos-Hwy 95**: One double sided digital Parquee™ signs with LED sizes 48'10"W x 75'H (two total LED screens)
- **East Service Yard**: One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:
Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

RECEIVED
MAY 23 2013
City of Las Vegas
Department of Planning

SUP-49534

Required State Licenses: YESCO NV Contractors License Nos.0074289,0074290,0075739

Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: This project meets/supports existing City regulations

a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous "Welcome to Las Vegas" sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.

b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.

c. Street and highway access to the physical site locations is adequate in size to meet the requirements.

d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

RECEIVED
MAY 23 2013
City of Las Vegas
Department of Planning
SUP-49534

City of Las Vegas Agenda Item No.: **86.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

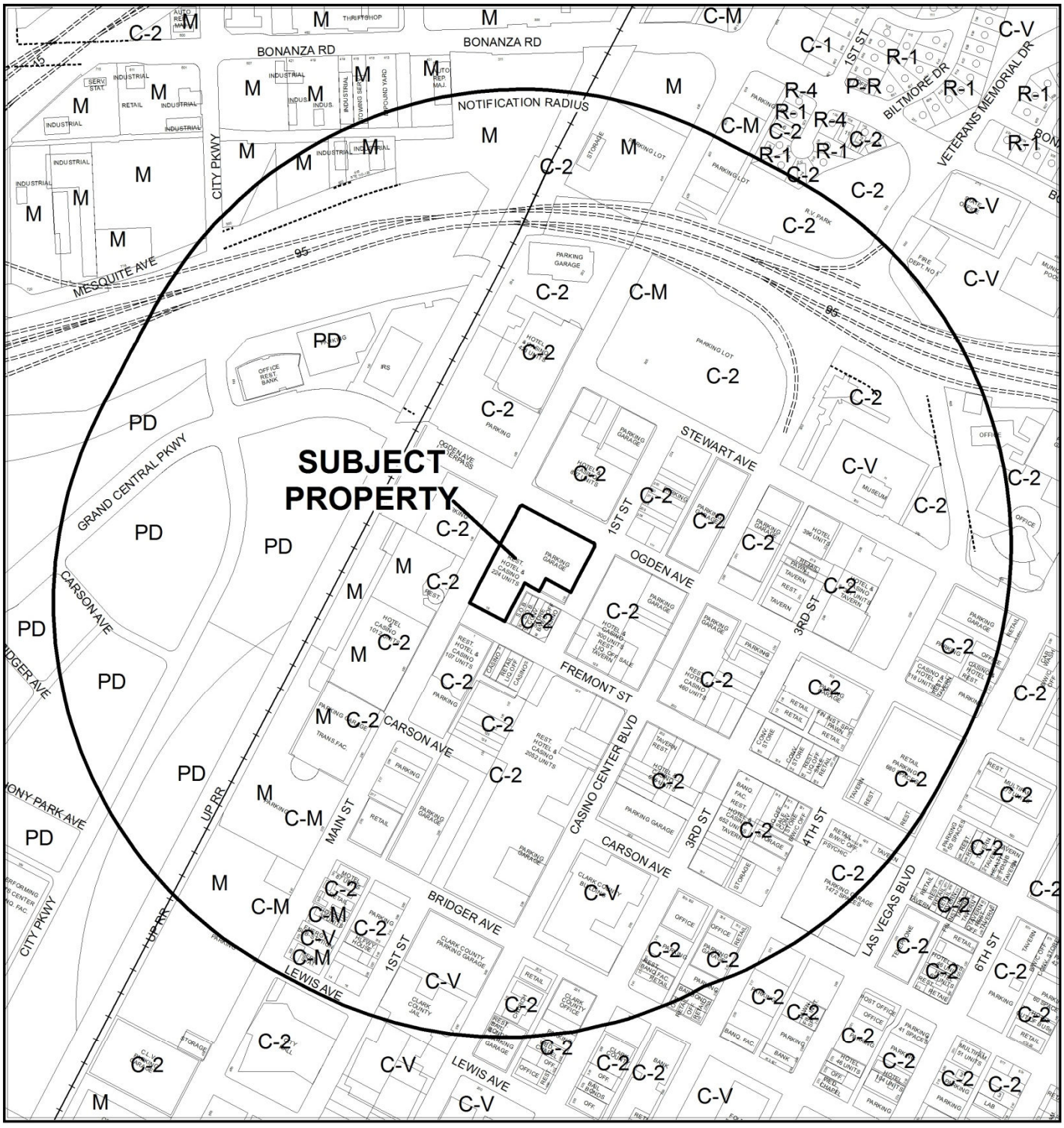
SUBJECT:
SUP-49539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARELNI, LLC - OWNER: T-LVCR, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 18 Fremont Street (APN 139-34-111-033), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



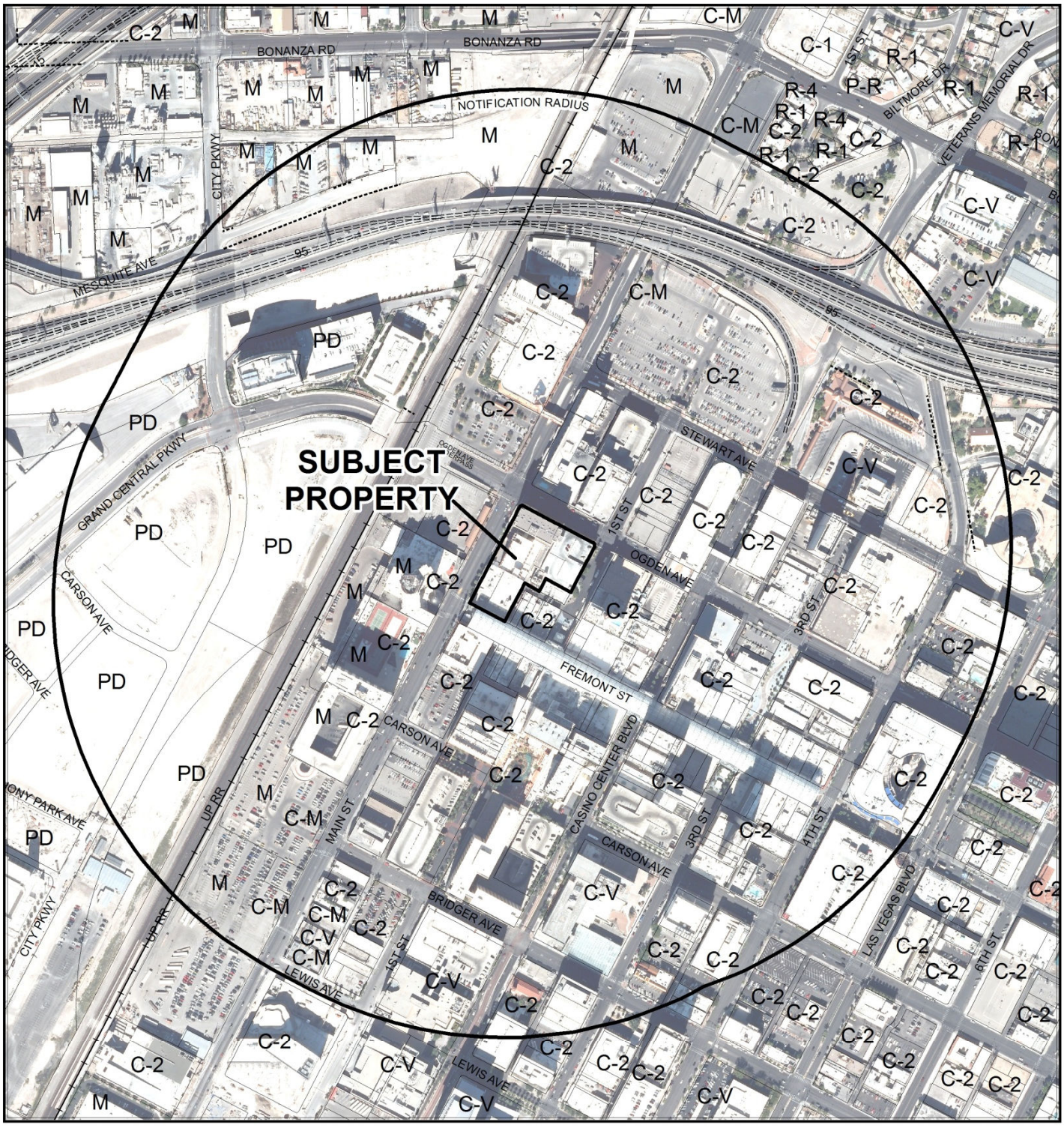
0 400 800 Feet

CASE: **SUP-49539 (PRJ-49316)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



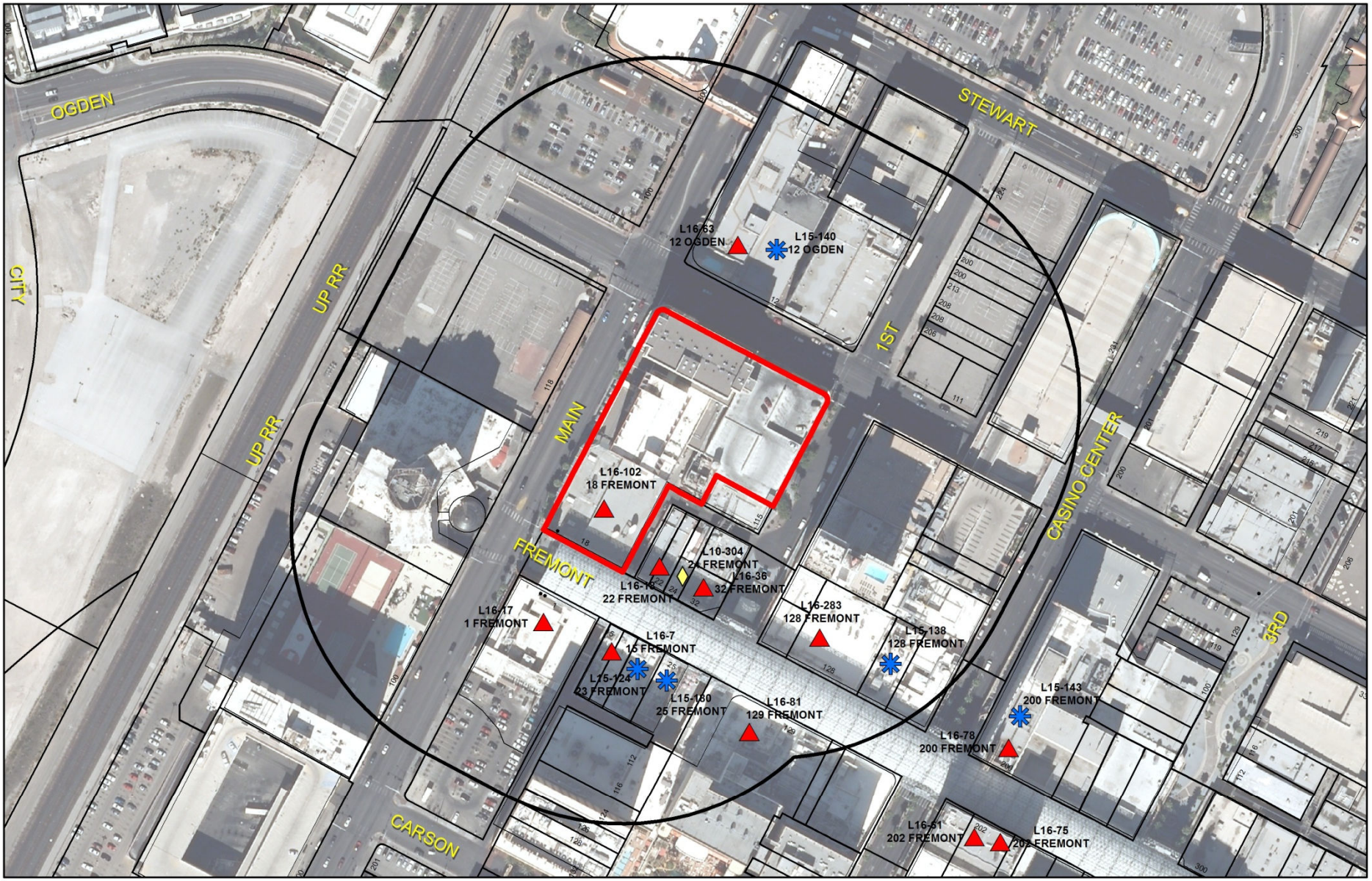
0 400 800 Feet

CASE: **SUP-49539 (PRJ-49316)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-49539
(PRJ-49316)

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49539 APN: 139-34-111-033

Name of Property Owner: T-L V C R LLC

Name of Applicant: Arelni LLC

Name of Representative: Amanda E. Litt, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JONATHAN JOSSEL, AUTHORIZED SIGNATORY

Subscribed and sworn before me

This 23 day of May, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
DARCY FLORES-NOCEDAL
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG 7, 2014
No: 02-77004-1

PRJ-49316
05/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit (Package Liquor Off Sale Establishment)

Project Address (Location) 18 Fremont Street

Project Name Viva Vegas Las Vegas Club **Proposed Use** No Change Proposed

Assessor's Parcel #(s) 139-34-111-033 **Ward #** City Ward 5

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage Approx. 2469 Sq. Ft **Floor Area Ratio** Casino is 13944 Sq. Ft

Gross Acres 2.10 Hotel Sits on **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER T-LVCR, LLC **Contact** _____

Address 1500 Broadway, 24th Floor **Phone:** _____ **Fax:** _____

City New York **State** NY **Zip** 10036

E-mail Address _____

APPLICANT Arelni, LLC **Contact** 702-732-7702

Address 2000 Las Vegas BLVD. S. #49 **Phone:** (702) 732-7702 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address ariakerman@aol.com

REPRESENTATIVE Moran Law Firm LLC **Contact** Amanda E. Litt, Esq.

Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address A.Litt@MoranLawFirm.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name JONATHAN JOSSEL, AUTHORIZED SIGNATORY

Subscribed and sworn before me

This 23 day of May, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
DARCY FLORES-NOCEDAL
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG 7, 2014
No: 02-77004-1

FOR DEPARTMENT USE ONLY

Case #	SUP-49539
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49316
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



PRJ-49316
05/29/13

SITE PLAN

NO SCALE

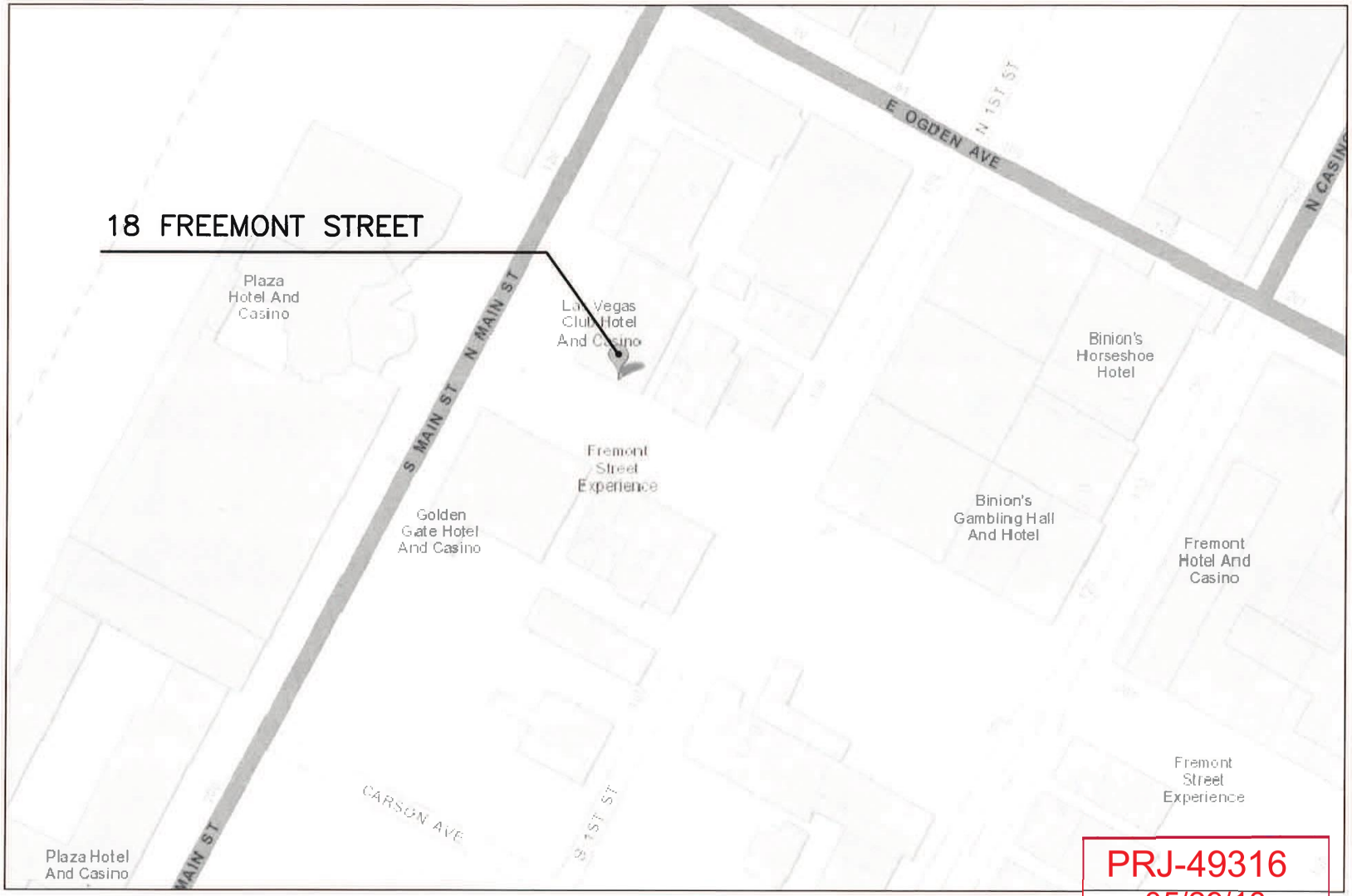
SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1



PRJ-49316
05/29/13

SITE PLAN

NO SCALE

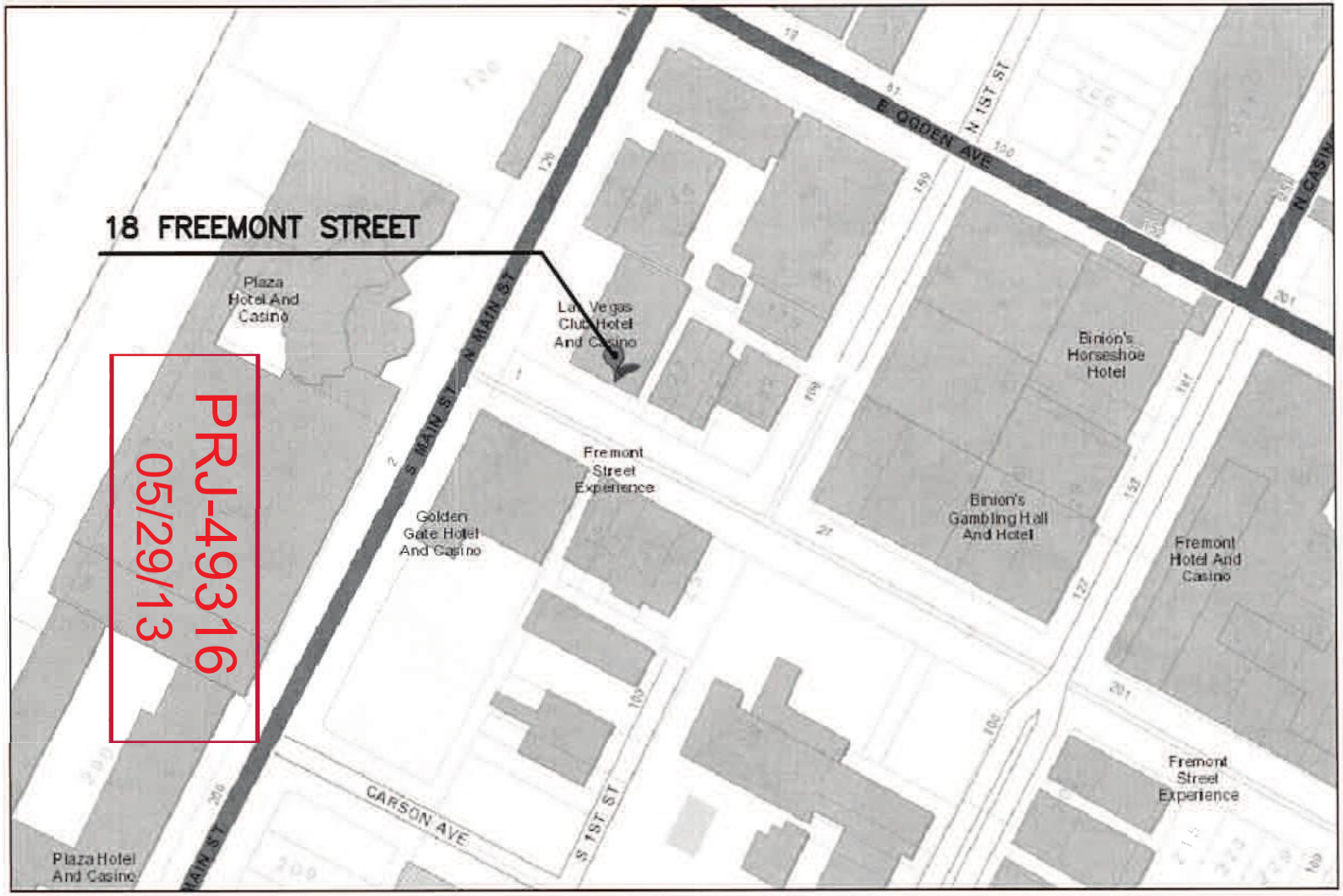
SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1



SITE PLAN

NO SCALE

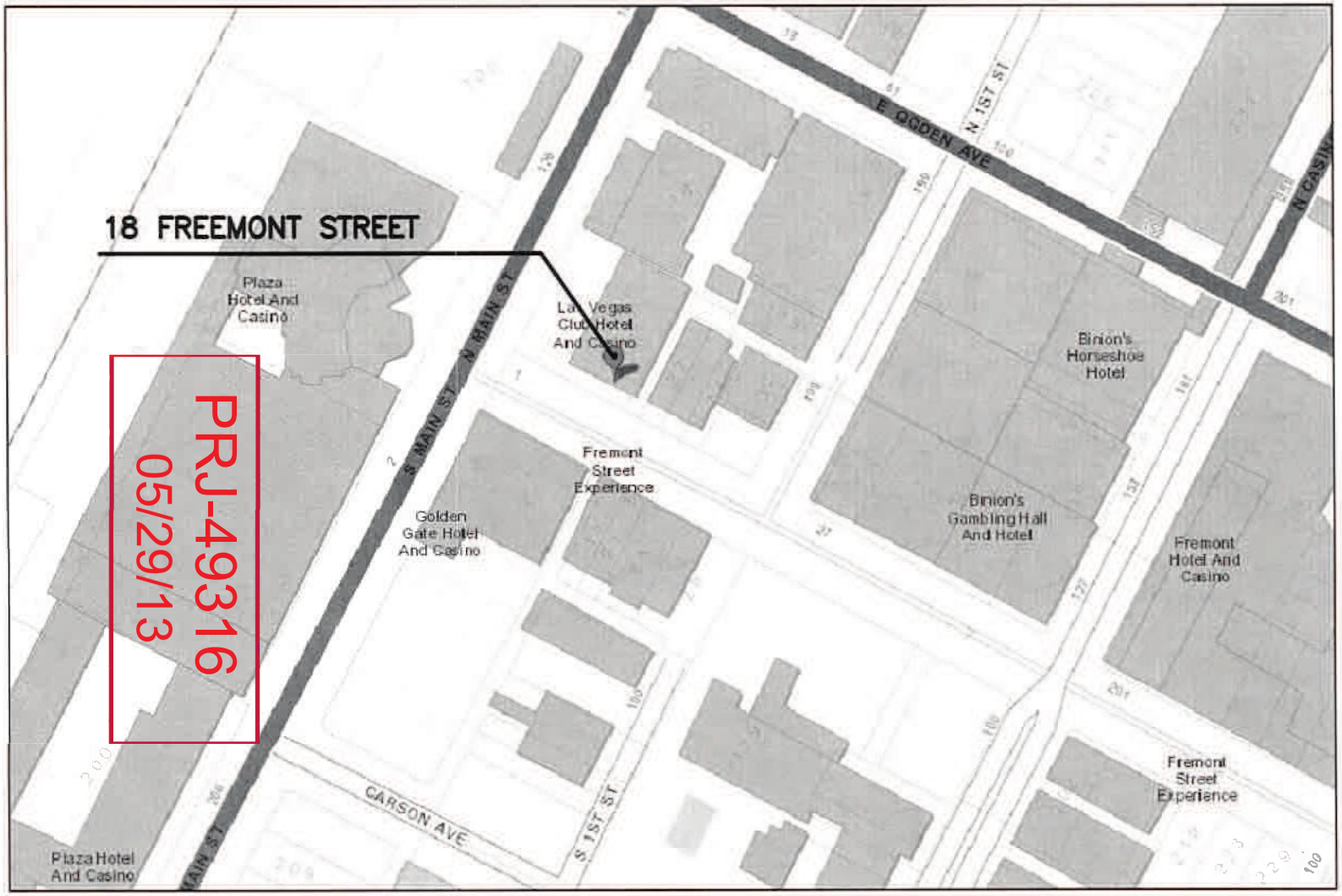
SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1



SITE PLAN

NO SCALE

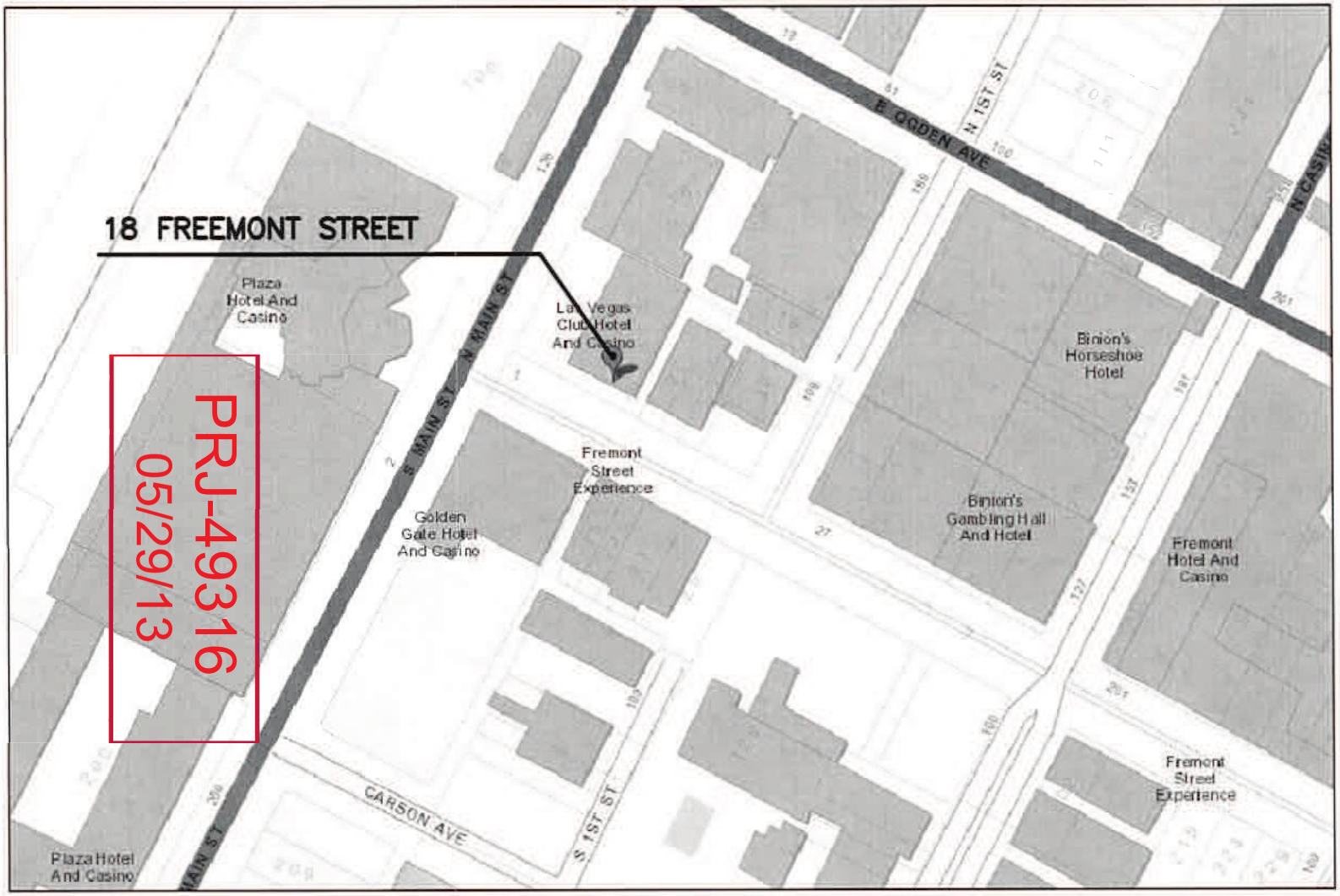
SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1



SITE PLAN

NO SCALE

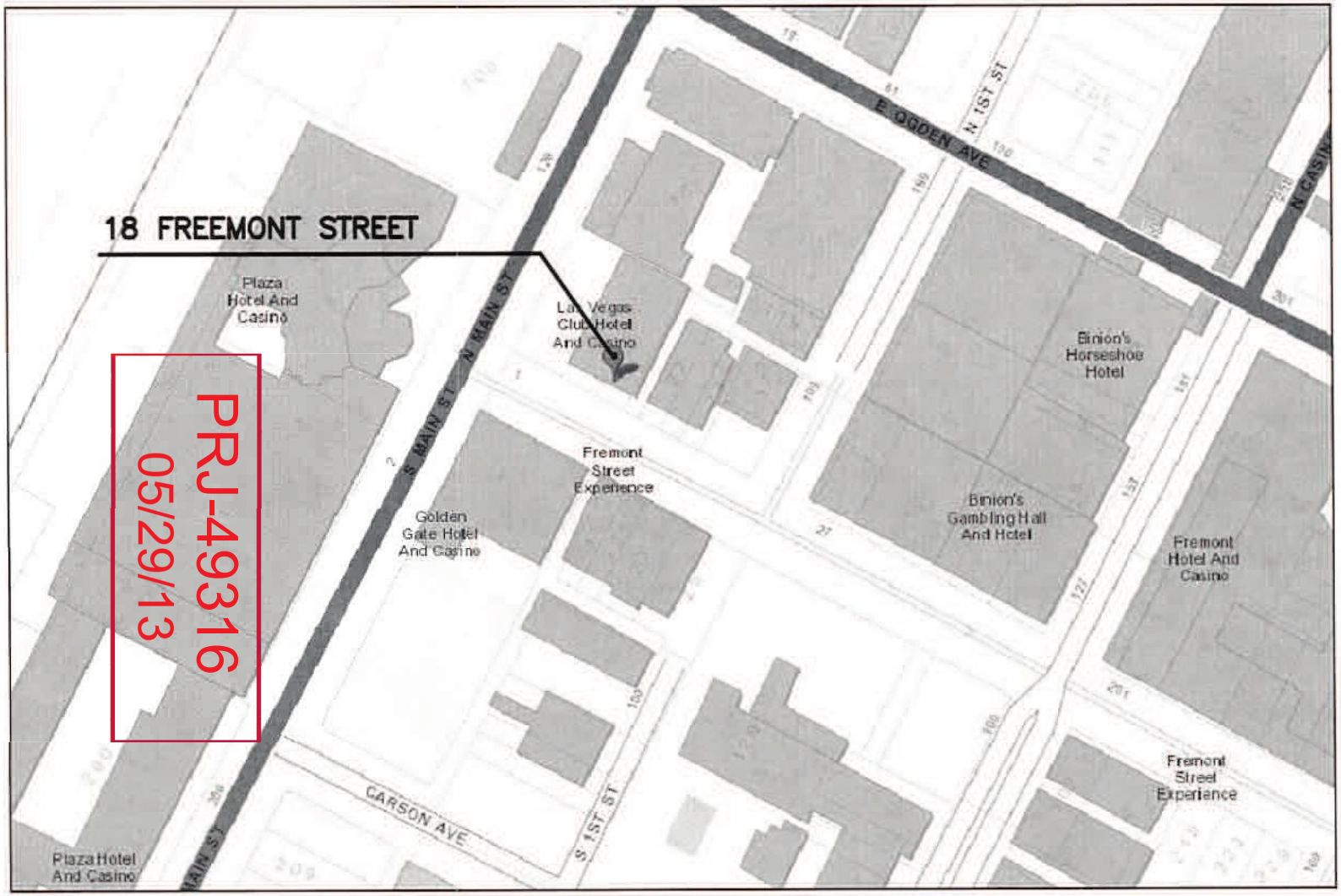
SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1



SITE PLAN

NO SCALE

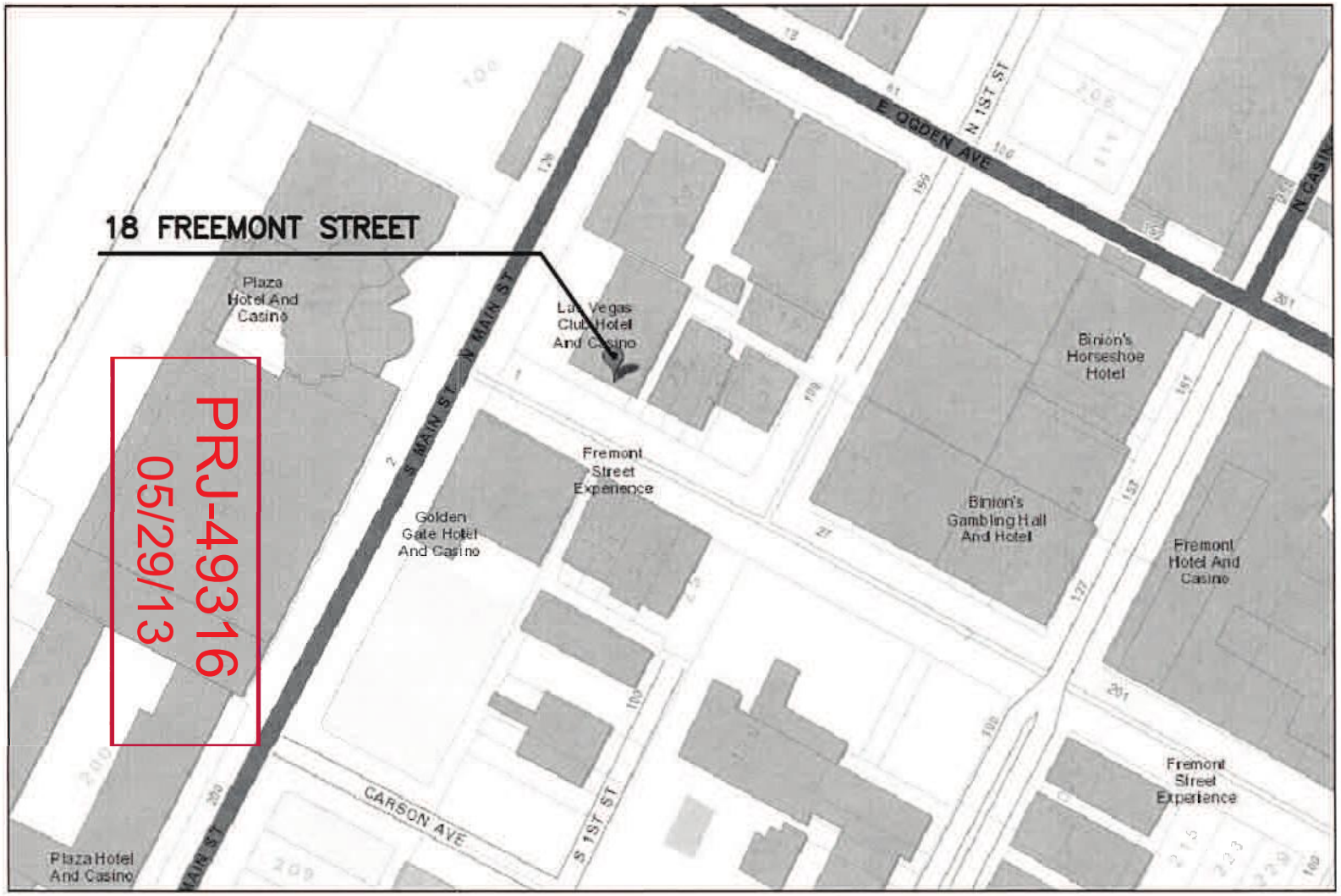
SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1



SITE PLAN

NO SCALE

SUP-49539

SITE PLAN

18 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1

KEYNOTES

1. EXISTING STORE FRONT TO BE RELOCATED TO LOCATION DESIGNATED IN KEY NOTE 2
2. NEW LOCATION OF STORE FRONT. SEE KEYNOTE 1
3. VCT THROUGHOUT, COLOR TBD
4. EXISTING BRICK FACADE ON CASINO FRONT TO BE REMOVED. STUCCO AND PAINT NEW SURFACE TO MATCH EXISTING COLOR.
5. ARCADIA INC, SERIES 2080 SAFETY GLAZED SLIDING POCKET DOOR SYSTEM SEE SUBMITTED GLAZING SHEET. ALL GLASS FINISH TO BE CLEAR.
6. REMOVE EXISTING EXTERIOR CEILING DECORATIVE STUCCO PANELS. PATCH AND REPAIR SURFACE AS NEEDED. PROVIDE NEW MIRRORED SURFACE TO MATCH ADJACENT SIDES.
7. EXISTING STOREFRONT TO REMAIN.
8. EXISTING EXTERIOR DOORS TO BE REMOVED AND RELOCATED TO NEW LOCATION SPECIFIED ON SHEET ID1.0

GENERAL NOTES

1. FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS REFER TO STRUCTURAL SHEETS S1.1-S3.1
2. CASINO TO PATCH AND REPAIR ALL FLOORING AND EXISTING FINISHES ON GAMING SIDE AND FRONT LINE AREA.
3. REPAIR EXISTING ACOUSTICAL CEILING AS REQUIRED.
4. EXISTING CEILING AND SPRINKLER SYSTEM TO REMAIN.

DOOR SCHEDULE

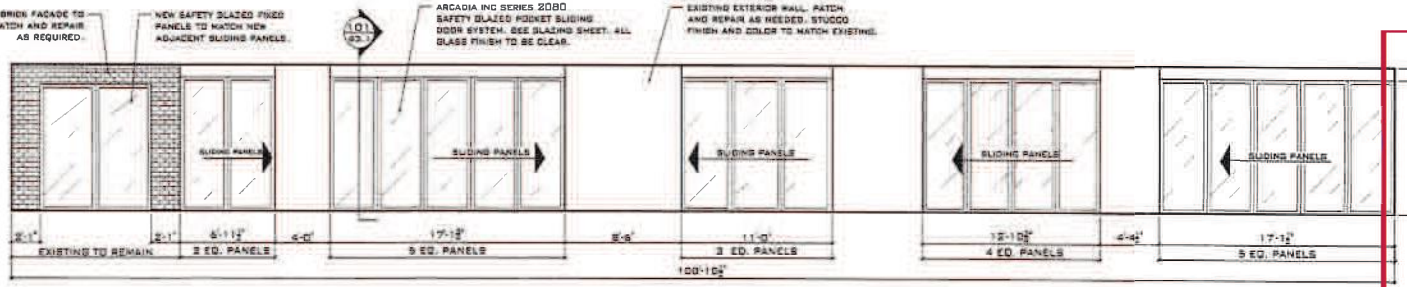
TYPE	SIZE	SPECIFICATION
E	3'-0" X 8'-0"	EXISTING INTERIOR DOOR AND FRAME. FINISH TO LIKE NEW CONDITION.
1	3'-0" X 8'-0"	NEW PAIR OF SAFETY GLAZED EXTERIOR DOORS, MATCH TO EXISTING. FRAME STYLE AND FINISH TO MATCH EXISTING.

LEGEND

- KEYNOTE
- 1A DOOR TAG
- A WINDOW TAG
- A WALL TAG
- ROOM NAME 000 ROOM NAME/NO. TAG
- REVISION CLOUDS AND TAG
- HATCH INDICATES EXISTING AREA TO REMAIN
- NEW PARTITION
- PARTIAL HEIGHT PARTITION (AS NOTED)
- NEW DEMISING PARTITION
- EXISTING DEMISING PARTITION
- EXISTING PARTITION
- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING BUILDING SHELL WALL

CASINO FRONT 1

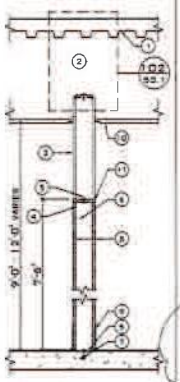
SCALE: 1/4" = 1'-0"



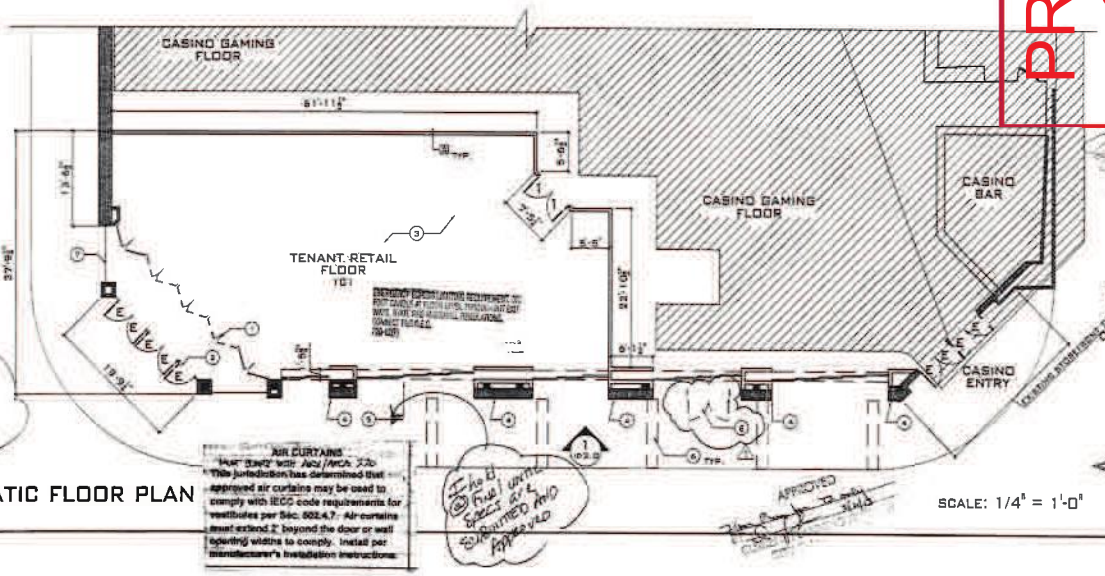
PARTITION DETAIL A

SCALE: NONE

1. UNDERSIDE OF STRUCTURE.
2. REFER TO STRUCTURAL PLAN S3.1 FOR DETAIL ATTACHMENT AND EXACT SPECIFICATIONS.
3. SUPPORT WALL BEYOND SPACED EVERY 8'-0".
4. (2) #8 SCREWS MIN AT BRACING, TYP.
5. 20GA STEEL TRACK AND #8 SCREWS AT EACH STUD, EACH SIDE.
6. 3 5/8" x 30GA NON-COMBUSTABLE METAL STUDS @ 24" O.C. MAX. (OR AS REQUIRED BY CODE).
7. 0.157"Ø PDF TO MATCH STUD SPACING, TYP.
8. 5/8" GYP. BD. BOTH SIDES (PROVIDE GREEN BOARD WHEN REQUIRED).
9. VINYL BASE.
10. EXISTING CEILING.
11. APPLY CORNER BEAD BOTH SIDES.



SCHEMATIC FLOOR PLAN



SCALE: 1/4" = 1'-0"

PRJ-49316
05/29/13

RECEIVED
FEB 28 2013
CITY OF LAS VEGAS
PERMITS

REVISIONS

TENANT IMPROVEMENT
FLOOR PLAN

ID2.0

SUP-49539

KEYNOTES

1. EXISTING STORE FRONT TO BE RELOCATED TO LOCATION DESIGNATED IN KEY NOTE 2
2. NEW LOCATION OF STORE FRONT. SEE KEYNOTE 1
3. VCT THROUGHOUT, COLOR TBD
4. EXISTING BRICK FACADE ON CASINO FRONT TO BE REMOVED. STUCCO AND PAINT NEW SURFACE TO MATCH EXISTING COLOR.
5. ARCADIA INC, SERIES 2080 SAFETY GLAZED SLIDING POCKET DOOR SYSTEM SEE SUBMITTED GLAZING SHEET. ALL GLASS FINISH TO BE CLEAR.
6. REMOVE EXISTING EXTERIOR CEILING DECORATIVE STUCCO PANELS. PATCH AND REPAIR SURFACE AS NEEDED. PROVIDE NEW MIRRORED SURFACE TO MATCH ADJACENT SIDES.
7. EXISTING STOREFRONT TO REMAIN.
8. EXISTING EXTERIOR DOORS TO BE REMOVED AND RELOCATED TO NEW LOCATION SPECIFIED ON SHEET ID1.0

GENERAL NOTES

1. FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS REFER TO STRUCTURAL SHEETS S1.1-S3.1
2. CASINO TO PATCH AND REPAIR ALL FLOORING AND EXISTING FINISHES ON GAMING SIDE AND FRONT LINE AREA.
3. REPAIR EXISTING ACOUSTICAL CEILING AS REQUIRED.
4. EXISTING CEILING AND SPRINKLER SYSTEM TO REMAIN.

DOOR SCHEDULE

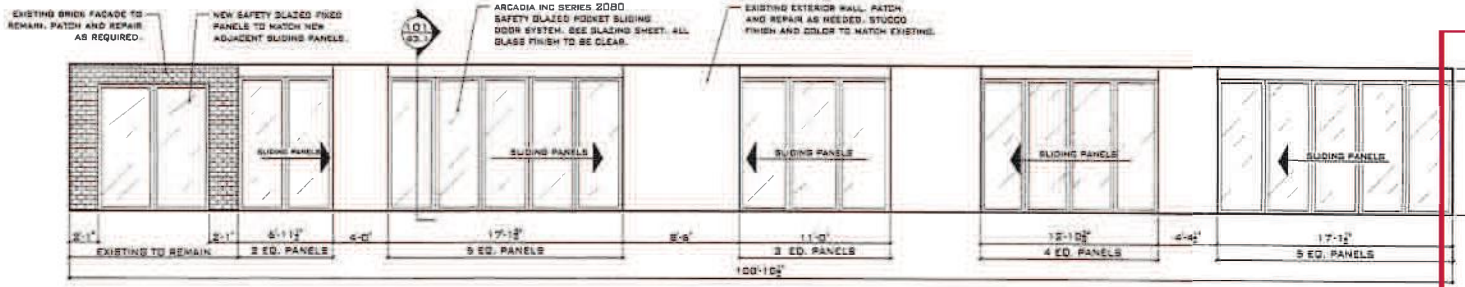
TYPE	SIZE	SPECIFICATION
E	3'-0" X 8'-0"	EXISTING INTERIOR DOOR AND FRAME. FINISH TO LIKE NEW CONDITION.
1	3'-0" X 8'-0"	NEW PAIR OF SAFETY GLAZED EXTERIOR DOORS, MATCH TO EXISTING. FRAME STYLE AND FINISH TO MATCH EXISTING.

LEGEND

- KEYNOTE
- 1A DOOR TAG
- A WINDOW TAG
- A WALL TAG
- ROOM NAME 000 ROOM NAME/NO. TAG
- REVISION CLOUDS AND TAG
- HATCH INDICATES EXISTING AREA TO REMAIN
- NEW PARTITION
- PARTIAL HEIGHT PARTITION (AS NOTED)
- NEW DEMISING PARTITION
- EXISTING DEMISING PARTITION
- EXISTING PARTITION
- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING BUILDING SHELL WALL

CASINO FRONT 1

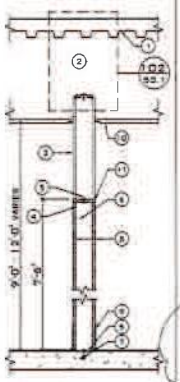
SCALE: 1/4" = 1'-0"



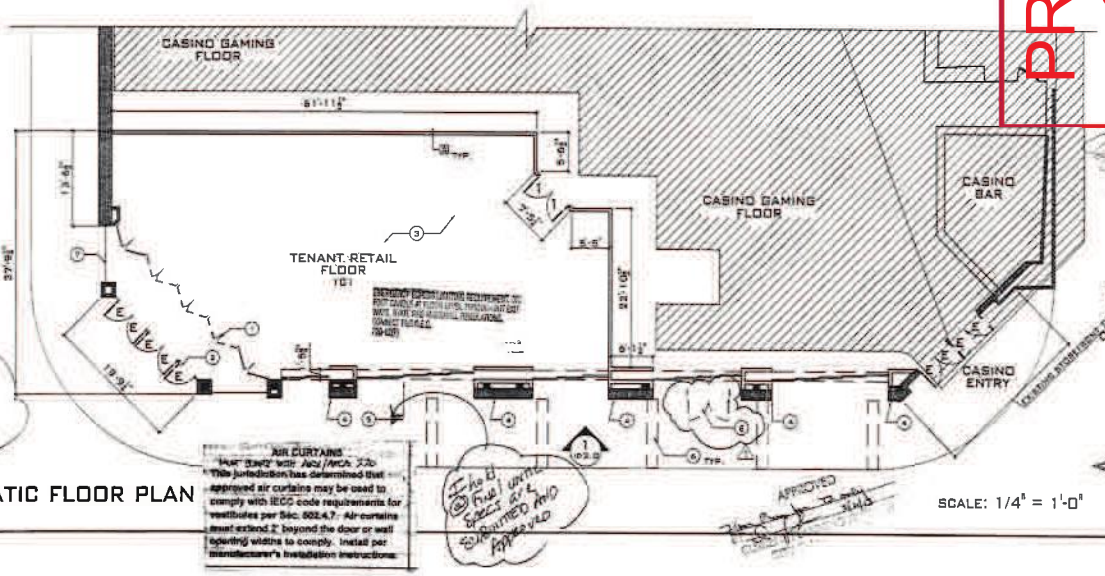
PARTITION DETAIL A

NONE

1. UNDERSIDE OF STRUCTURE.
2. REFER TO STRUCTURAL PLAN S3.1 FOR DETAIL ATTACHMENT AND EXACT SPECIFICATIONS.
3. SUPPORT WALL BEYOND SPACED EVERY 8'-0".
4. (2) #8 SCREWS MIN AT BRACING, TYP.
5. 20GA STEEL TRACK AND #8 SCREWS AT EACH STUD, EACH SIDE
6. 3 5/8" x 30GA NON-COMBUSTABLE METAL STUDS @ 24" O.C. MAX. (OR AS REQUIRED BY CODE)
7. 0.157"Ø PDF TO MATCH STUD SPACING, TYP.
8. 5/8" GYP. BD. BOTH SIDES (PROVIDE GREEN BOARD WHEN REQUIRED).
9. VINYL BASE.
10. EXISTING CEILING.
11. APPLY CORNER BEAD BOTH SIDES.



SCHEMATIC FLOOR PLAN



SCALE: 1/4" = 1'-0"

RECEIVED
FEB 28 2013
CITY OF LAS VEGAS PERMITS

PRJ-49316
05/29/13

TENANT IMPROVEMENT
FLOOR PLAN

ID2.0

SUP-49539

KEYNOTES

1. EXISTING STORE FRONT TO BE RELOCATED TO LOCATION DESIGNATED IN KEY NOTE 2
2. NEW LOCATION OF STORE FRONT. SEE KEYNOTE 1
3. VCT THROUGHOUT, COLOR TBD
4. EXISTING BRICK FACADE ON CASINO FRONT TO BE REMOVED. STUCCO AND PAINT NEW SURFACE TO MATCH EXISTING COLOR.
5. ARCADIA INC, SERIES 2080 SAFETY GLAZED SLIDING POCKET DOOR SYSTEM SEE SUBMITTED GLAZING SHEET. ALL GLASS FINISH TO BE CLEAR.
6. REMOVE EXISTING EXTERIOR CEILING DECORATIVE STUCCO PANELS. PATCH AND REPAIR SURFACE AS NEEDED. PROVIDE NEW MIRRORED SURFACE TO MATCH ADJACENT SIDES.
7. EXISTING STOREFRONT TO REMAIN.
8. EXISTING EXTERIOR DOORS TO BE REMOVED AND RELOCATED TO NEW LOCATION SPECIFIED ON SHEET ID1.0

GENERAL NOTES

1. FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS REFER TO STRUCTURAL SHEETS S1.1-S3.1
2. CASINO TO PATCH AND REPAIR ALL FLOORING AND EXISTING FINISHES ON GAMING SIDE AND FRONT LINE AREA.
3. REPAIR EXISTING ACOUSTICAL CEILING AS REQUIRED.
4. EXISTING CEILING AND SPRINKLER SYSTEM TO REMAIN.

DOOR SCHEDULE

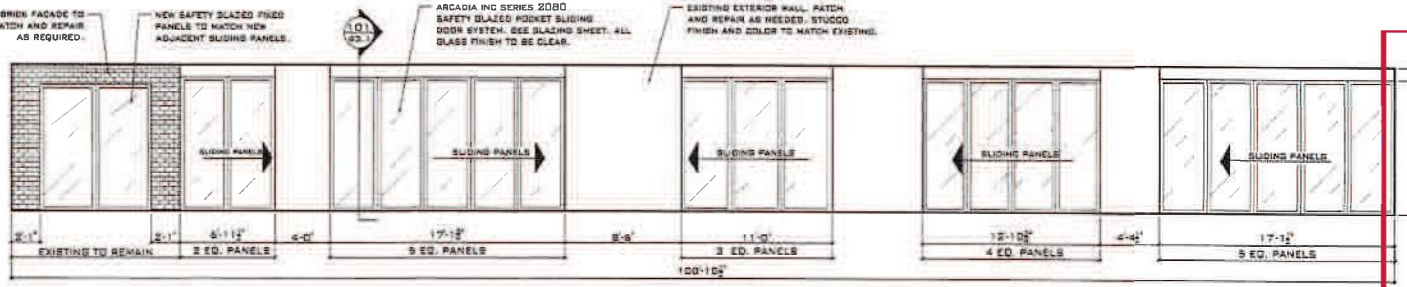
TYPE	SIZE	SPECIFICATION
E	3'-0" X 8'-0"	EXISTING INTERIOR DOOR AND FRAME. FINISH TO LIKE NEW CONDITION.
1	3'-0" X 8'-0"	NEW PAIR OF SAFETY GLAZED EXTERIOR DOORS, MATCH TO EXISTING. FRAME STYLE AND FINISH TO MATCH EXISTING.

LEGEND

- KEYNOTE
- 1A DOOR TAG
- A WINDOW TAG
- A WALL TAG
- ROOM NAME / 000 ROOM NAME/NO. TAG
- REVISION CLOUDS AND TAG
- HATCH INDICATES EXISTING AREA TO REMAIN
- NEW PARTITION
- PARTIAL HEIGHT PARTITION (AS NOTED)
- NEW DEMISING PARTITION
- EXISTING DEMISING PARTITION
- EXISTING PARTITION
- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING BUILDING SHELL WALL

CASINO FRONT 1

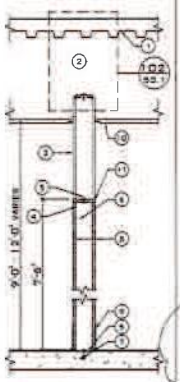
SCALE: 1/4" = 1'-0"



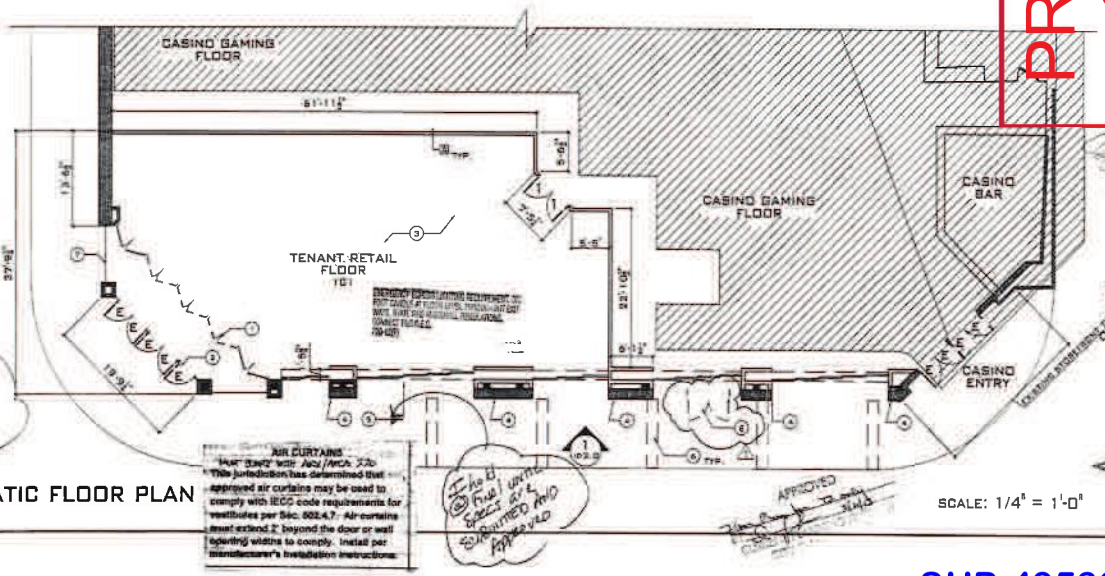
PARTITION DETAIL A

NONE

1. UNDERSIDE OF STRUCTURE.
2. REFER TO STRUCTURAL PLAN S3.1 FOR DETAIL ATTACHMENT AND EXACT SPECIFICATIONS.
3. SUPPORT WALL BEYOND SPACED EVERY 8'-0".
4. (2) #8 SCREWS MIN AT BRACING, TYP.
5. 20GA STEEL TRACK AND #8 SCREWS AT EACH STUD, EACH SIDE.
6. 3 5/8" x 30GA NON-COMBUSTABLE METAL STUDS @ 24" O.C. MAX. (OR AS REQUIRED BY CODE).
7. 0.157"Ø PDF TO MATCH STUD SPACING, TYP.
8. 5/8" GYP. BD. BOTH SIDES (PROVIDE GREEN BOARD WHEN REQUIRED).
9. VINYL BASE.
10. EXISTING CEILING.
11. APPLY CORNER BEAD BOTH SIDES.



SCHEMATIC FLOOR PLAN



SCALE: 1/4" = 1'-0"

RECEIVED
FEB 20 2013
CITY OF LAS VEGAS
PERMITS

PRJ-49316
05/29/13

TENANT IMPROVEMENT
FLOOR PLAN

ID2.0

SUP-49539

City of Las Vegas Agenda Item No.: **87.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

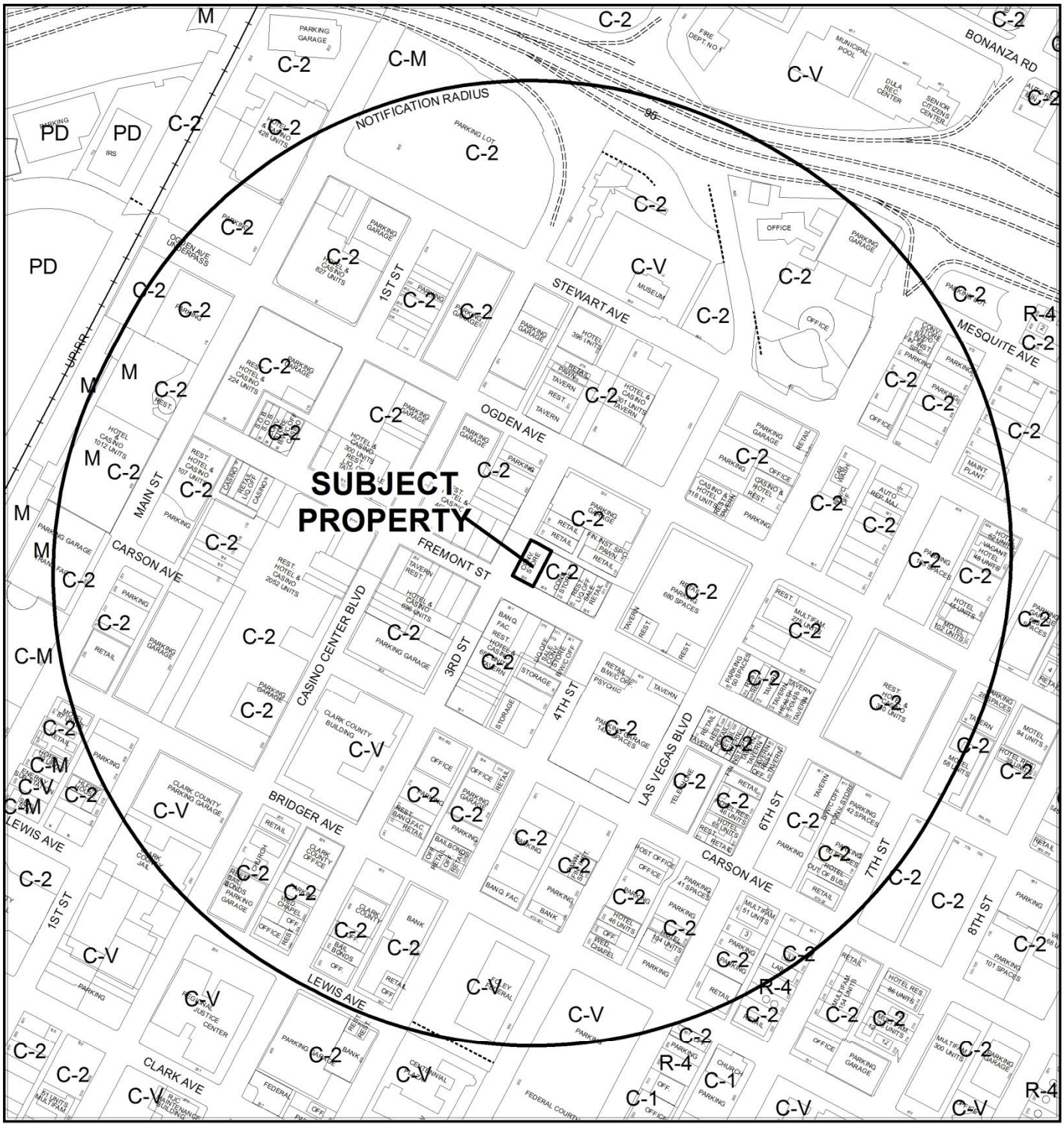
SUBJECT:
SUP-49540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L"CHAIM FREMONT ASSOCIATES PROPERTY, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 18,100 SQUARE-FOOT GENERAL RETAIL STORE at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

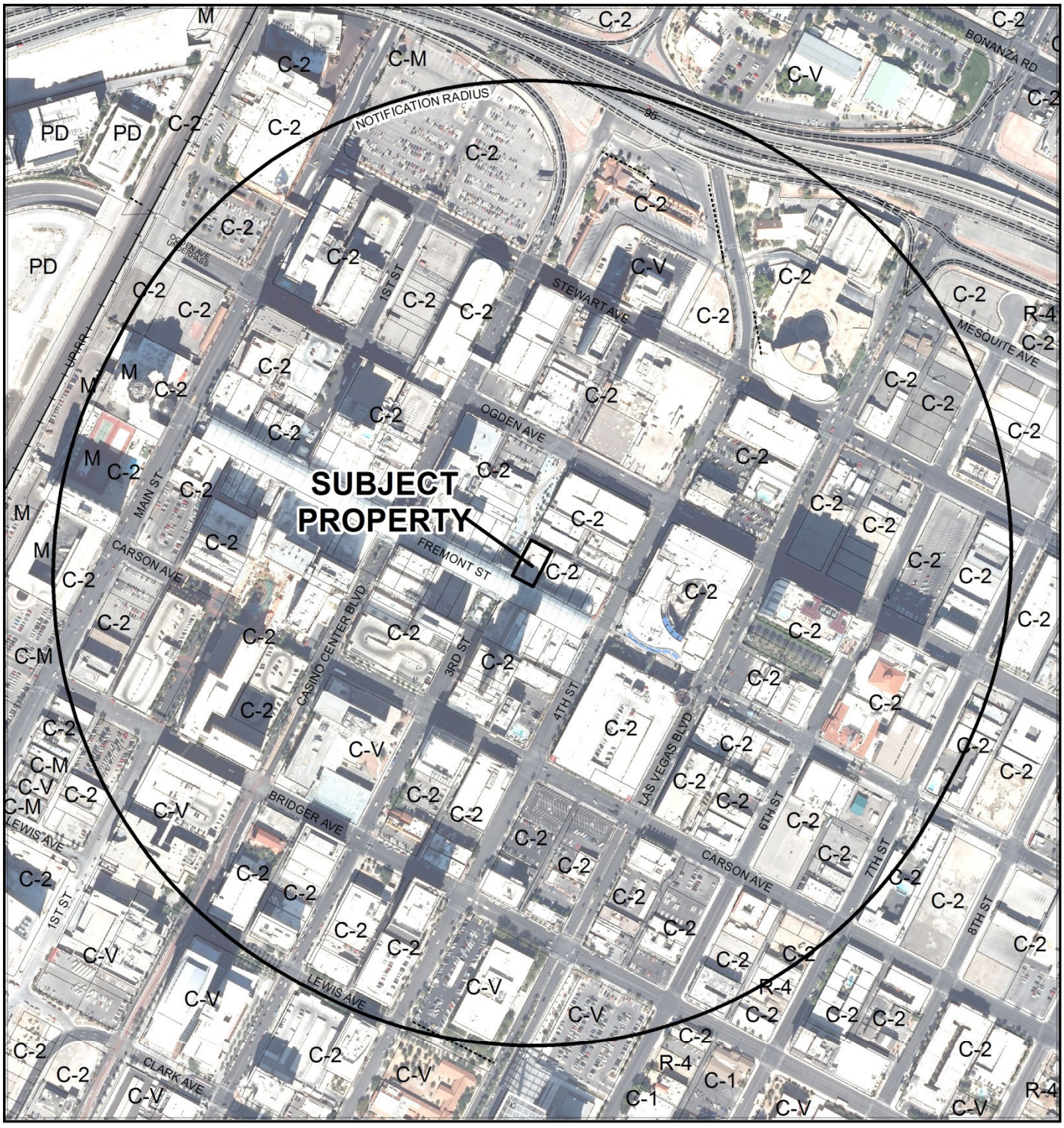
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49540**

RADIUS: 1500 FEET

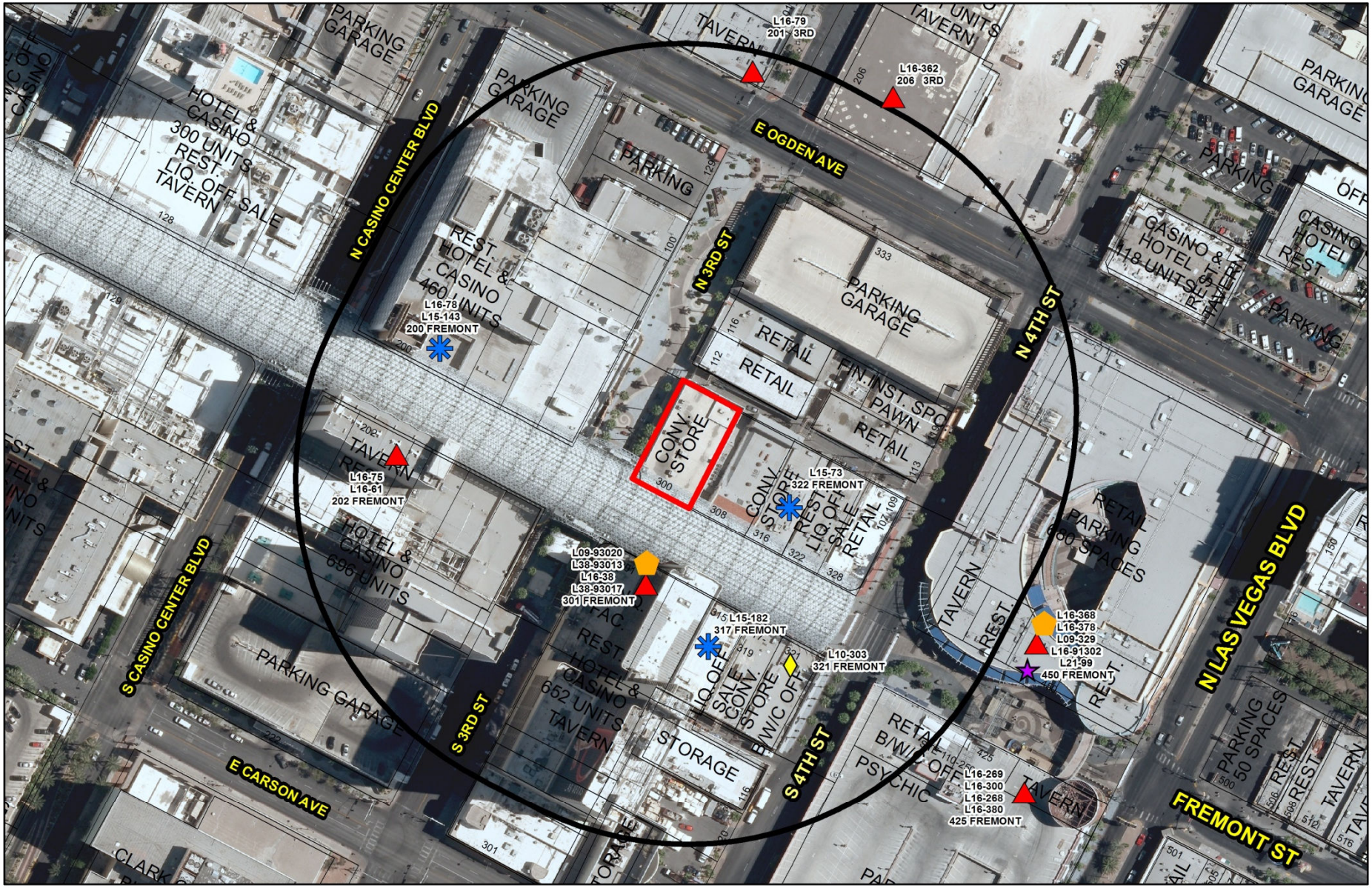
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-49540**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



SUP-49540

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, May 29, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49540** APN: 139-34-510-023

Name of Property Owner: L'Chaim Fremont Assoc PPTY

Name of Applicant: Fabulous Las Vegas Jewelry & Gifts

Name of Representative: Brown, Brown and Premsrirut

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Haim Gabay

Subscribed and sworn before me

This 21st day of May, 2013

Tracey L. Fiedler

Notary Public in and for said County and State

TRACEY L. FIEDLER
Notary Public State of Nevada
No. 94-4180-1
My appt. exp. June 2, 2014

RECEIVED
MAY 23 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Retail with accessory package liquor

Project Address (Location) 300 Fremont Street

Project Name Fabulous Las Vegas Gifts **Proposed Use** _____

Assessor's Parcel #(s) 139-34-510-023 **Ward #** 5 - Barlow

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed same

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER L'Chaim Fremont Associates Pro **Contact** Haim Gabay

Address 6130 West Flamingo Road 402 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address nellyal12@hotmail.com

APPLICANT L'Chaim Fremont Associates **Contact** Nelly Alverez

Address 6130 West Flamingo Road 402 **Phone:** (702) 382-3005 **Fax:** (702) 382-7005

City Las Vegas **State** NV **Zip** 89103

E-mail Address nellyal12@hotmail.com

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address Lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name HAIM GABAY

Subscribed and sworn before me

This 21st day of May, 2013.

_____

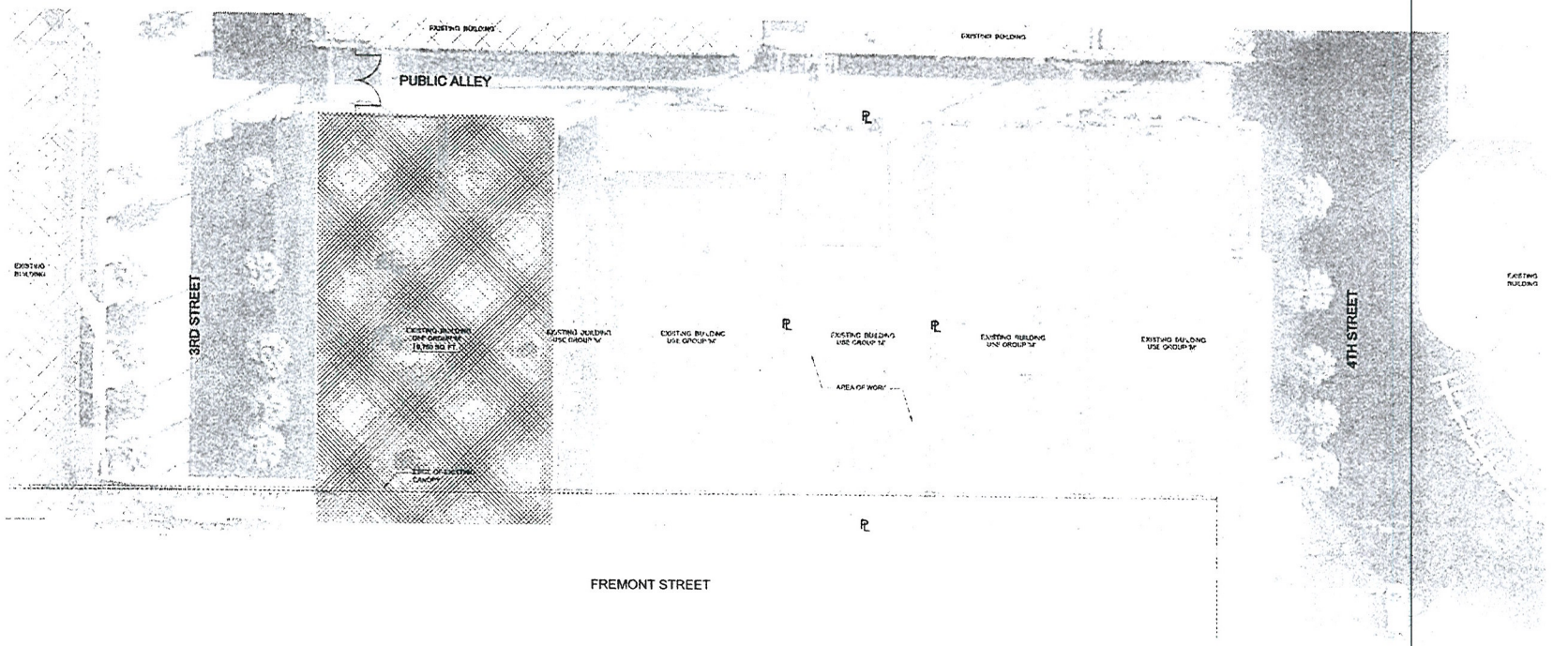
Notary Public in and for said County and State

TRACEY L. FIEDLER
Notary Public State of Nevada
No. 94-4180-1
My appt. exp. June 2, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-49540
Meeting Date:	7/9/13
Total Fee:	1280.-
Date Received:*	5/23/13
Received By:	

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



1 EXISTING SITE PLAN
AS1.01 SCALE:1/16"=1'-0"



VICINITY MAP
NO SCALE

231 west charleston boulevard
suite one fourty
las Vegas, NV 89102
office 702 888.2088
fax 702 888.2089
web www.tgaludio.com

PROJECT

FABULOUS LAS VEGAS JEWELRY & GIFTS
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

PROPOSED RETAIL WITH ACCESSORY PACKAGED LIQUOR.

REVISIONS	DATE
ORIGINAL SUBMITTAL	10-21-09

DATE 09-21-2009
SCALE AS INDICATED
D. YORKE
09-032

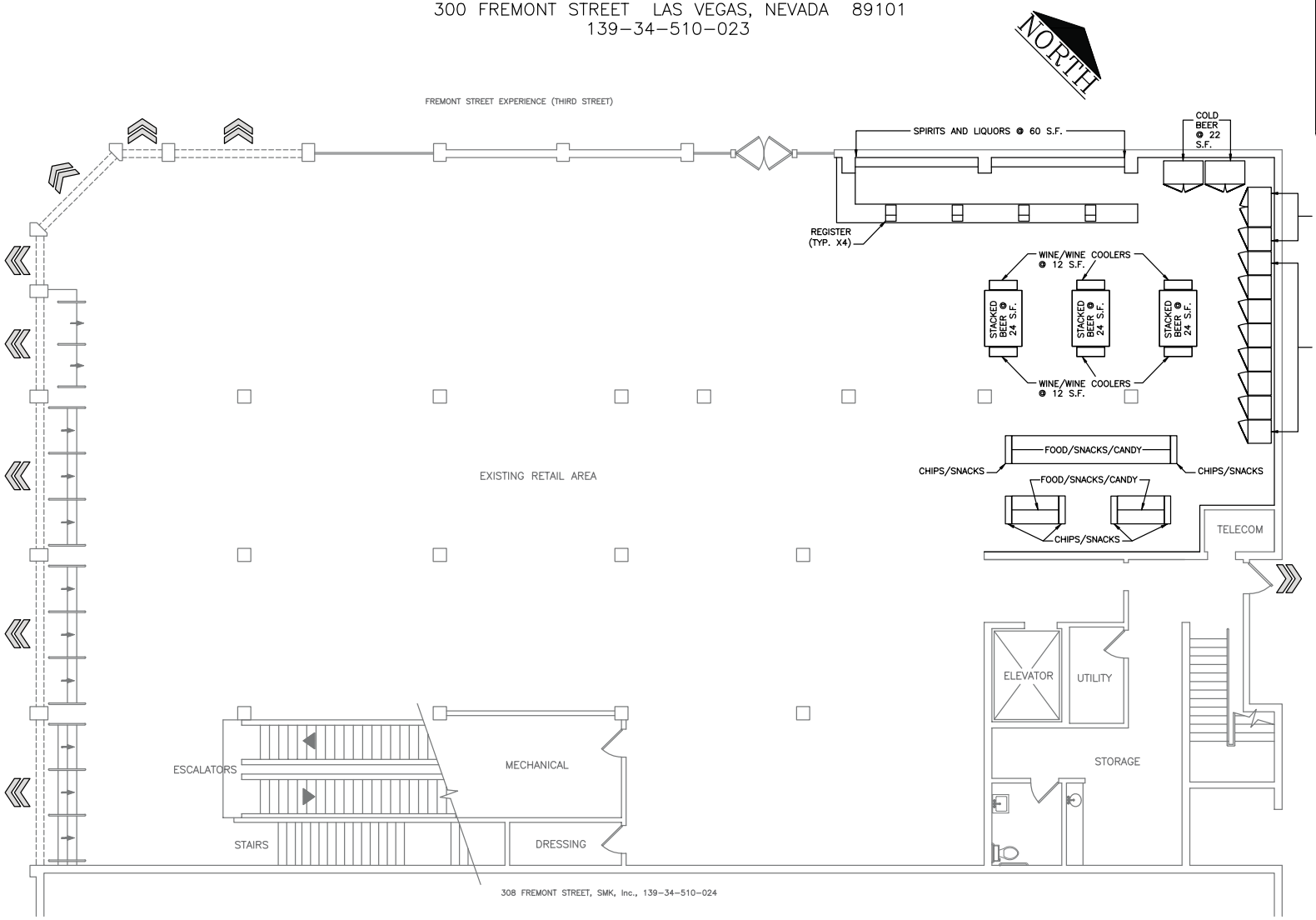
AS1.01

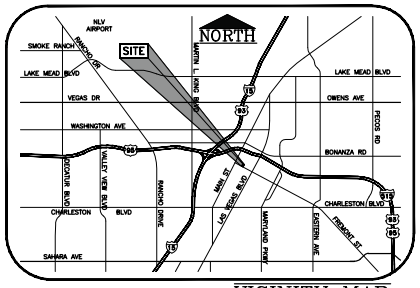
SUP-49540

RECEIVED
MAY 2 3 2013

FABULOUS LAS VEGAS GIFTS RETAIL STORE

300 FREMONT STREET LAS VEGAS, NEVADA 89101
139-34-510-023





TOTAL STORE AREA:	18,100 SQ. FT.
APPROXIMATE RETAIL AREA:	14,650 SQ. FT.
PACKAGED LIQUOR:	60 SQ. FT.
REFRIGERATED BEER:	39 SQ. FT.
PACKAGED BEER:	72 SQ. FT.
SHELVED WINE:	72 SQ. FT.
TOTAL ACOHOL AREA:	243 SQ. FT.

SUP-49540 REVISED
06/10/13

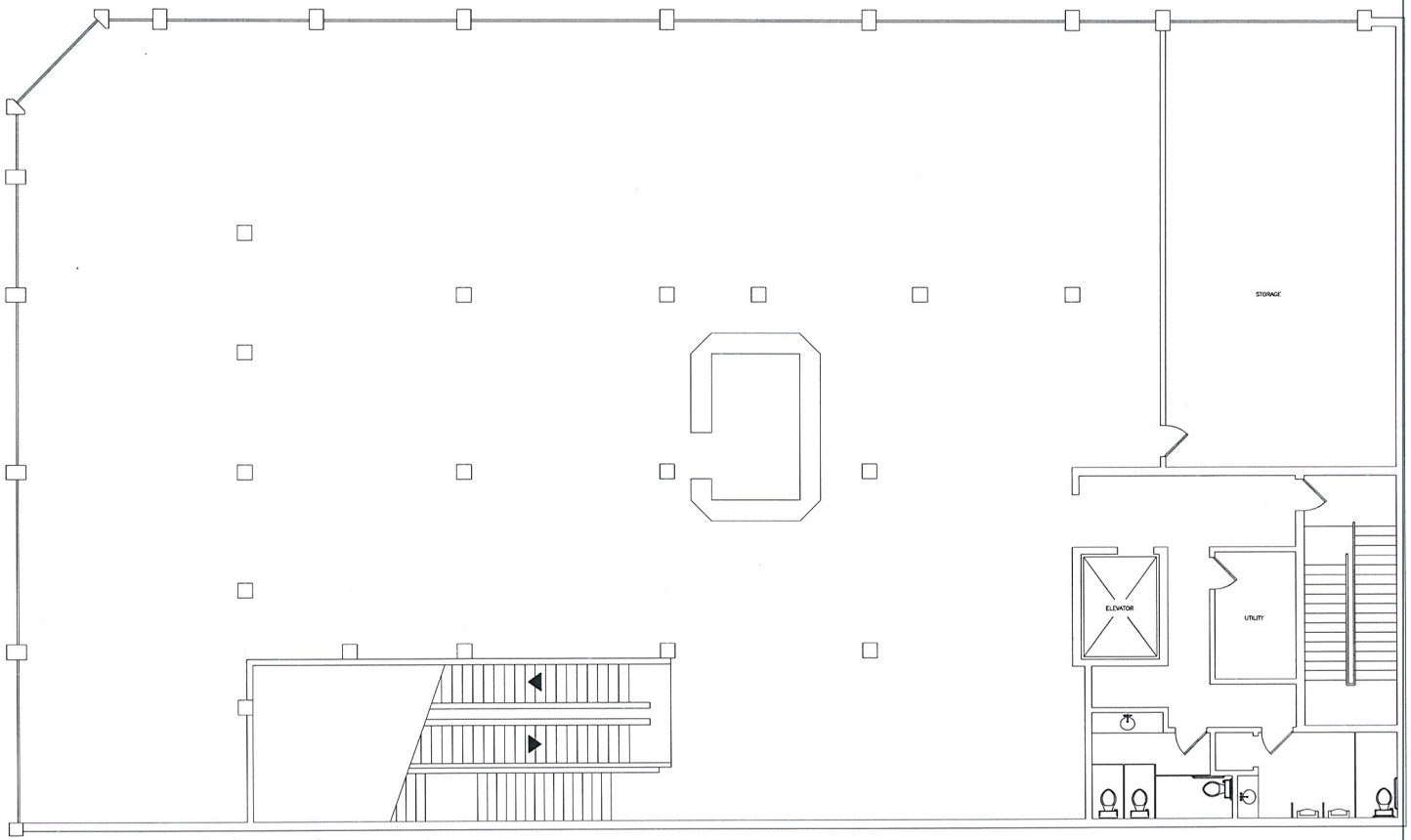
FABULOUS LAS VEGAS GIFTS RETAIL STORE

300 FREMONT STREET LAS VEGAS, NEVADA 89101
139-34-510-023



VICINITY MAP

NORTH



SECOND FLOOR
SCALE: 1/8" = 1'-0"

PROJECT DATA	
ADDRESS:	300 FREMONT STREET LAS VEGAS, NV 89101 139-34-510-023
TENTANT:	FABULOUS LAS VEGAS GIFTS
EXISTING USE	RETAIL STORE
SPRINKLERED:	YES
HEIGHT:	30' (2-STORY)
TOTAL FLOOR AREA:	18,100 S.F.
1ST FLOOR:	9,050 S.F.
2ND FLOOR:	9,050 S.F.

SHEET OF

RECEIVED
MAY 23 2013

SUP-49540

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 7, 2013

City of Las Vegas
Planning & Development
333 North Rancho
Las Vegas, NV

Re: Revised Justification letter for Use Permit to allow retail use with Off-sale Accessory Packaged Liquor. Fabulous Las Vegas Jewelry & Gifts 139-34-510-023

Dear Madam/Sir:

Please consider this request for package liquor, beer, wine and coolers within an existing two story retail store accessed from the Fremont Street Experience; addressed 300 Fremont. The property is currently zoned C-2 which allows the sale of accessory packaged liquor with a use permit. The applicant is requesting up to 243 SF of alcohol display where up to 1,465 (10% retail floor area) square feet is a Title 19 guideline. The floor plan indicates alcohol will be displayed near the register area where it can be closely supervised.

At this time there have been no protected uses identified within a 400 foot radius. As such, this use can be conducted with in a compatible and harmonious manner with other similar uses within the Fremont Street Experience.

Please call me at (702) 384-5563 if you have additional concerns.

Very truly yours,

L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-49540
REVISED 06/10/13

City of Las Vegas Agenda Item No.: **88.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

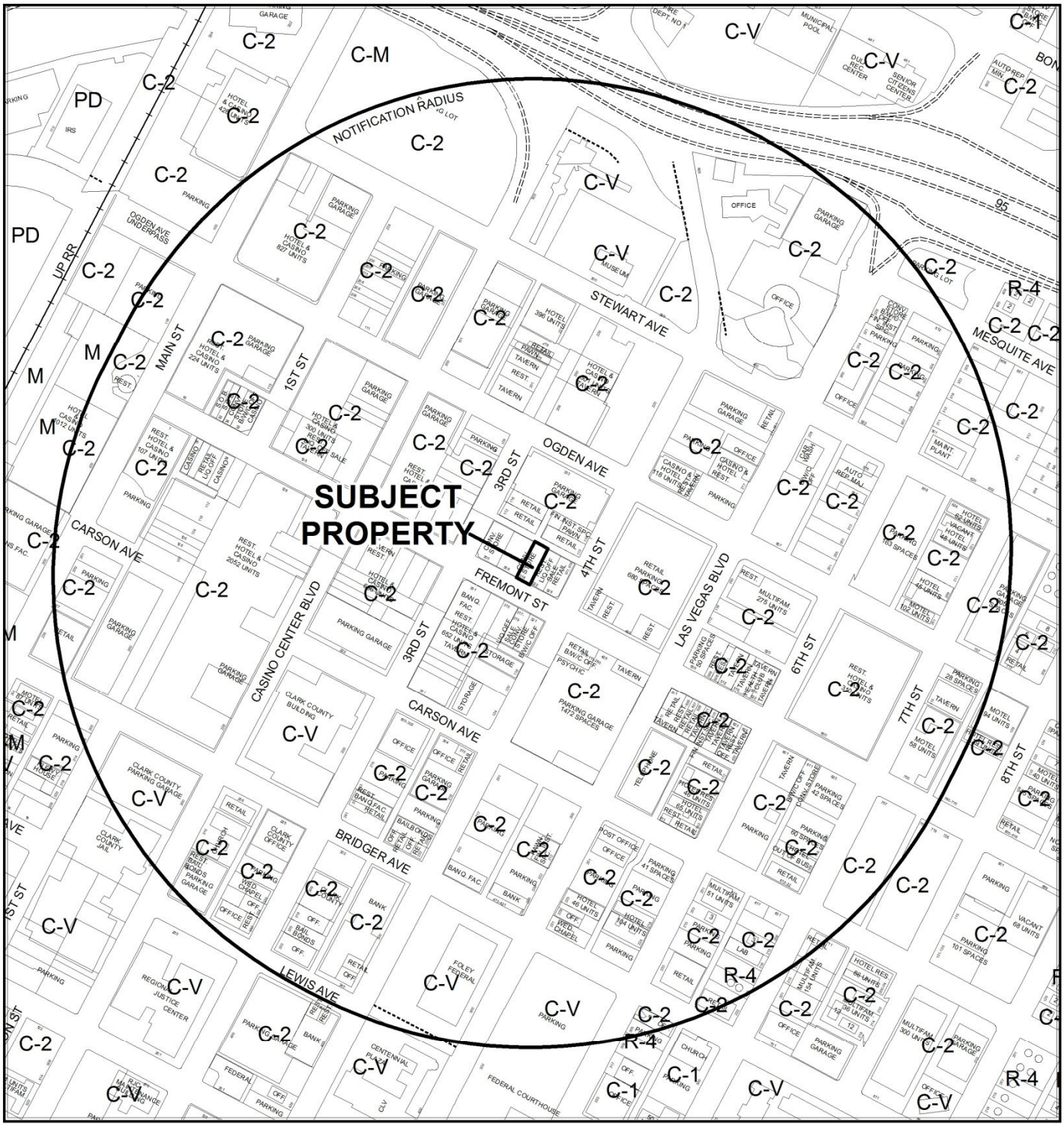
SUBJECT:
SUP-49543 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: HS FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,400 SQUARE-FOOT GENERAL RETAIL STORE at 316 Fremont Street (APN 139-34-510-024 and 025), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



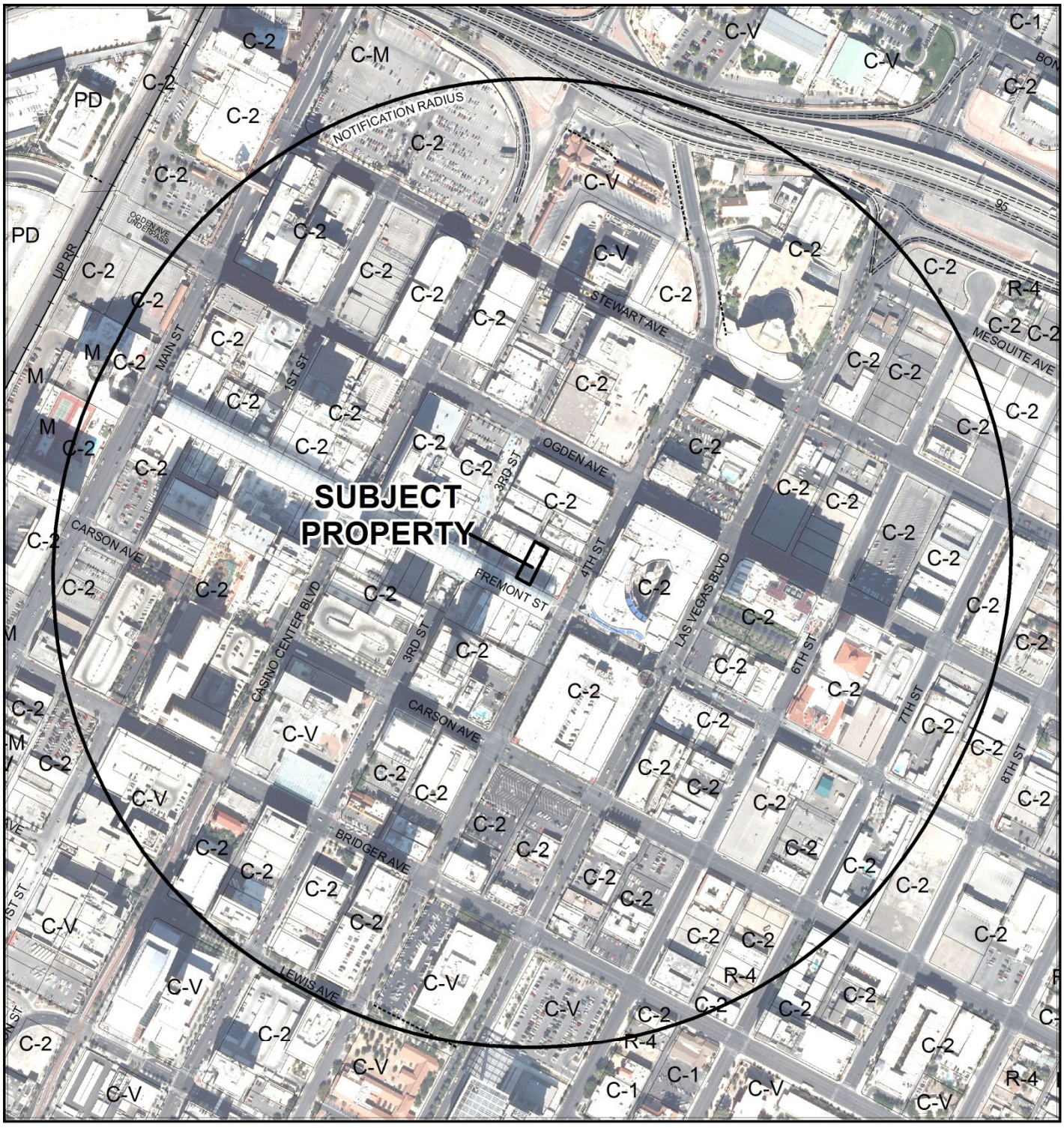
0 400 800 Feet

CASE: **SUP-49543**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



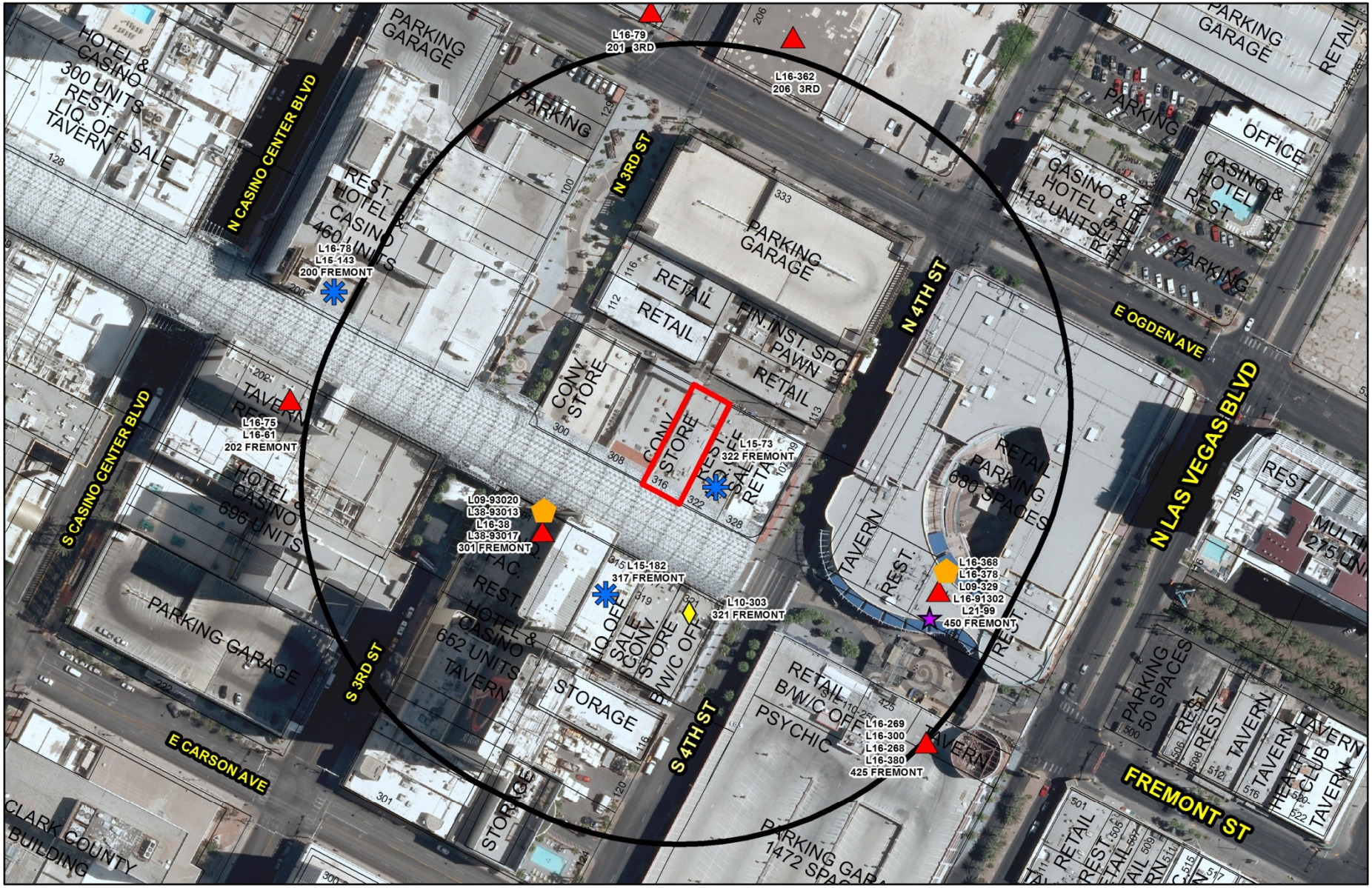
0 400 800 Feet

CASE: **SUP-49543**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-49543

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, May 29, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49543** APN: 139-34-510-024,025

Name of Property Owner: HS Family Limited Partnership

Name of Applicant: Crazy Ely Western Village d/b/a/ Coyote

Name of Representative: Brown, Brown and Premsrirut

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Vern S Christiansen Trustee

State of Nevada
County of Clark

Print Name: Vern Christiansen

Subscribed and sworn before me

This 23 day of May, 2013

Erika Oseguera

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ERIKA OSEGUERA
Appt. No. 13-9946-1
My Appt. Expires Jan. 16, 2017

RECEIVED
MAY 23 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Retail with accessory package liquor

Project Address (Location) 316 Fremont Street

Project Name Coyote **Proposed Use** _____

Assessor's Parcel #(s) 139-34-510-024 (025) **Ward #** 5 - Barlow

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed same

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER H S Family Limited Partnership **Contact** Vern Christiansen

Address 714 Lacy Lane **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address _____

APPLICANT Crazy Ely Western Village LLC **Contact** Nelly Alverez

Address 6130 West Flamingo Road 402 **Phone:** (702) 382-3005 **Fax:** (702) 382-7005

City Las Vegas **State** NV **Zip** 89103

E-mail Address nellyal12@hotmail.com

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address Lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Vern & J. Christensen

State of Nevada County of Clark

Subscribed and sworn before me

This 23 day of May, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ERIKA OSEGUERA
Appt. No. 13-9946-1
My Appt. Expires Jan. 16, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-49543
Meeting Date:	7/9/13
Total Fee:	1280.-
Date Received:*	5/23/13
Received By:	

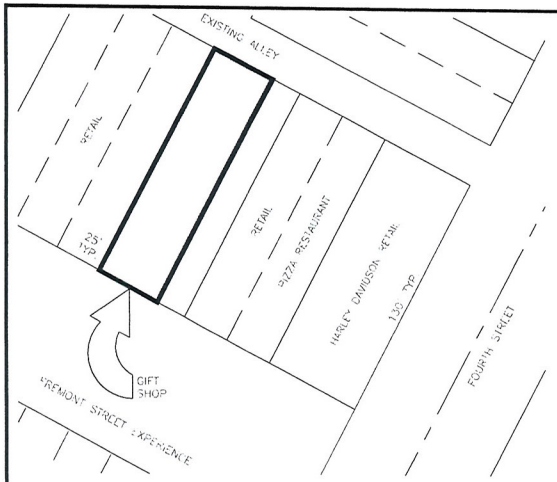
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

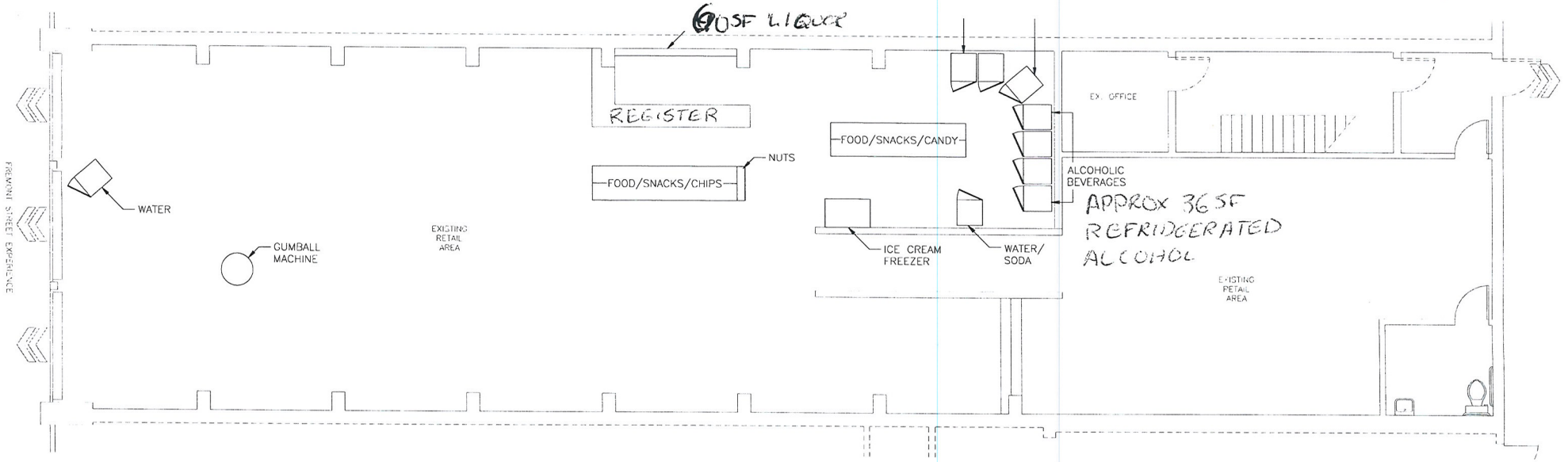
COYOTE GIFTS & SOUVENIRS

316 FREMONT STREET
LAS VEGAS, NEVADA 89101





VICINITY MAP



RECEIVED
MAY 2 3 2013

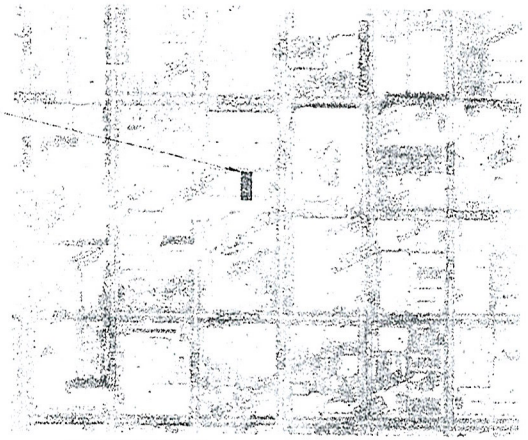
PROJECT DATA	
ADDRESS:	316 FREMONT STREET LAS VEGAS, NV 89101
APN:	139-34-510-025
TENANT:	COYOTE GIFTS & SOUVENIRS
TENANT'S AGENT:	HAIM GABAY
TOTAL FL AREA	2,372 SF
ZONING:	C-2 GENERAL COMMERCIAL
EXISTING USE:	RETAIL
CONSTRUCTION TYPE	V-B
FLOOR AREA DISTURBED	0
EXISTING SPRINKLERS:	NO
MODIFICATIONS TO SPRINKLERS	NO
MODIFICATIONS TO LIGHTING	NO
MODIFICATIONS TO PLUMBING	NO
MODIFICATIONS TO BLDG HVAC:	NO

SHEET 1 OF 1

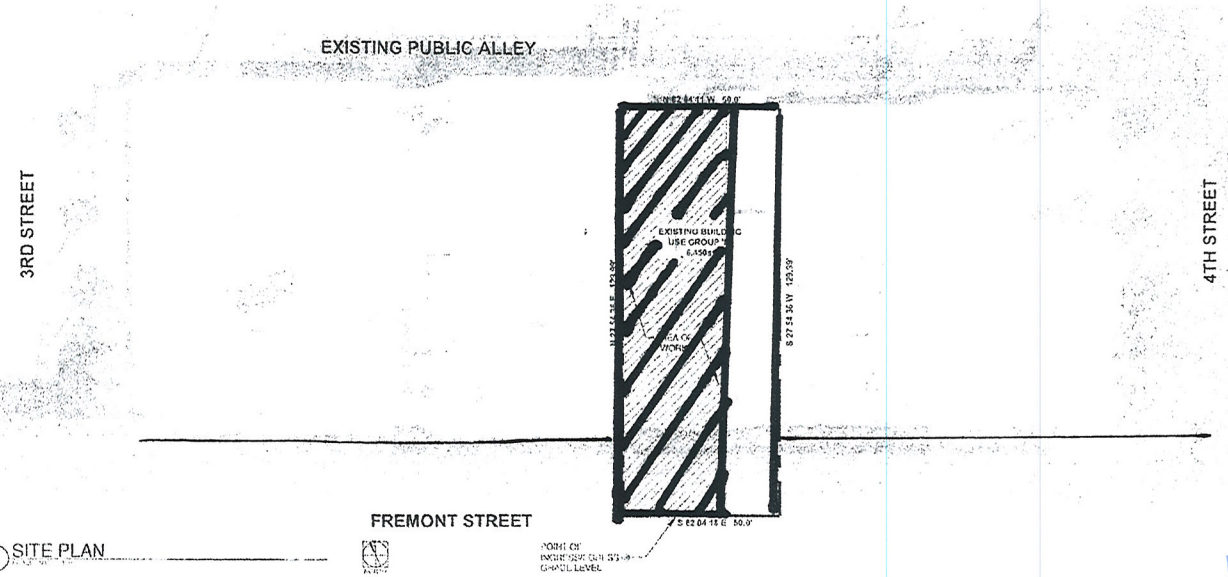
SUP-49543

PORTION OF 139-34-510-025,
ZONE · C2
ACCESSORY PACKAGE
LIQUOR.

316 FREMONT
d/b/a Coyote.



① VICINITY MAP



② SITE PLAN

RECEIVED
MAY 23 2013

SUP-49543

URE.

Coyote
316 East Fremont Street
Las Vegas, NV

SITE PLAN

VICINITY MAP, PLAN &
EXISTING SITE PLAN

FOR SUBMITTAL

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 23, 2013

City of Las Vegas
Planning & Development
333 North Rancho
Las Vegas, NV

Re: Use Permit to allow retail use with Off-sale Accessory Packaged Liquor. Coyote
139-34-510-025

Dear Madam/Sir:

Please consider this request for an 4,400 square foot retail gift store accessed from the Fremont Street Experience at 316 Fremont. The property is currently zoned C-2 which allows the sale of accessory packaged liquor with a use permit. The floor plan indicates up to 100 SF will be used for liquor/beer/wine merchandise. All is displayed near the employee register where it can be closely supervised.

At this time there have been no protected uses identified within a 400 foot radius and can be conducted in a manner that is compatible with the Fremont Street Experience.

Please call me at (702) 384-5563 if you have additional concerns.

Very truly yours,

L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

RECEIVED
MAY 23 2013
City of Las Vegas
Department of Planning

SUP-49543

City of Las Vegas Agenda Item No.: **89.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

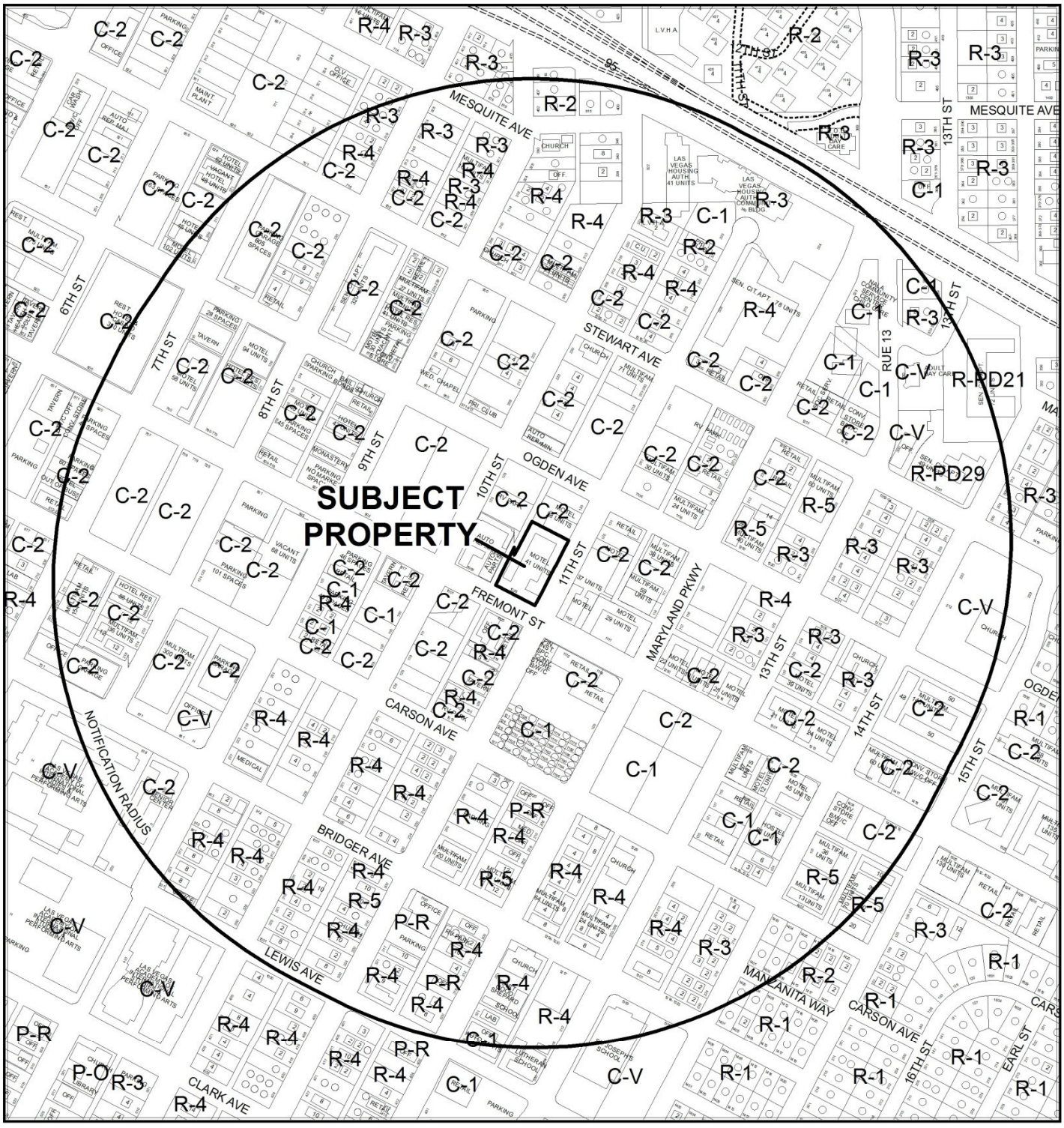
SUBJECT:
SUP-49549 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,750 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #100 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

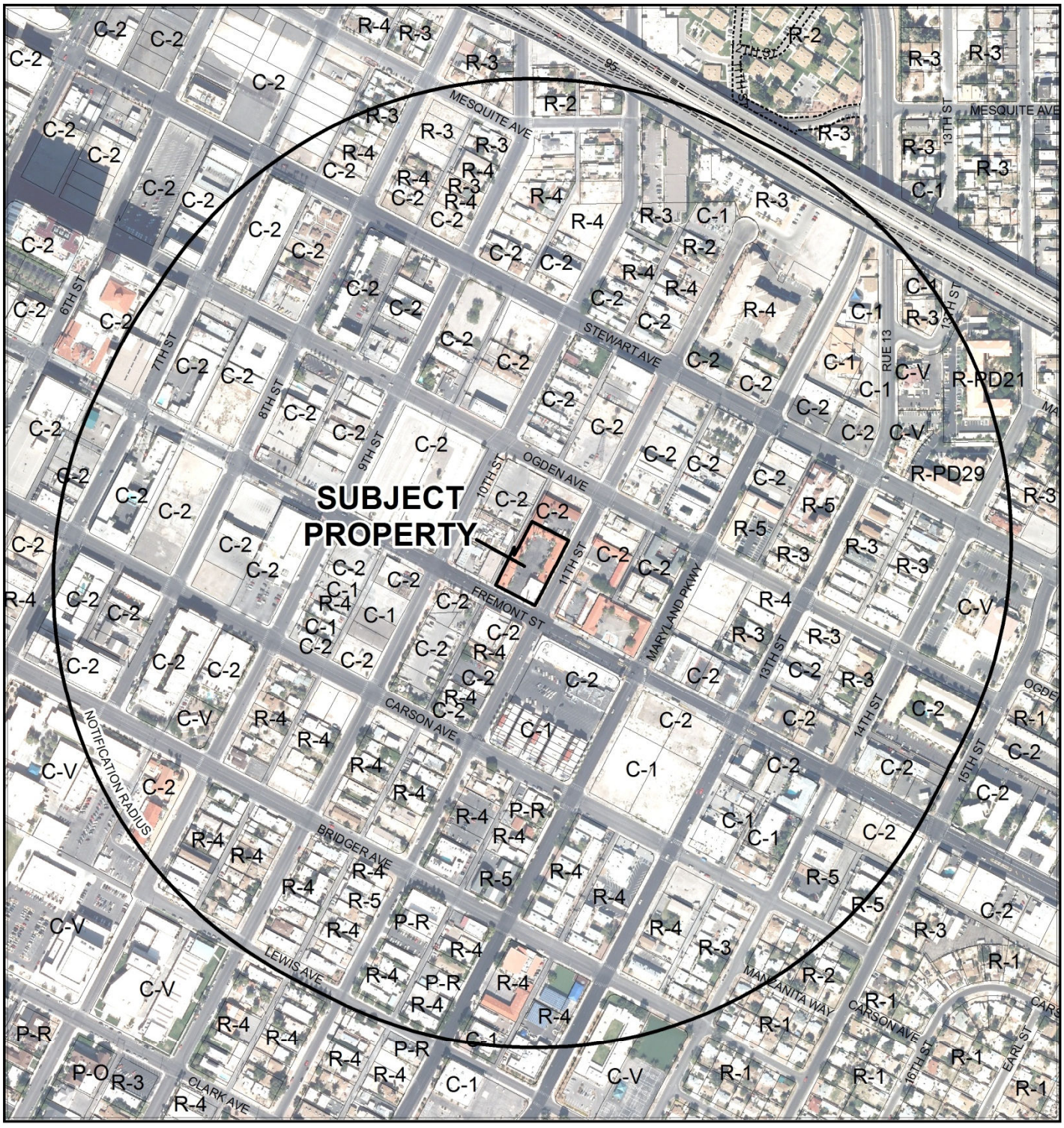
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-49549, SUP-49552, SUP-49553 and SDR-49548
2. Conditions and Staff Report - SUP-49549, SUP-49552, SUP-49553 and SDR-49548
3. Supporting Documentation
4. Photos - SUP-49549, SUP-49552, SUP-49553 and SDR-49548
5. Justification Letter - SUP-49549, SUP-49552, SUP-49553 and SDR-49548



CASE: **SUP-49549, SUP-49552, SUP-49553 AND SDR-49548 (PRJ-49472)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 400 800 Feet

CASE: **SUP-49549, SUP-49552, SUP-49553 AND SDR-49548 (PRJ-49472)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49549 APN: 139-35-211-025 & 026

Name of Property Owner: 1028 Fremont, LLC

Name of Applicant: 1028 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Kessler

Print Name: Todd Kessler

Attorney in fact under Power of Attorney dated 4/2/13

Subscribed and sworn before me

This 22 day of May 20 13

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - TAVERN LIMITED

Project Address (Location) 1028 Fremont Street Las Vegas, NV 89101

Project Name Ferguson's **Proposed Use**

Assessor's Parcel #(s) 139-35-211-025 & 026 **Ward #** 3

General Plan: existing C2 proposed N/A **Zoning:** existing C2 proposed C2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.15 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas, **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address 300 Las Vegas Blvd., North #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Todd Kessl

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

Print Name Todd Kessler

Attorney in fact under Power of attorney dated 4/4/13

Subscribed and sworn before me

This 22 day of May, 20 13.

Darlene Nepp Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-49549
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

! "!# !#"$! "!# !#%$! "!# !#&

SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,000 S.F.	55 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	1,750 S.F.	70 OCC.
	TOTAL	3,750 S.F.	125 OCC.
#140	A-2 (F&B TAVERN LIMITED)	2,360 S.F.	60 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,610 S.F.	230 OCC.
#145	A-2 (F&B TAVERN LIMITED)	2,625 S.F.	67 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,875 S.F.	237 OCC.
	GROSS A-2 (F&B TAVERN LIMITED)	6,985 S.F.	182 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	10,250 S.F.	410 OCC.
#190	A-2 (F&B COFFEE)	1,125 S.F.	29 OCC.
	A-2 (F&B OUTDOOR PATIO)	2,170 S.F.	87 OCC.
	TOTAL	3,295 S.F.	116 OCC.

SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 135, 150, 156, 160, 170, 175, 180, 185	M-1 (RETAIL)	7,096 S.F.	237 OCC.
	B-1 (OFFICE CONFERENCE)	260 S.F.	18 OCC.
	B-1 (PRIVATE OFFICE)	8,762 S.F.	88 OCC.
	PUBLIC OUTDOOR PLAZA	14,730 S.F.	

** TITLE 19 PARKING REQUIREMENT - NOT APPLICABLE			PARKING	REQ'
	TOTAL	50,768 S.F.	1/250 SF	204 P.S.
	TOTAL PARKING PROVIDED			0 P.S.
	APN #139-35-211-025	0.83 ACRE		
	APN #139-35-211-026	0.32 ACRE		
	APN #139-35-211-027	0.17 ACRE		
	TOTAL SITE ACRE	1.32 ACRE		

NET BUILDING SQUARE FOOTAGES 23,080 S.F.
GROSS BUILDING SQUARE FOOTAGES 25,978 S.F.



DOWNTOWNPROJECT

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

SUP-49549, SUP-49552, SUP-49553
SDR-49548 REVISED

! "!# !#"$! "!# !#%$! "!# !#&

SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,000 S.F.	55 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	1,750 S.F.	70 OCC.
	TOTAL	3,750 S.F.	125 OCC.
#140	A-2 (F&B TAVERN LIMITED)	2,360 S.F.	60 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,610 S.F.	230 OCC.
#145	A-2 (F&B TAVERN LIMITED)	2,625 S.F.	67 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,875 S.F.	237 OCC.
	GROSS A-2 (F&B TAVERN LIMITED)	6,985 S.F.	182 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	10,250 S.F.	410 OCC.
#190	A-2 (F&B COFFEE)	1,125 S.F.	29 OCC.
	A-2 (F&B OUTDOOR PATIO)	2,170 S.F.	87 OCC.
	TOTAL	3,295 S.F.	116 OCC.

SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 135, 150, 156, 160, 170, 175, 180, 185	M-1 (RETAIL)	7,096 S.F.	237 OCC.
	B-1 (OFFICE CONFERENCE)	260 S.F.	18 OCC.
	B-1 (PRIVATE OFFICE)	8,762 S.F.	88 OCC.
	PUBLIC OUTDOOR PLAZA	14,730 S.F.	

** TITLE 19 PARKING REQUIREMENT - NOT APPLICABLE			PARKING	REQ'
	TOTAL	50,768 S.F.	1/250 SF	204 P.S.
	TOTAL PARKING PROVIDED			0 P.S.
	APN #139-35-211-025	0.83 ACRE		
	APN #139-35-211-026	0.32 ACRE		
	APN #139-35-211-027	0.17 ACRE		
	TOTAL SITE ACRE	1.32 ACRE		

NET BUILDING SQUARE FOOTAGES 23,080 S.F.
GROSS BUILDING SQUARE FOOTAGES 25,978 S.F.



DOWNTOWNPROJECT

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

LANSCAPE LEGEND

EXISTING
PHOENIX CANARIENSIS
(DATE PALM)
QUANTITY = 4 EACH

EXISTING
RHUS LANCEA
(AFRICAN SUMAC)
QUANTITY = 5 EACH

EXISTING
WASHINGTONIA ROBUSTA
(MEXICAN FAN PALM)
QUANTITY = 44 EACH

EXISTING
BUXUS SEMPERVIRENS
(BOX HEDGE)
QUANTITY = 6 EACH

EXISTING
FRAXINUS VELUTINA
(ARIZONA ASH)
QUANTITY = 3 EACH

EXISTING
CYCAS REVOLUTA
(KING SAGO)
QUANTITY = 5 EACH

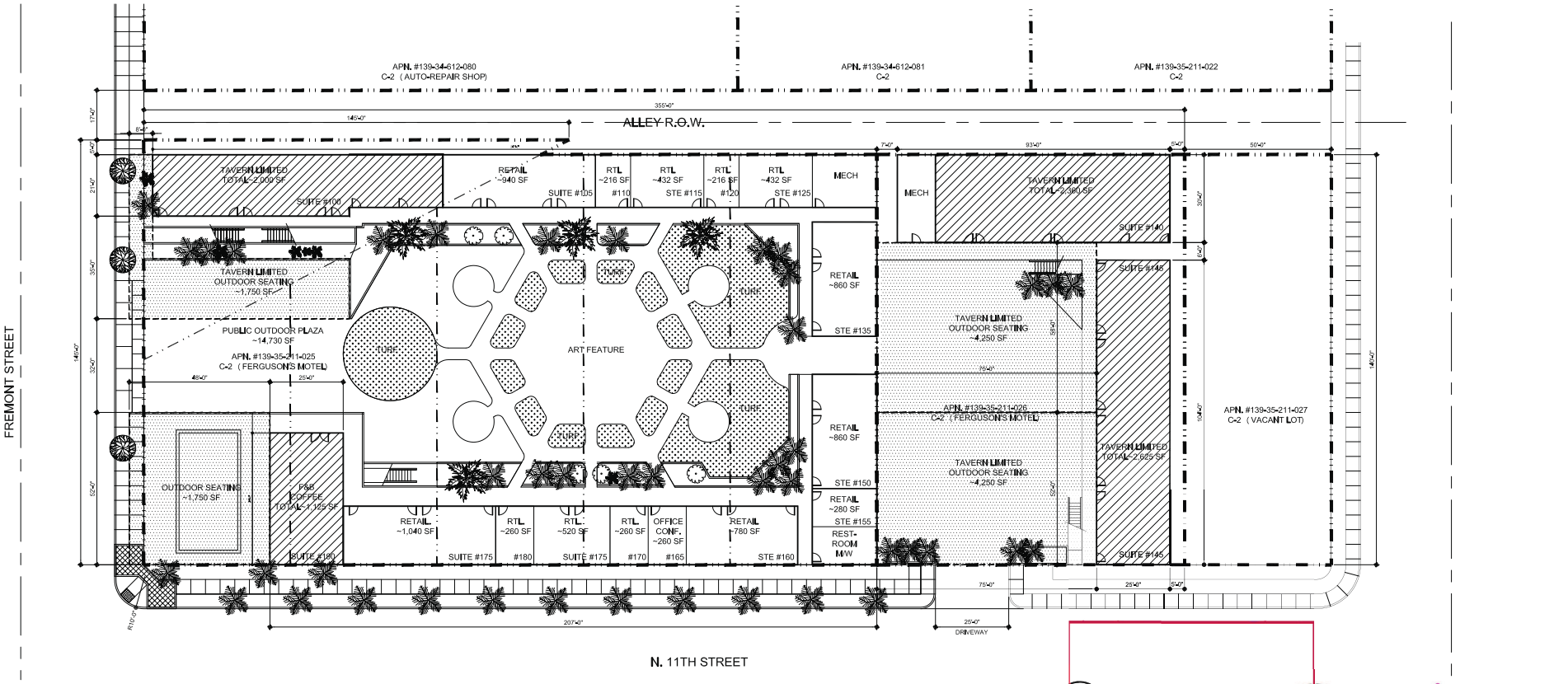
TYPE	SQUARE FT.	
TURF	4,185 S.F.	
LANDSCAPING	2,500 S.F.	
TOTAL (TURF + LANDSCAPE)		6,685 S.F.
RATIO (TURF : LANDSCAPE)		62.6 %
APN #139-35-211-025	35,700 S.F.	
APN #139-35-211-026	14,700 S.F.	
APN #139-35-211-027	7,000 S.F.	
TOTAL SITE		57,400 SF
RATIO (LANDSCAPE : SITE) (6,685 SF / 57,400 SF)		11.65 %

SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,000 S.F.	55 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	1,750 S.F.	70 OCC.
	TOTAL	3,750 S.F.	125 OCC.
#140	A-2 (F&B TAVERN LIMITED)	2,360 S.F.	60 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,610 S.F.	230 OCC.
#145	A-2 (F&B TAVERN LIMITED)	2,625 S.F.	67 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,875 S.F.	237 OCC.
	GROSS A-2 (F&B TAVERN LIMITED)	6,985 S.F.	182 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	10,250 S.F.	410 OCC.
#190	A-2 (F&B COFFEE)	1,125 S.F.	29 OCC.
	A-2 (F&B OUTDOOR PATIO)	2,170 S.F.	87 OCC.
	TOTAL	3,295 S.F.	116 OCC.

SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 135, 150, 156, 160, 170, 175, 180, 185	M-1 (RETAIL)	7,096 S.F.	237 OCC.
	B-1 (OFFICE CONFERENCE)	260 S.F.	18 OCC.
	B-1 (PRIVATE OFFICE)	8,762 S.F.	88 OCC.
	PUBLIC OUTDOOR PLAZA	14,730 S.F.	

** TITLE 19 PARKING REQUIREMENT - NOT APPLICABLE			PARKING	REQ'
	TOTAL	50,768 S.F.	1/250 SF	204 P.S.
	TOTAL PARKING PROVIDED			0 P.S.
	APN #139-35-211-025	0.83 ACRE		
	APN #139-35-211-026	0.32 ACRE		
	APN #139-35-211-027	0.17 ACRE		
	TOTAL SITE ACRE	1.32 ACRE		

NET BUILDING SQUARE FOOTAGES 23,080 S.F.
GROSS BUILDING SQUARE FOOTAGES 25,978 S.F.



Dao!Gurdison
design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

DOWNTOWNPROJECT

! "!# !#"$! "!# !#%$! "!# !#&

SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,000 S.F.	55 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	1,750 S.F.	70 OCC.
	TOTAL	3,750 S.F.	125 OCC.
#140	A-2 (F&B TAVERN LIMITED)	2,360 S.F.	60 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,610 S.F.	230 OCC.
#145	A-2 (F&B TAVERN LIMITED)	2,625 S.F.	67 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,875 S.F.	237 OCC.
	GROSS A-2 (F&B TAVERN LIMITED)	6,985 S.F.	182 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	10,250 S.F.	410 OCC.
#190	A-2 (F&B COFFEE)	1,125 S.F.	29 OCC.
	A-2 (F&B OUTDOOR PATIO)	2,170 S.F.	87 OCC.
	TOTAL	3,295 S.F.	116 OCC.

SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 135, 150, 156, 160, 170, 175, 180, 185	M-1 (RETAIL)	7,096 S.F.	237 OCC.
	B-1 (OFFICE CONFERENCE)	260 S.F.	18 OCC.
	B-1 (PRIVATE OFFICE)	8,762 S.F.	88 OCC.
	PUBLIC OUTDOOR PLAZA	14,730 S.F.	

** TITLE 19 PARKING REQUIREMENT - NOT APPLICABLE			PARKING	REQ'
	TOTAL	50,768 S.F.	1/250 SF	204 P.S.
	TOTAL PARKING PROVIDED			0 P.S.
	APN #139-35-211-025	0.83 ACRE		
	APN #139-35-211-026	0.32 ACRE		
	APN #139-35-211-027	0.17 ACRE		
	TOTAL SITE ACRE	1.32 ACRE		

NET BUILDING SQUARE FOOTAGES 23,080 S.F.
GROSS BUILDING SQUARE FOOTAGES 25,978 S.F.



Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

DOWNTOWNPROJECT

SUP-49549, SUP-49552, SUP-49553
SDR-49548 REVISED

LANSCAPE LEGEND

EXISTING
PHOENIX CANARIENSIS
(DATE PALM)
QUANTITY = 4 EACH

EXISTING
RHUS LANCEA
(AFRICAN SUMAC)
QUANTITY = 5 EACH

EXISTING
WASHINGTONIA ROBUSTA
(MEXICAN FAN PALM)
QUANTITY = 44 EACH

EXISTING
BUXUS SEMPERVIRENS
(BOX HEDGE)
QUANTITY = 6 EACH

EXISTING
FRAXINUS VELUTINA
(ARIZONA ASH)
QUANTITY = 3 EACH

EXISTING
CYCAS REVOLUTA
(KING SAGO)
QUANTITY = 5 EACH

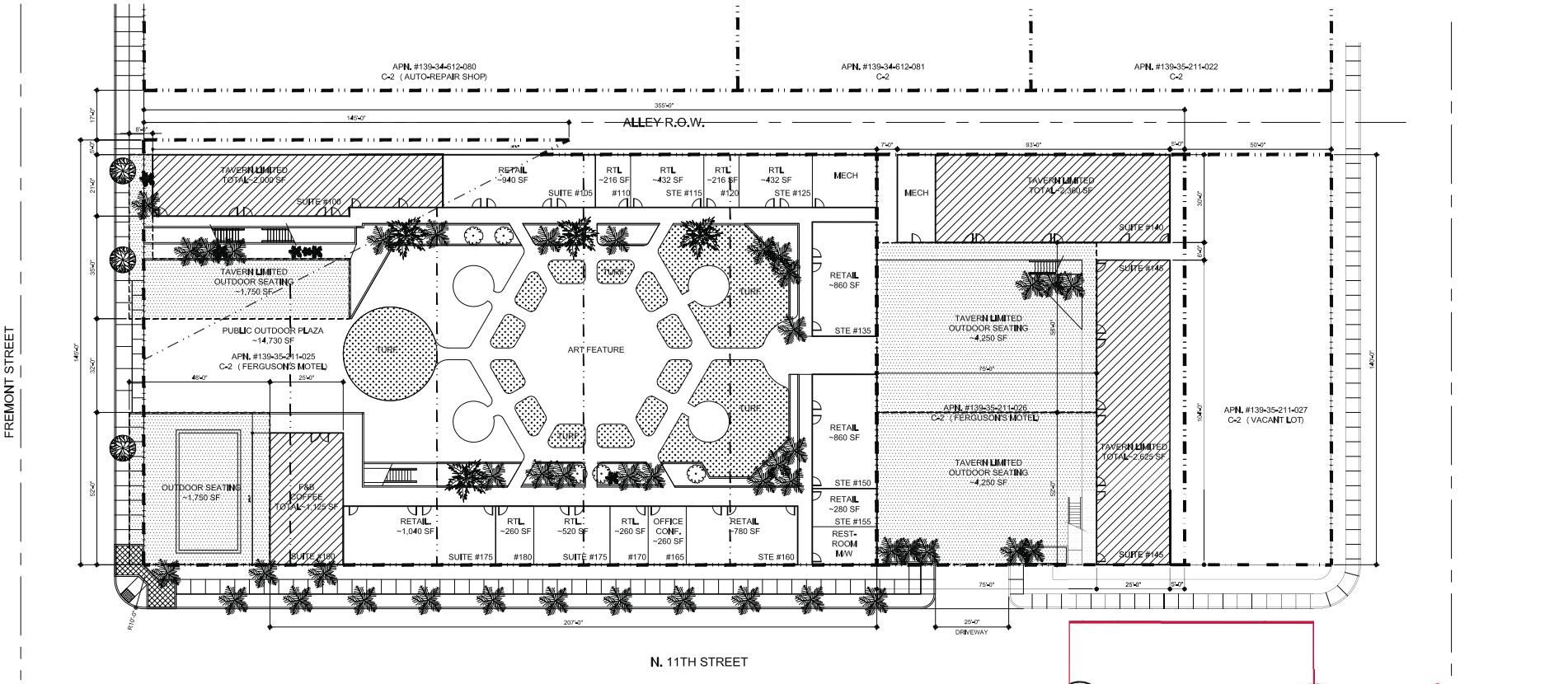
TYPE	SQUARE FT.	
TURF	4,185 S.F.	
LANDSCAPING	2,500 S.F.	
TOTAL (TURF + LANDSCAPE)		6,685 S.F.
RATIO (TURF : LANDSCAPE)		62.6 %
APN #139-35-211-025	35,700 S.F.	
APN #139-35-211-026	14,700 S.F.	
APN #139-35-211-027	7,000 S.F.	
TOTAL SITE		57,400 SF
RATIO (LANDSCAPE : SITE) (6,685 SF / 57,400 SF)		11.65 %

SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,000 S.F.	55 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	1,750 S.F.	70 OCC.
	TOTAL	3,750 S.F.	125 OCC.
#140	A-2 (F&B TAVERN LIMITED)	2,360 S.F.	60 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,610 S.F.	230 OCC.
#145	A-2 (F&B TAVERN LIMITED)	2,625 S.F.	67 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,875 S.F.	237 OCC.
	GROSS A-2 (F&B TAVERN LIMITED)	6,985 S.F.	182 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	10,250 S.F.	410 OCC.
#190	A-2 (F&B COFFEE)	1,125 S.F.	29 OCC.
	A-2 (F&B OUTDOOR PATIO)	2,170 S.F.	87 OCC.
	TOTAL	3,295 S.F.	116 OCC.

SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 135, 150, 156, 160, 170, 175, 180, 185	M-1 (RETAIL)	7,096 S.F.	237 OCC.
	B-1 (OFFICE CONFERENCE)	260 S.F.	18 OCC.
	B-1 (PRIVATE OFFICE)	8,762 S.F.	88 OCC.
	PUBLIC OUTDOOR PLAZA	14,730 S.F.	

** TITLE 19 PARKING REQUIREMENT - NOT APPLICABLE			PARKING	REQ'
	TOTAL	50,768 S.F.	1/250 SF	204 P.S.
	TOTAL PARKING PROVIDED			0 P.S.
	APN #139-35-211-025	0.83 ACRE		
	APN #139-35-211-026	0.32 ACRE		
	APN #139-35-211-027	0.17 ACRE		
	TOTAL SITE ACRE	1.32 ACRE		

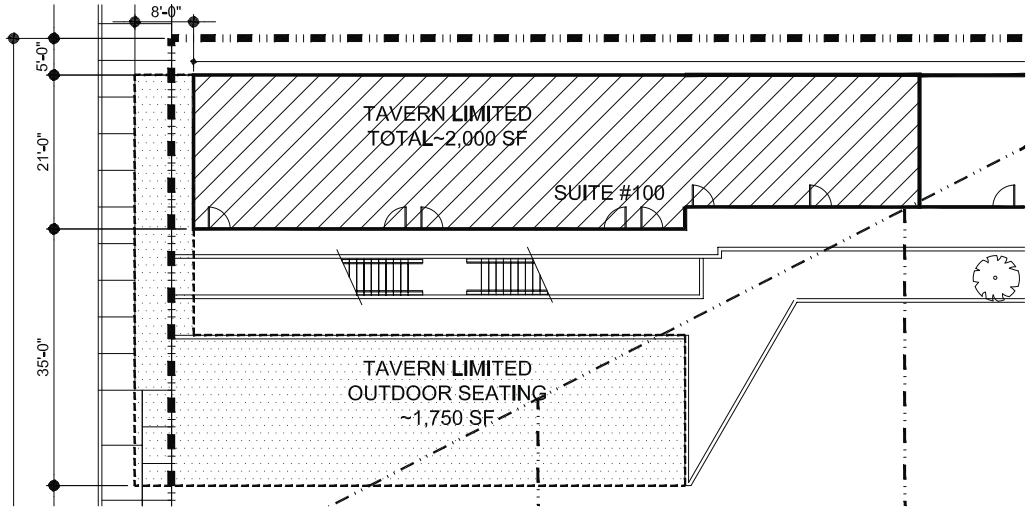
NET BUILDING SQUARE FOOTAGES 23,080 S.F.
GROSS BUILDING SQUARE FOOTAGES 25,978 S.F.



Dao!Gurdison
design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

DOWNTOWNPROJECT

SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,000 S.F.	55 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	1,750 S.F.	70 OCC.
	TOTAL	3,750 S.F.	125 OCC.



TAVERN LIMITED PLAN SUITE #100

FERGUSON'S DOWNTOWN
1028 FREMONT STREET - LAS VEGAS, NEVADA 89101

SHEET SD-4
DATE: MAY 23, 2013

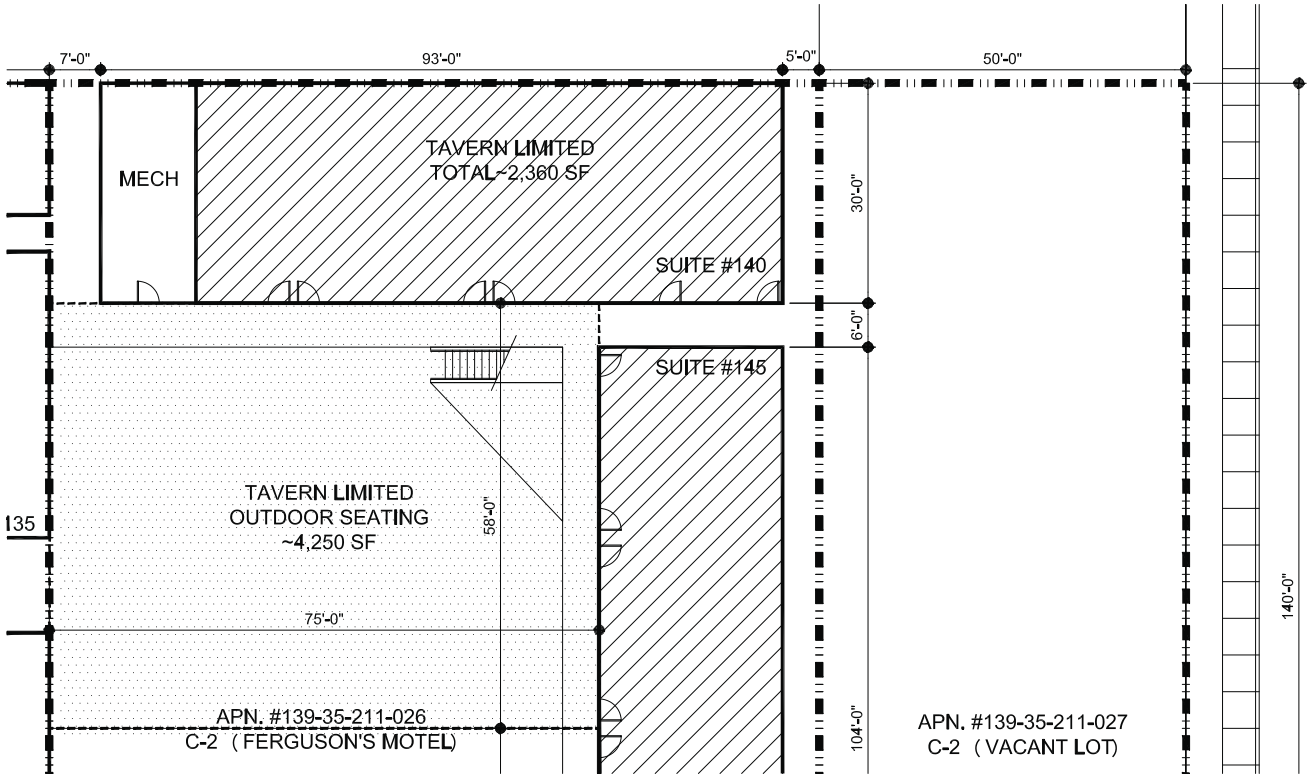
0' 8' 16' 32'

Dao!Gurdison design group
817 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF D/G DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF D/G DESIGN GROUP.

SUP-49549, SUP-49552, SUP-49553
SDR-49548 REVISED

#140	A-2 (F&B TAVERN LIMITED)	2,360 S.F.	60 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,610 S.F.	230 OCC.



TAVERN LIMITED PLAN - SUITE #140

FERGUSON'S DOWNTOWN
1028 FREMONT STREET - LAS VEGAS, NEVADA 89101

N

SHEET SD-5
DATE: JUNE 06, 2013

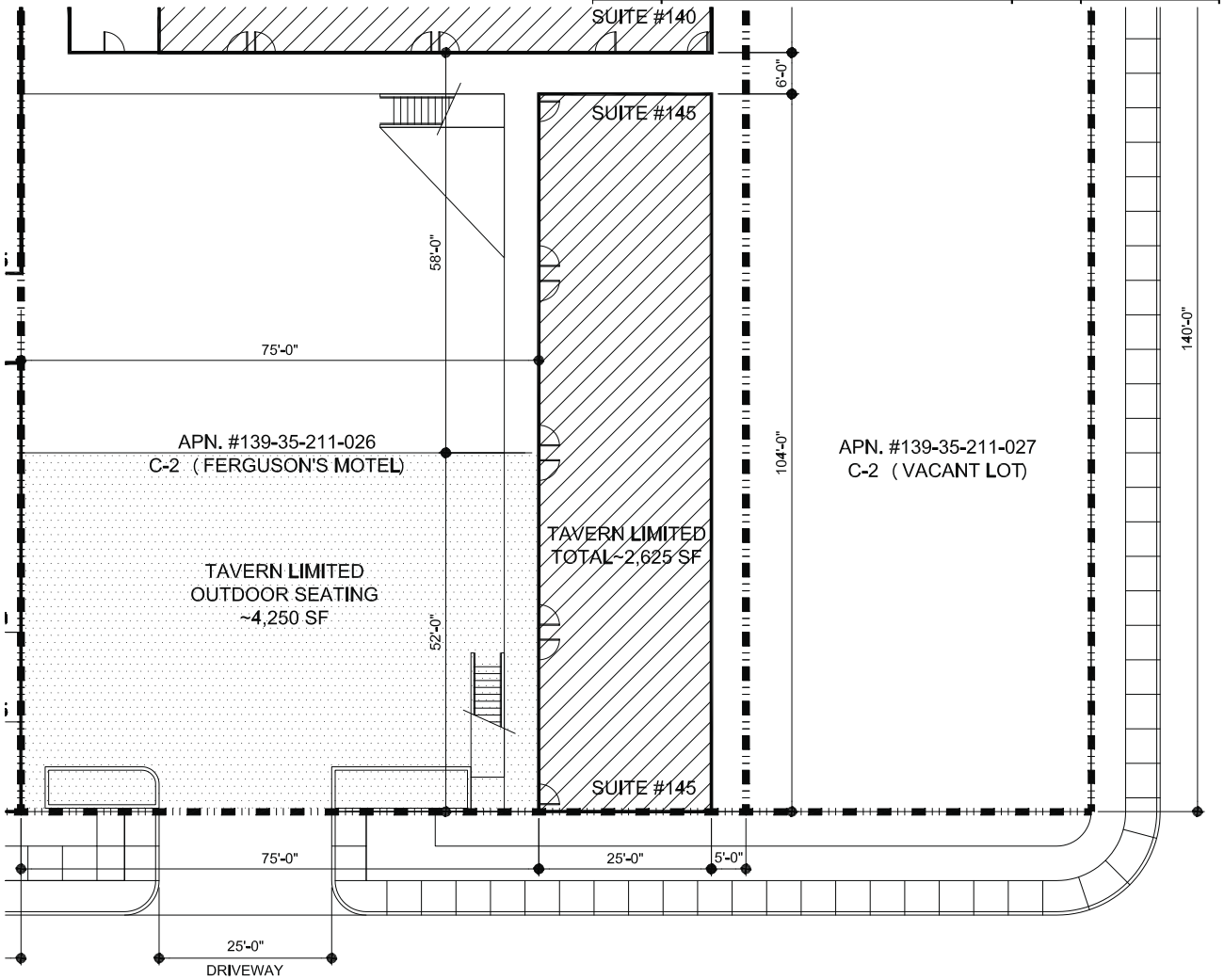
0' 4' 8' 16'

Dao!Gurdison design group
817 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF D/G DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF D/G DESIGN GROUP.

SUP-49549, SUP-49552,
SUP-49553, SDR-49548 REVISED

#145	A-2 (F&B TAVERN LIMITED)	2,625 S.F.	67 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	4,250 S.F.	170 OCC.
	TOTAL	6,875 S.F.	237 OCC.



TAVERN LIMITED PLAN - SUITE #145

FERGUSON'S DOWNTOWN
1028 FREMONT STREET - LAS VEGAS, NEVADA 89101

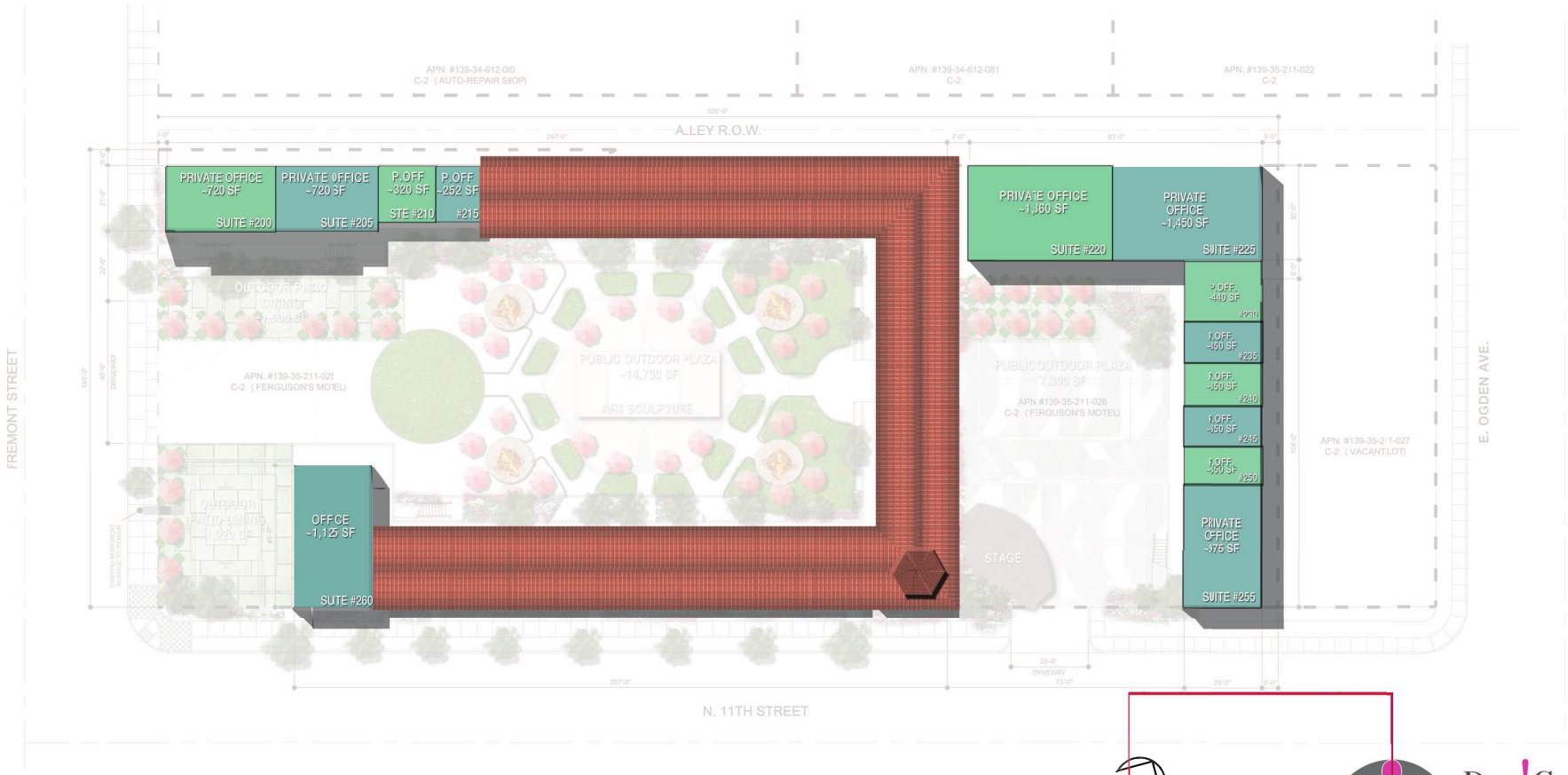
SHEET SD-6
DATE: JUNE 06, 2013

0' 4' 8' 16'

Dao!Gurdison design group
817 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF D/G DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF D/G DESIGN GROUP.

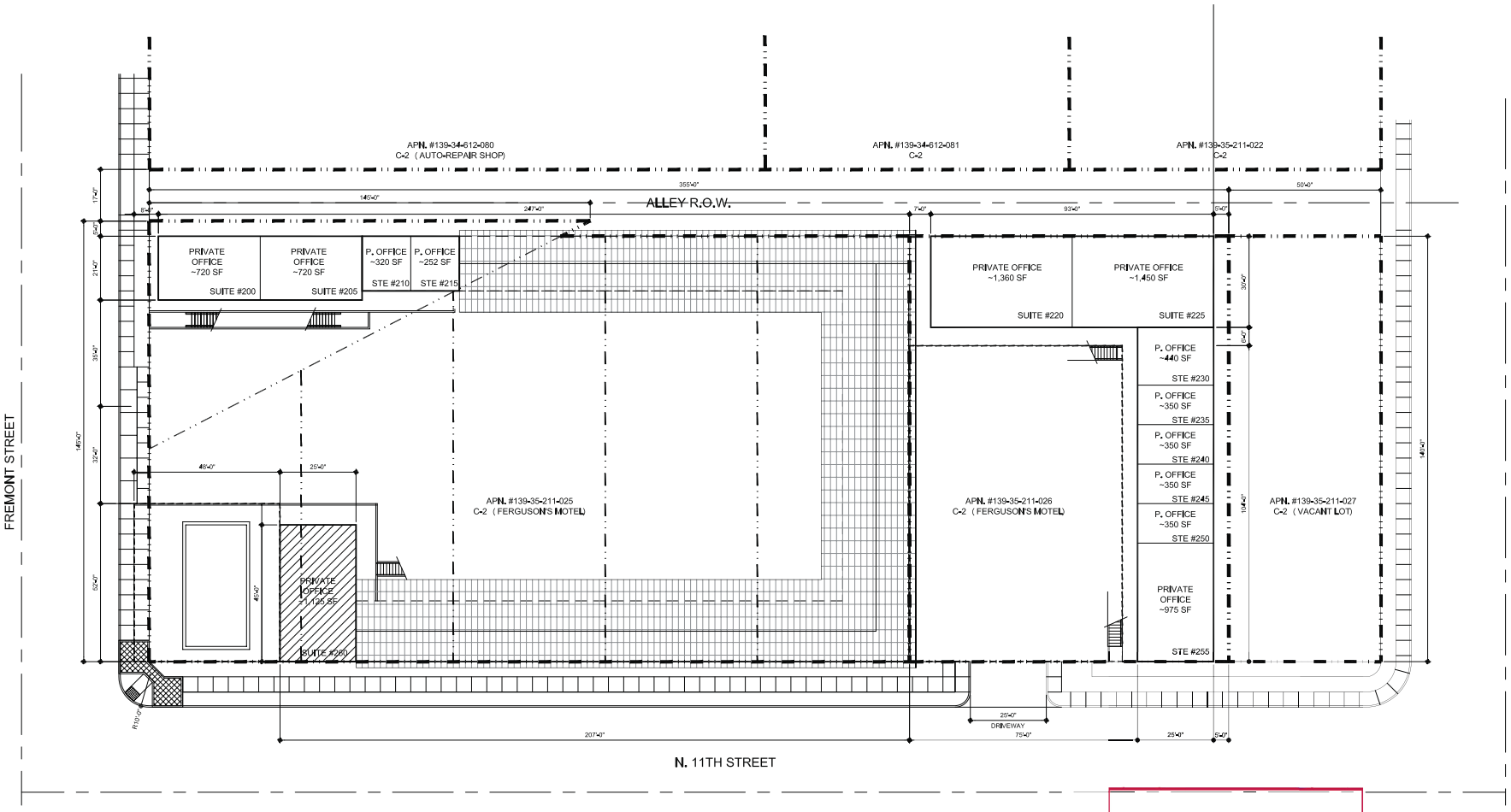
SUP-49549, SUP-49552, SUP-49553
SDR-49548 REVISED



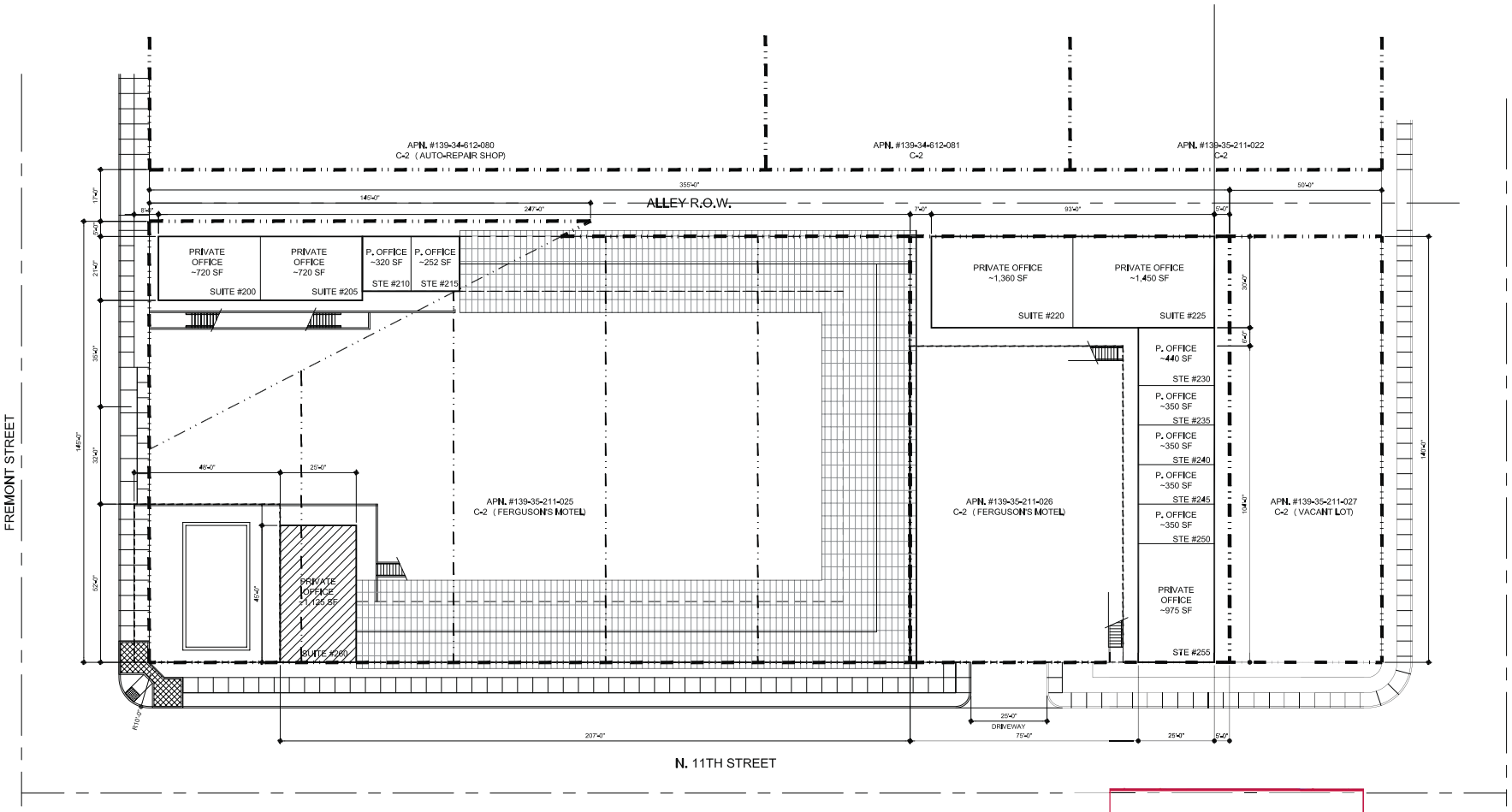
Dao!Gurdison
design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

DOWNTOWNPROJECT

SUP-49549, SUP-49552, SUP-49553
SDR-49548 REVISED



Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com



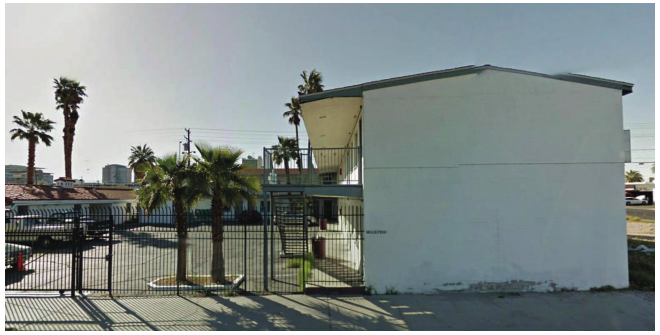
DOWNTOWNPROJECT

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

SUP-49549, SUP-49552, SUP-49553
SDR-49548 REVISED

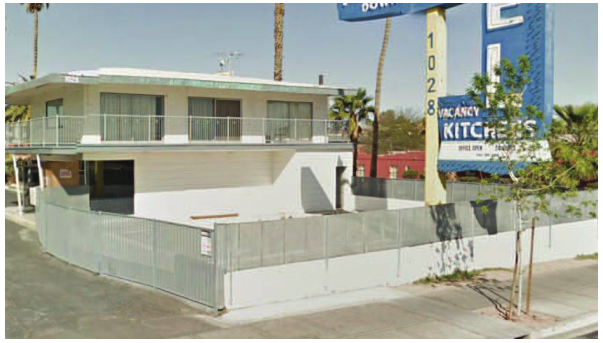
"!
#
$!



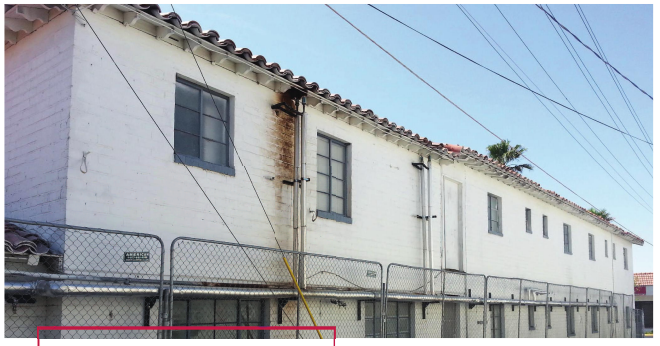












Dao!Gurdison
design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

May 23, 2013

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

Re: JUSTIFICATION LETTER –SUP Application - APN 139-35-211-025 & 026

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP. The Application is for A SPECIAL USE PERMIT FOR A TAVERN LIMITED LICENSE on 1.15 acres at 1028 Fremont Street, Suite 100, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

This project is a creative reuse of an existing 69 room motel that will be converted into a 50,768 square feet retail center (with 27,688 sf of exterior space and 23,080 sf of interior space) consisting of 31 proposed suites. Suite 100 will be a 3,750 sf Tavern consisting of 2,000 sf of interior space and a 1,750 sf patio. The Tavern will serve food and with the appropriate barriers will allow under 21 year patrons so long as they eat a meal.

There will no parking at the project; however there is a 2.75 acre surface parking lot being constructed one block away at the old Ambassador Motel site by the same property owner and patrons of the Retail Center will be allowed to park there for a discounted fee.

The proposed project will provide a much needed amenity to the new wave of urbanites that are now living Downtown as well as attract other suburban area residents to come experience what is occurring Downtown. This Retail Center will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

SUP-49549 SUP-49552
SUP-49553 SDR-49548

City of Las Vegas Agenda Item No.: **90.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-49552 - SPECIAL USE PERMIT RELATED TO SUP-49549 - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,360 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,250 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #140 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49552 APN: 139-35-211-025 & 026

Name of Property Owner: 1028 Fremont, LLC

Name of Applicant: 1028 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Kessler

Print Name: Todd Kessler

Attorney in fact under Power of attorney dated 4/2/13

Subscribed and sworn before me

This 22 day of May 2013

Darlene Nepp Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-49472
05/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - TAVERN LIMITED

Project Address (Location) 1028 Fremont Street Las Vegas, NV 89101

Project Name Ferguson's **Proposed Use**

Assessor's Parcel #(s) 139-35-211-025 & 026 **Ward #** 3

General Plan: existing C2 proposed N/A **Zoning:** existing C2 proposed C2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.15 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas, **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address 300 Las Vegas Blvd., North #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Todd Kessler

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

Print Name Todd Kessler attorney in fact under Power of attorney dated 4/2/13

Subscribed and sworn before me

This 22 day of May, 20 13.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-49552
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49432
05/29/13

Revised 10/27/08

\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **91.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-49553 - SPECIAL USE PERMIT RELATED TO SUP-49549 AND SUP-49552 - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,625 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,250 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 Fremont Street, Suite #145 (APN 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49553 APN: 139-35-211-025 & 026

Name of Property Owner: 1028 Fremont, LLC

Name of Applicant: 1028 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Kessl

Print Name: Todd Kessler

Attorney in fact under Power of attorney dated 4/2/13

Subscribed and sworn before me

This 22 day of May 2013

Darlene Nepp Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-49472
05/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - TAVERN LIMITED

Project Address (Location) 1028 Fremont Street Las Vegas, NV 89101

Project Name Ferguson's **Proposed Use**

Assessor's Parcel #(s) 139-35-211-025 & 026 **Ward #** 3

General Plan: existing C2 proposed N/A **Zoning:** existing C2 proposed C2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.15 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas, **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address 300 Las Vegas Blvd., North #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Todd Kessler

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

Print Name Todd Kessler Attorney in fact under Power of Attorney dated 4/2/13

Subscribed and sworn before me

This 22 day of May, 2013.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-49553
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49472
05/29/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **92.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-49548 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49549, SUP-49552, AND SUP-49553 - PUBLIC HEARING - APPLICANT TODD KESSLER - OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A MOTEL INTO A 50,768 SQUARE-FOOT RETAIL AND TAVERN-LIMITED COMPLEX on 1.15 acres at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-49548 APN: 139-35-211-025 & 026

Name of Property Owner: 1028 Fremont, LLC

Name of Applicant: 1028 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Kessl

Print Name: Todd Kessler Attorney in fact under Power of Attorney dated 4/21/13

Subscribed and sworn before me

This 22 day of May, 20 13

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-49472
05/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 1028 Fremont Street Las Vegas, NV 89101

Project Name Ferguson's **Proposed Use** _____

Assessor's Parcel #(s) 139-35-211-025 & 026 **Ward #** 3

General Plan: existing C2 proposed N/A **Zoning:** existing C2 proposed C2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas, **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address 300 Las Vegas Blvd., North #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Todd Kessler Attorney in fact under Power of Attorney dated 4/1/13

Subscribed and sworn before me

This 23 day of May, 2013.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-49548
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49472
05/09/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **93.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

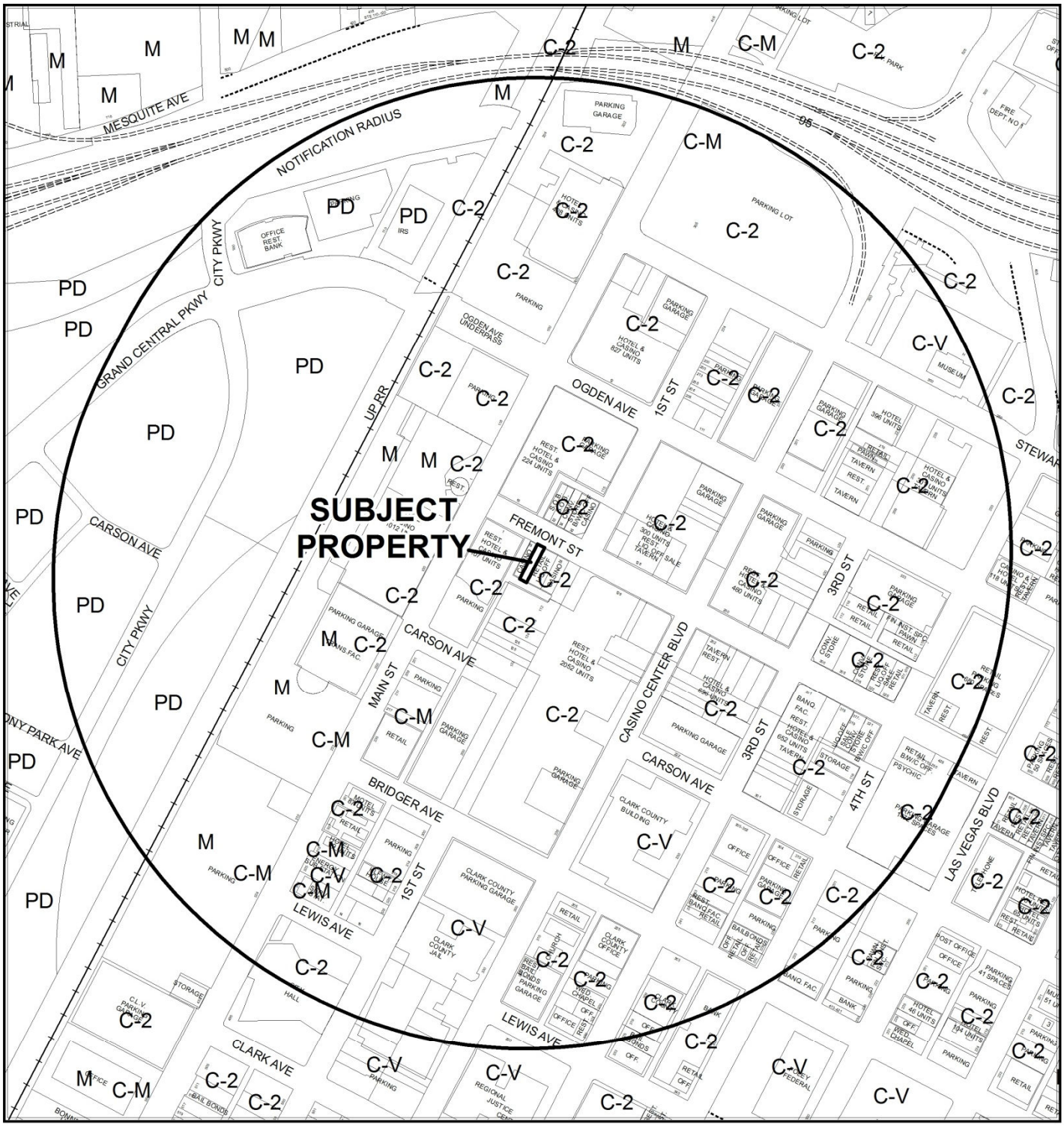
SUBJECT:
SUP-49574 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARELNI, LLC - OWNER: SCHIFF ENTERPRISES - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,255 SQUARE-FOOT RETAIL ESTABLISHMENT at 21 Fremont Street (APN 139-34-111-036), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49314]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 400 800 Feet

CASE: **SUP-49574 (PRJ-49314)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

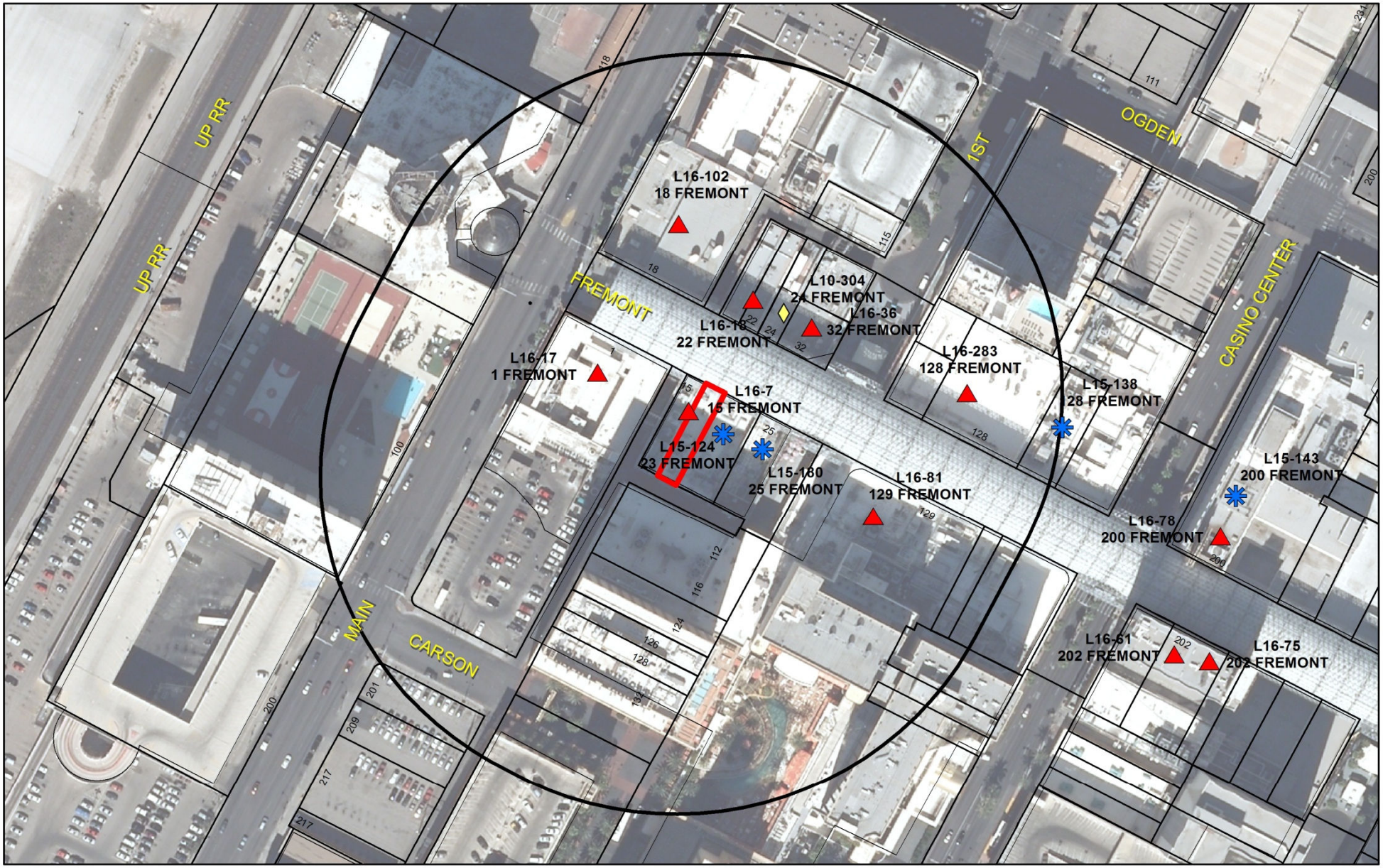
N



CASE: **SUP-49574 (PRJ-49314)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



SUP-49574
(PRJ-49314)
Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49574 APN: 139-34-111-036

Name of Property Owner: Schiff Enterprises

Name of Applicant: Arelni LLC

Name of Representative: Amanda E. Litt, Esq.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Abraham Schiff

Print Name: Abraham Schiff

Subscribed and sworn before me

This 15 day of May, 2013

Lisa Marie Klose

Notary Public in and for said County and State

State of New Jersey

County of Atlantic

LISA MARIE KLOSE
Notary Public
State of New Jersey
My Commission Expires Feb 16, 2015

Revised 11-14-06

Additional Applications Packet\Statement of Financial Interest.pdf

PRJ-49314
05/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit: Beer/Wine/Cooler Off-Sale Establishment

Project Address (Location) 21 Fremont Street

Project Name Viva Vegas Fremont 1 **Proposed Use** Beer/Wine/Cooler

Assessor's Parcel #(s) 139-34-111-036 **Ward #** 3-Coffin

General Plan: existing C proposed C **Zoning:** existing C2 proposed C2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.07 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SCHIFF ENTERPRISES **Contact** Robert Schiff

Address 1004 New Road **Phone:** (609) 407-2190 **Fax:** (609) 407-2893

City Northfield **State** NJ **Zip** 08225-1661

E-mail Address rbobby1946@aol.com

APPLICANT Arelni LLC **Contact** Ariel Akerman

Address 2000 Las Vegas BLVD. S. #49 **Phone:** (702) 732-7702 **Fax:** (702) 732-2193

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address ariakerman@aol.com

REPRESENTATIVE Moran Law Firm LLC **Contact** Amanda E. Litt, Esq.

Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address A.Litt@MoranLawFirm.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert Schiff

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

Print Name Robert Schiff

Subscribed and sworn before me

This 23rd day of May, 20 13.

Rosanna A. Gazzara

Notary Public in and for said County and State

ROSEANN A. GAZZARA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 23, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-49574
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

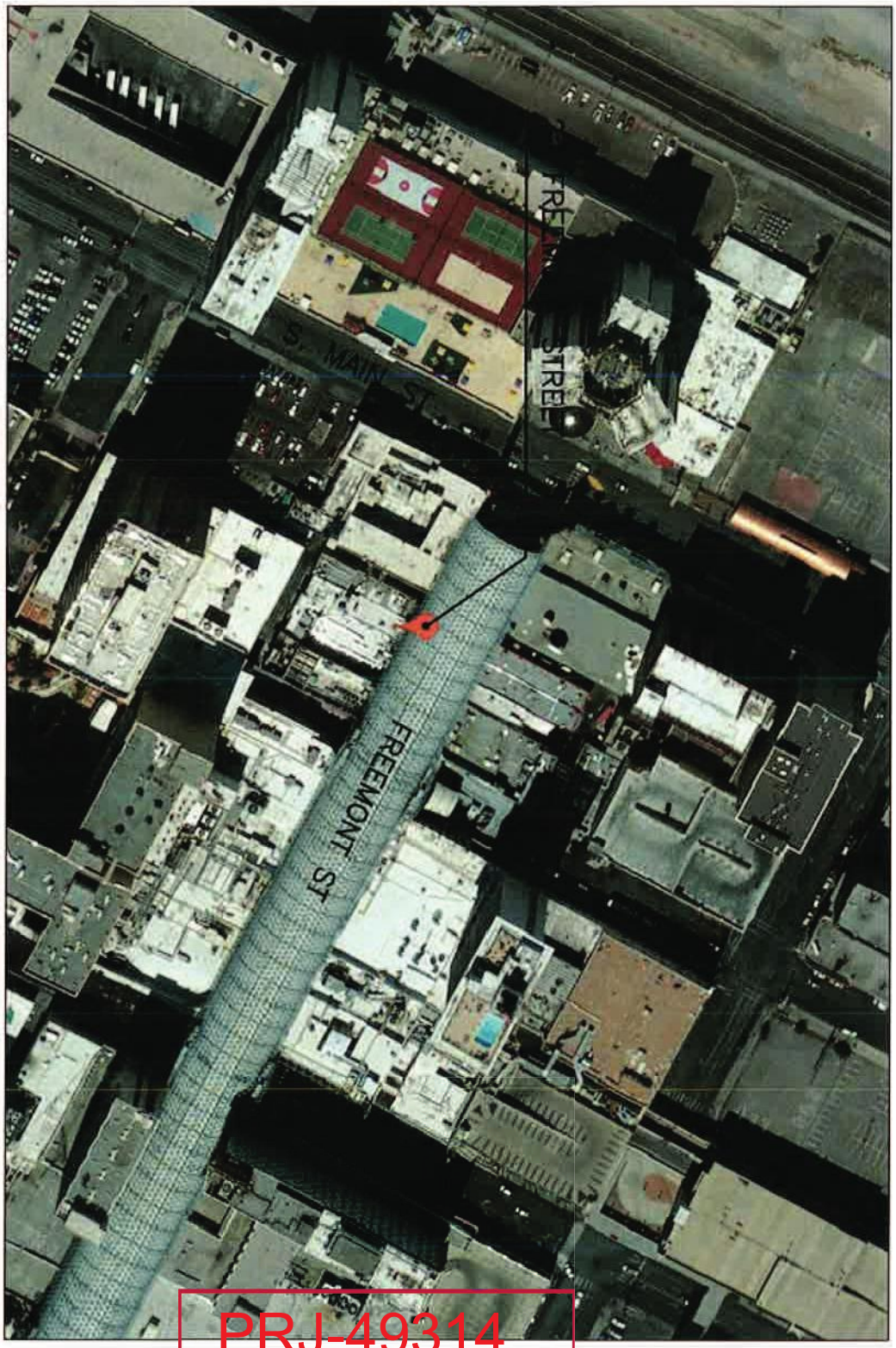
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depar\Application\Packet\Application Form.pdf

PRJ-49314
05/29/13

SITE PLAN

NO SCALE



SUP-49574

PRJ-49314
05/29/13

DRAWN: JA HADDAD	SITE PLAN	
DATE: 05.16.13		
REV:		
S-1	21 FREEMONT ST	



PRJ-49314
05/29/13

SITE PLAN

NO SCALE

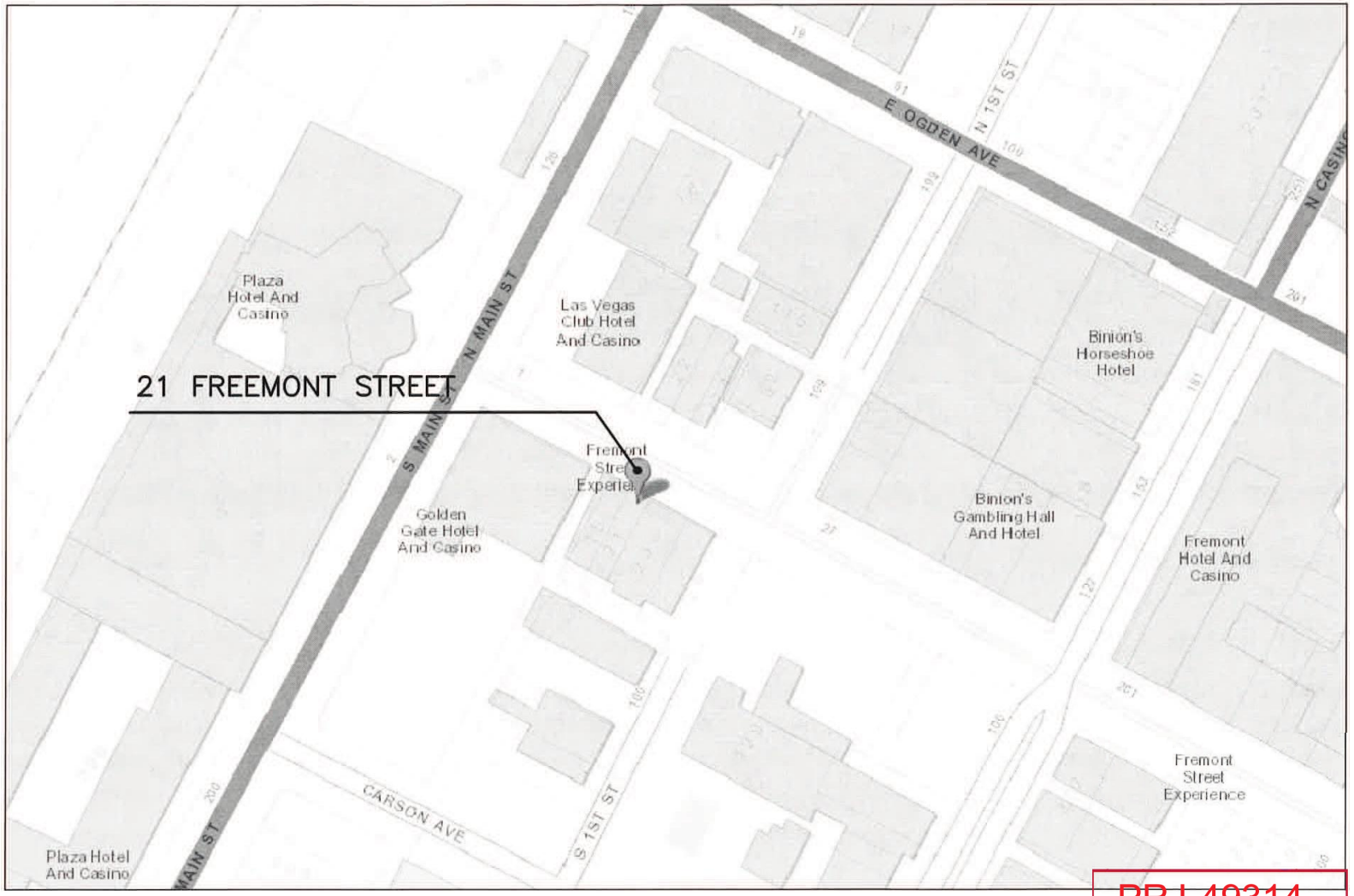
SITE PLAN

21 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1

SUP-49574



PRJ-49314
05/29/13

SITE PLAN

NO SCALE

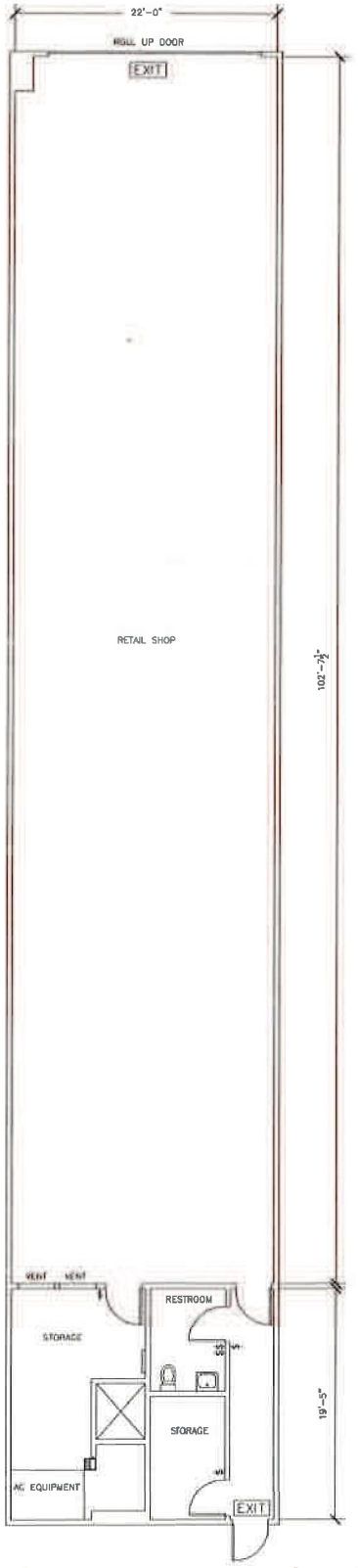
SITE PLAN

21 FREEMONT ST

DRAWN: JA HADDAD
DATE: 05.16.13
REV:

S-1

SUP-49574



A FLOOR PLAN

SCALE: ¼" = 1'-0"

PRJ-49314

05/29/13

DRAWN: JA HADDAD

DATE: 04.09.13

REV:

RETAIL SHOP

SUP-49574

A-1

FREEMONT STREET

City of Las Vegas Agenda Item No.: **94.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

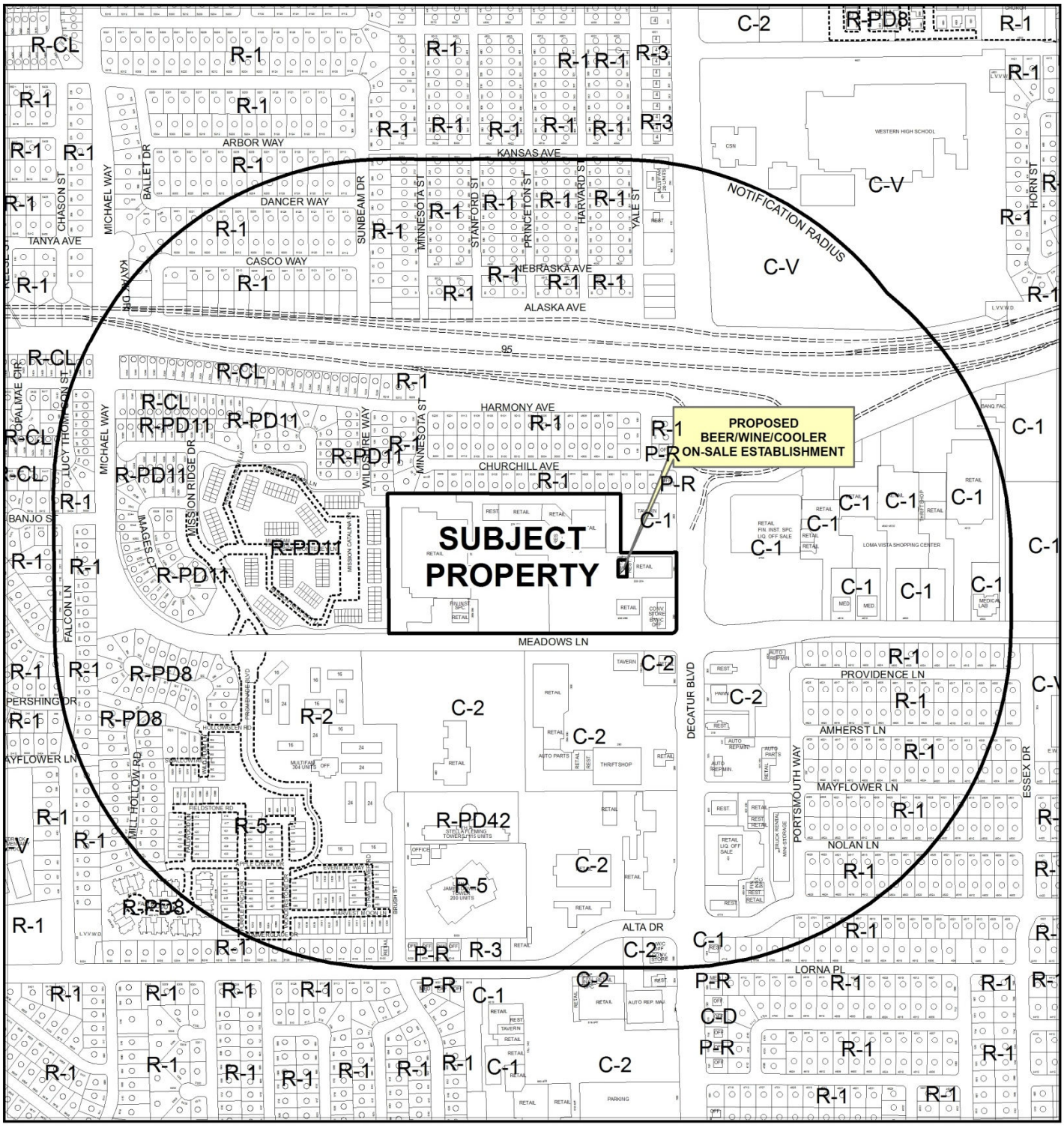
SUBJECT:
SUP-49626 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIMA LIMON PERUVIAN RESTAURANT - OWNER: DECATUR CROSSING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 3,432 SQUARE-FOOT RESTAURANT at 222 South Decatur Boulevard (APN 138-36-516-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



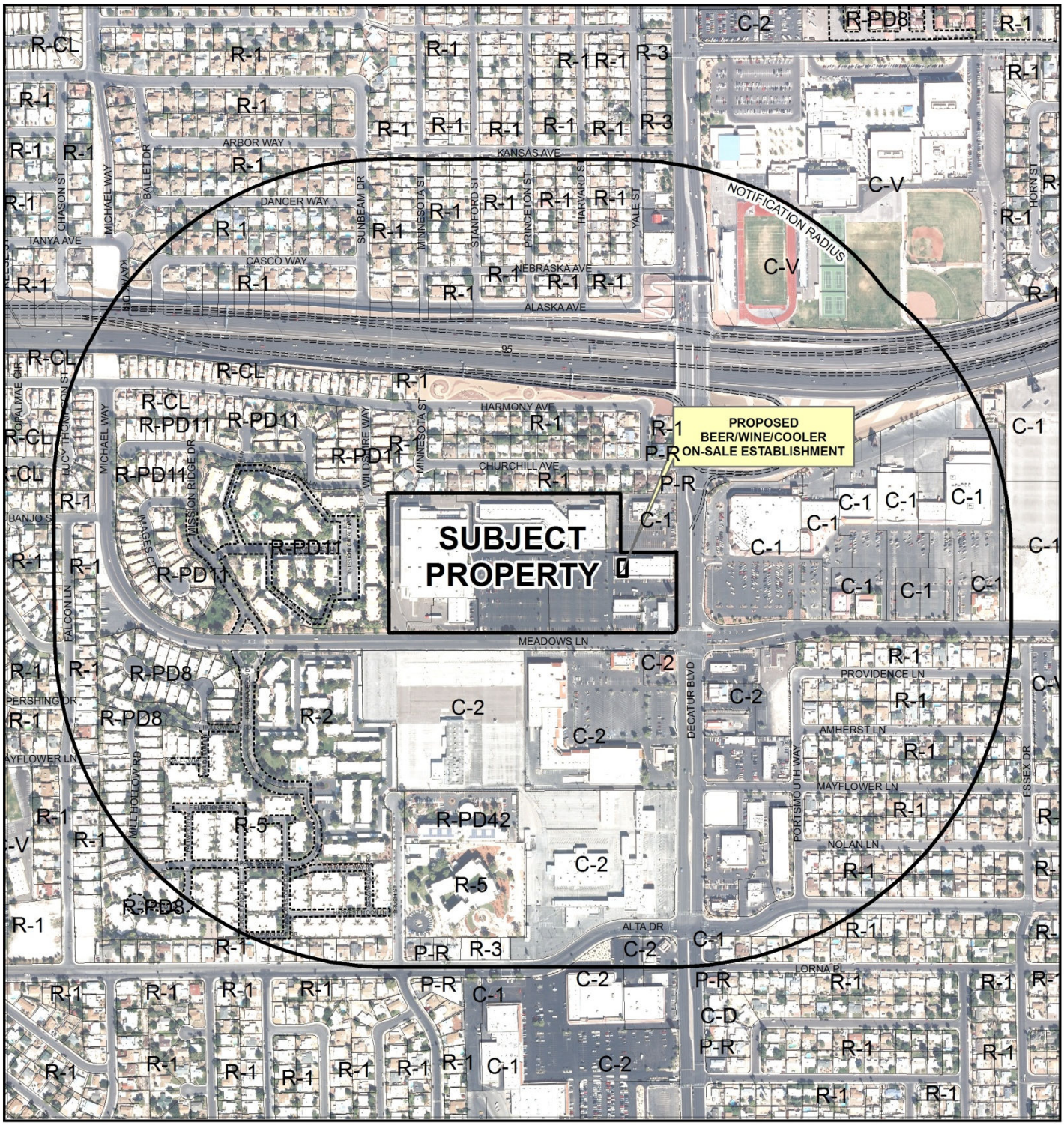
0 500 1,000 Feet

CASE: **SUP-49626**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



0 500 1,000 Feet

CASE: **SUP-49626**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



SUP-49626

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Supper Club/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, May 29, 2013

DEPARTMENT OF PLANNING

RECEIVED

MAY 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49626** APN: 138-36-516-002

Name of Property Owner: DECATUR CROSSING LLC

Name of Applicant: LIMA LIMON PERUVIAN RESTAURANT

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ALBERT COHEN

Subscribed and sworn before me

This 28th day of MAY, 2013

_____

Notary Public in and for said County and State

JOSE LUIS AGUILAR-ESTRADA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-21-15
Certificate No: 11-6299-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 222 S DECATUR BLVD. LAS VEGAS NV 89107

Project Name LIMA LIMON PERUVIAN RESTAURANT **Proposed Use** BEER & WINE COOLE

Assessor's Parcel #(s) 138-36-516-002 **Ward #** _____

General Plan: existing MXV proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 3432 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

RECEIVED
MAY 28 2013

PROPERTY OWNER DECATUR CROSSING CENTER **Contact** _____

Address 302 E CARSON AVE STE 350 **Phone:** (702) 951-9834 **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89101

E-mail Address _____

APPLICANT LIMA LIMON PERUVIAN RESTAURANT **Contact** GONZALO QUISPE

Address 222 S DECATUR BLVD **Phone:** (702) 588-9813 **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89107

E-mail Address _____

REPRESENTATIVE LIMA LIMON PERUVIAN RESTAUR **Contact** GONZALO QUISPE

Address 222 S DECATUR BLVD **Phone:** (702) 588-9813 **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89107

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name ALBERT COHEN

Subscribed and sworn before me

This 28th day of MAY, 20 13.

_____

Notary Public in and for said County and State

JOSE LUIS AGUILAR-ESTRADA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-21-15
Certificate No: 11-6299-1

FOR DEPARTMENT USE ONLY

Case #	SUP-49626
Meeting Date:	7/9/2013
Total Fee:	1280.00
Date Received:*	5/28/13
Received By:	

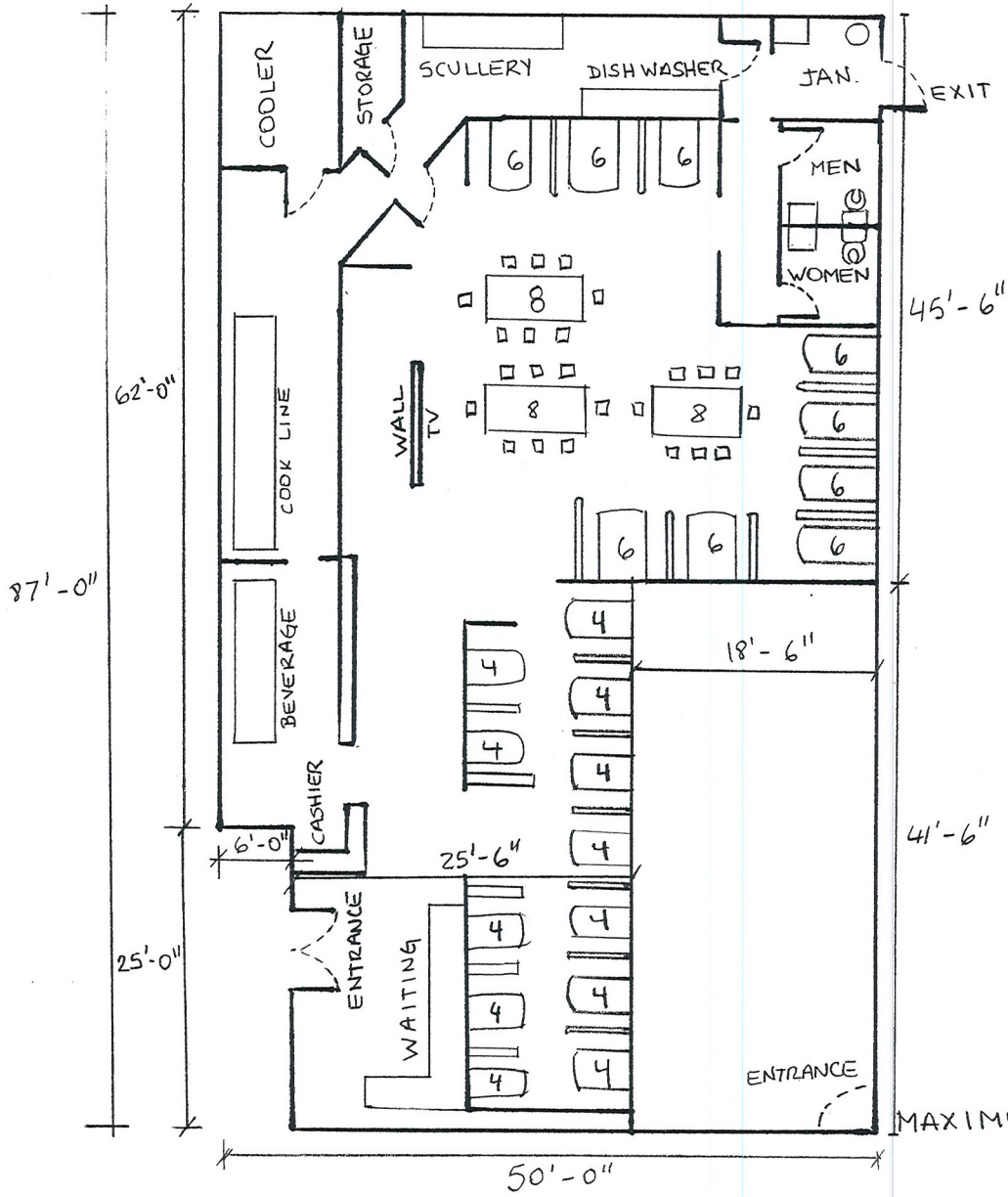
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

FLOOR PLAN

Lima Limon Peruvian Restaurant

222 S. Decatur Blvd. Las Vegas NV 89107



TOTAL SPACE
3,432 SQ. FT

BOOTHS = 102 PEOPLE
DINING = 679 S.F
WAITING = 227 S.F.
KITCHEN = 674 S.F.
MAXIMUM OCCUPANCY 145 PERSONS

N
W E
S

Beer/Wine/Cooler

SUP-49626

RECEIVED
MAY 28 2013

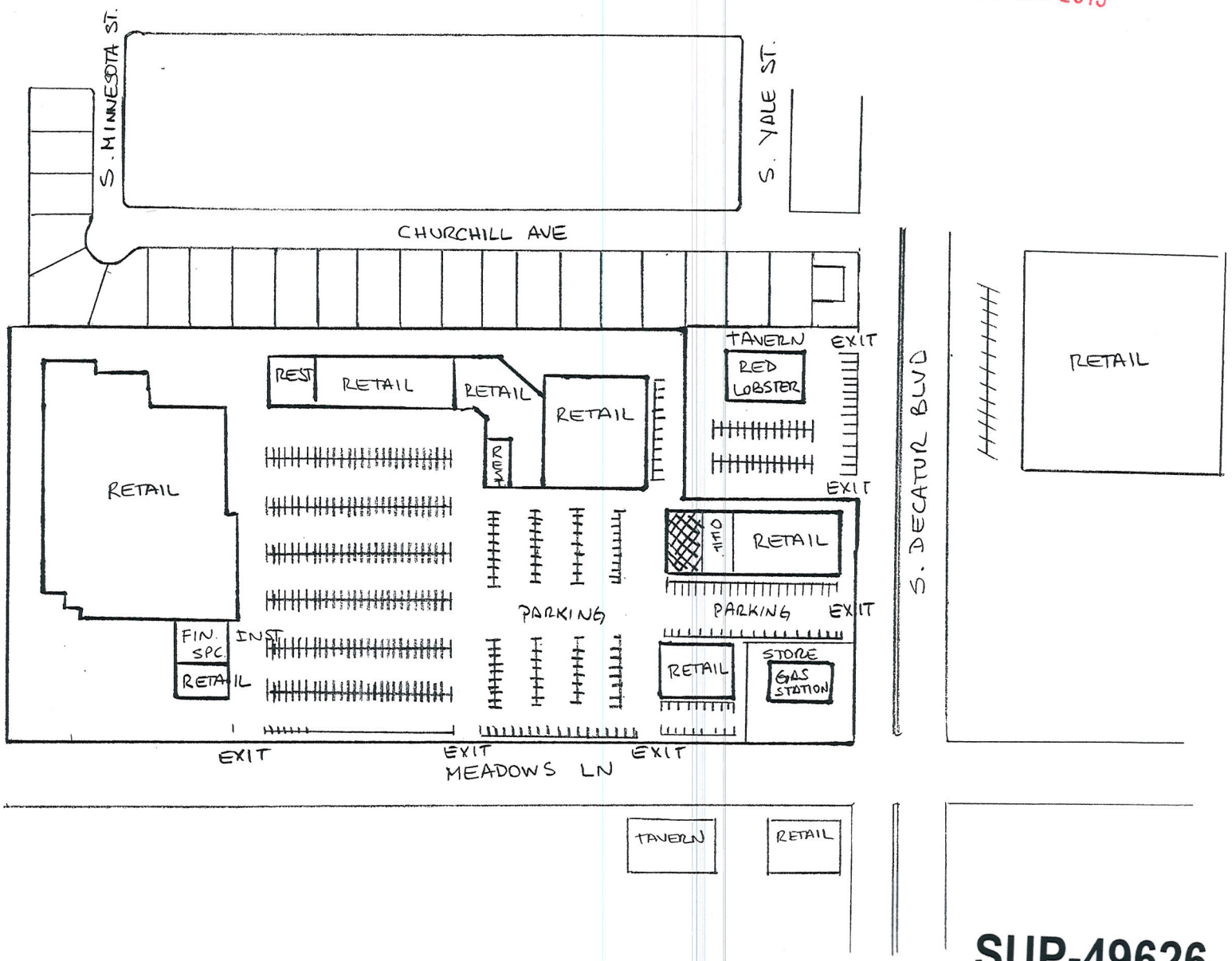
SITE PLAN

Lima Limon Peruvian Restaurant

222 S. Decatur Blvd. Las Vegas NV 89107

RECEIVED

MAY 28 2013



Beer/Wine/Cooler

SUP-49626

Justification Letter

RECEIVED
MAY 28 2013

LIMA LIMON PERUVIAN RESTAURANT
222 S. DECATUR BLVD
Las Vegas, NV 89107
702-588-9813

Lima Limon Peruvian Restaurant was established in November 2012. We provide fresh and homemade Peruvian food. We will like to apply for the Beer-Wine-Cooler License. We are losing customers because we can't offer them any kind of alcohol beverages and many clients have shown interest in this addition to the restaurant. We are currently working from Sunday to Monday from 11:00am to 11:00pm.

This location is over 3,500 Square Feet. The parking lot holds up to 250 vehicles at a time. We currently hold one business licenses for:

Parcel Number: 138-36-516-002

We are requesting a waiver due to the fact that we will like to keep our customers.

We greatly appreciate your consideration in this matter. Please let us know if any more information is required.

Buenaventura Quispe
(Owner)

SUP-49626