



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.

August 13, 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 JULY 9, 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.

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.

PUBLIC HEARING ITEMS

7. VAR-49547 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6234 Chandon Court (APN 125-26-710-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
8. VAR-49550 - VARIANCE RELATED TO VAR-49547 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6240 Chandon Court (APN 125-26-710-002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
9. VAR-49551 - VARIANCE RELATED TO VAR-49547 AND VAR-49550 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6246 Chandon Court (APN 125-26-710-003), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
10. VAR-49554 - VARIANCE RELATED TO VAR-49547, VAR-49550, AND VAR-49551 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6243 Chandon Court (APN 125-26-710-004), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
11. VAR-49555 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551 AND VAR-49554 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6243 Chandon Court (APN 125-26-710-005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
12. VAR-49556 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554 AND VAR-49555 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6223 Chandon Court (APN 125-26-710-006), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
13. VAR-49557 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554, VAR-49555 AND VAR-49556 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6217 Chandon Court (APN 125-26-710-007), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
14. VAR-49558 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, AND VAR-49557 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6211 Chandon Court (APN 125-26-710-008), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].
15. VAR-49559 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, VAR-49557 AND VAR-49558 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT

GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6212 Chandon Court (APN 125-26-711-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

16. SUP-49676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELSA RUELAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 736 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 1328 Stevens Street (APN 140-30-112-061), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).
17. 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).

DIRECTOR'S BUSINESS:

18. ABEYANCE - TXT-48048 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates identified as necessary or appropriate. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

19. 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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING
COMMISSION MEETING OF JULY 9, 2013



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 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.



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49547 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6234 Chandon Court (APN 125-26-710-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

MAY GO TO CITY COUNCIL ON 09/18/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, VAR-49557, VAR-49558 and VAR-49559
2. Conditions and Staff Report - VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, VAR-49557, VAR-49558 and VAR-49559
3. Supporting Documentation
4. Photos - VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, VAR-49557, VAR-49558 and VAR-49559
5. Justification Letter - VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, VAR-49557, VAR-49558 and VAR-49559

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49550 - VARIANCE RELATED TO VAR-49547 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6240 Chandon Court (APN 125-26-710-002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49551 - VARIANCE RELATED TO VAR-49547 AND VAR-49550 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6246 Chandon Court (APN 125-26-710-003), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends

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PLANNING COMMISSION MEETING OF: AUGUST 13, 213

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49554 - VARIANCE RELATED TO VAR-49547, VAR-49550, AND VAR-49551 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6243 Chandon Court (APN 125-26-710-004), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

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City Council Meeting

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RECOMMENDATION:

Staff recommends

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PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49555 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551 AND VAR-49554 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6243 Chandon Court (APN 125-26-710-005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49556 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554 AND VAR-49555 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6223 Chandon Court (APN 125-26-710-006), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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RECOMMENDATION:

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DEPARTMENT: PLANNING

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☐ Consent ☒ Discussion

SUBJECT:

VAR-49557 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554, VAR-49555 AND VAR-49556 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6217 Chandon Court (APN 125-26-710-007), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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SUBJECT:

VAR-49558 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, AND VAR-49557 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6211 Chandon Court (APN 125-26-710-008), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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RECOMMENDATION:

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DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-49559 - VARIANCE RELATED TO VAR-49547, VAR-49550, VAR-49551, VAR-49554, VAR-49555, VAR-49556, VAR-49557 AND VAR-49558 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: M C INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 18-FOOT FRONT GARAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.26 acres at 6212 Chandon Court (APN 125-26-711-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-49485].

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PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-49676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELSA RUELAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 736 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 1328 Stevens Street (APN 140-30-112-061), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/18/2013

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

RECEIVED

MAY 30 2013



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49676** APN: 140-30-112-061Name of Property Owner: ELSA RUELASName of Applicant: ELSA RUELAS

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.

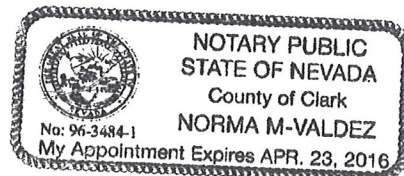
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *Elsa Ruelas*Print Name: Elsa Sahily Ruelas-OrtegaSubscribed and sworn before me by Elsa RuelasThis 1 day of April, 2013

Norma H. Valdez
 Notary Public in and for said County and State
 Nevada state, Clark county
 my app. exp on Apr-23-16





RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ELSA RUELAS
 Project Address (Location) 1328 STEVENS ST. LAS VEGAS, NV 89110
 Project Name ACCESSORY STRUCTURE Proposed Use ELSA RUELAS
 Assessor's Parcel #(s) 140-30-112-061 Ward # _____
 General Plan: existing _____ proposed ☒ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER ELSA RUELAS Contact _____
 Address 1328 STEVENS ST. Phone: 689-7876 Fax: _____
 City LAS VEGAS State NV Zip 89110
 E-mail Address _____

APPLICANT ELSA RUELAS Contact ELSA RUELAS
 Address 1328 STEVENS ST Phone: 689-7876 Fax: _____
 City LAS VEGAS State NV Zip 89110
 E-mail Address _____

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* [Signature]

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

Print Name Elsa Schuly Ruelas-Ortega

Subscribed and sworn before me by Elsa Ruelas

This 1 day of April, 20 13.

[Signature]

Notary Public in and for said County and State
 My Comm. Expires Apr 23-16

Revised 10/27/08



NOTARY PUBLIC
 STATE OF NEVADA

County of Clark

NORMA M-VALDEZ

No: 96-3484-1

My Appointment Expires APR. 23, 2016

FOR DEPARTMENT USE ONLY

Case # SLIP-49676
 Meeting Date: 8/13/2013
 Total Fee: 1030.00
 Date Received: 5/30/2013
 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.

Depot\Application Packet\Application Form.pdf

DRAWN	CHECKED	DATE	JOB NO.	SHEET	OF 3 SHEETS
		Oct. 20-2012			

Variance Justification Letter

Elsa Ruelas
1328 Stevens St.
Las Vegas, NV 89110

RECEIVED

MAY 30 2013

I, **Elsa Ruelas** will be submitting the plans for the project from the **CASITA** that I'll be building on the back of my house.

The plans are being submitted according to the notice # 5825 from the City of Las Vegas.

I will be presenting the plans along with the entire package as Mr. George requested it when we had the meeting at his office. He requested it the distance and perimeters for four cars.

The yellow package is for the new project, existence house and the yards north and south of the house. The gray is for the parking.

Justification

It is very important and necessary for the CASITA to get approved. We are having family from Mexico that will be leaving in the Casita.

By doing this project I feel we are contributing to this tough economy due to the fact that we have to buy material and hired someone to do the construction.

I hope the project gets approved as soon as possible.

Sincerely,



Elsa Ruelas(owner)
Phone: 689-7875
Fax: 248-0955
LV. NV

SUP-49676

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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).

Staff recommends

MAY GO TO CITY COUNCIL ON 09/18/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

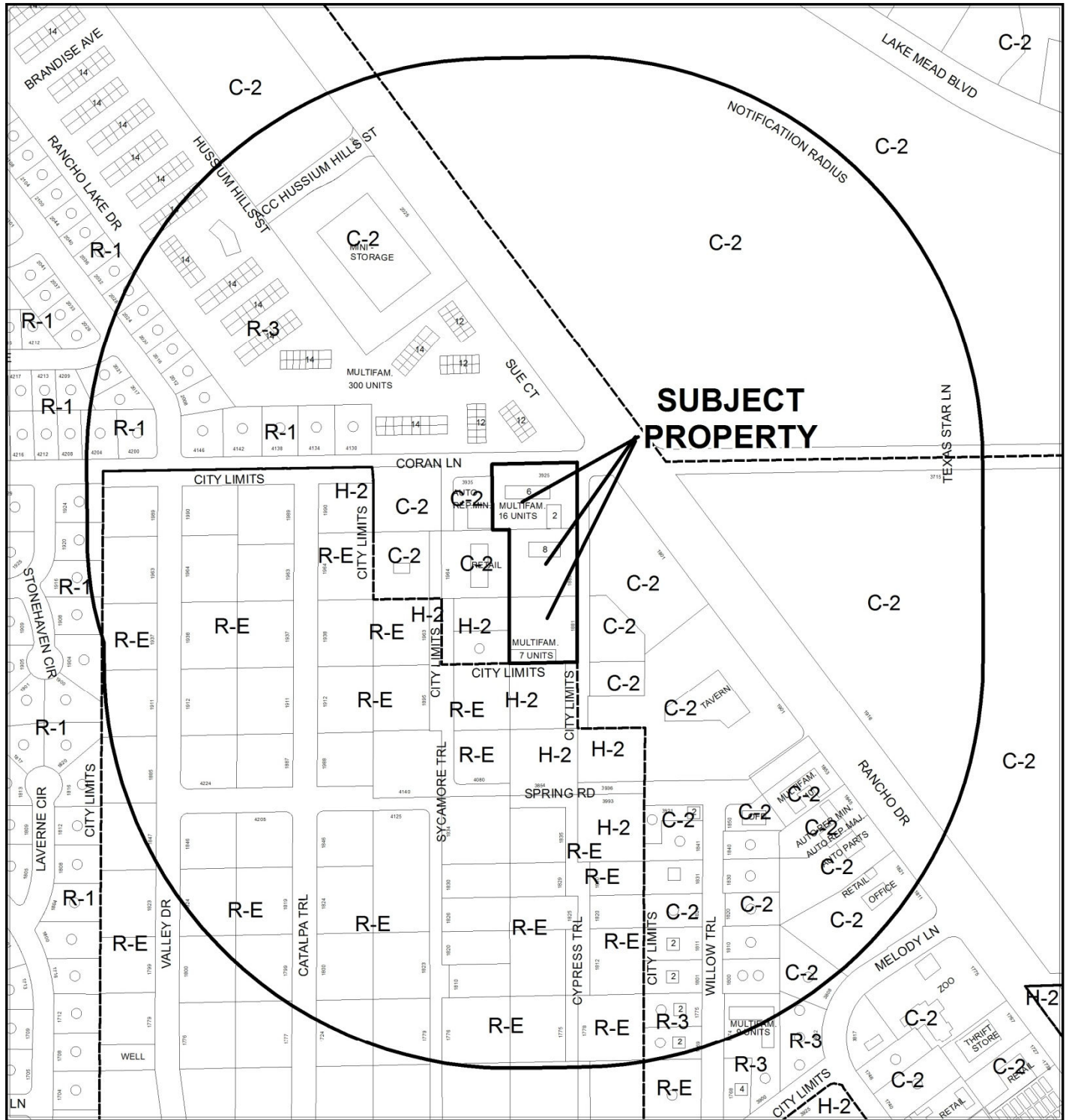
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

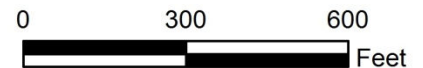
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

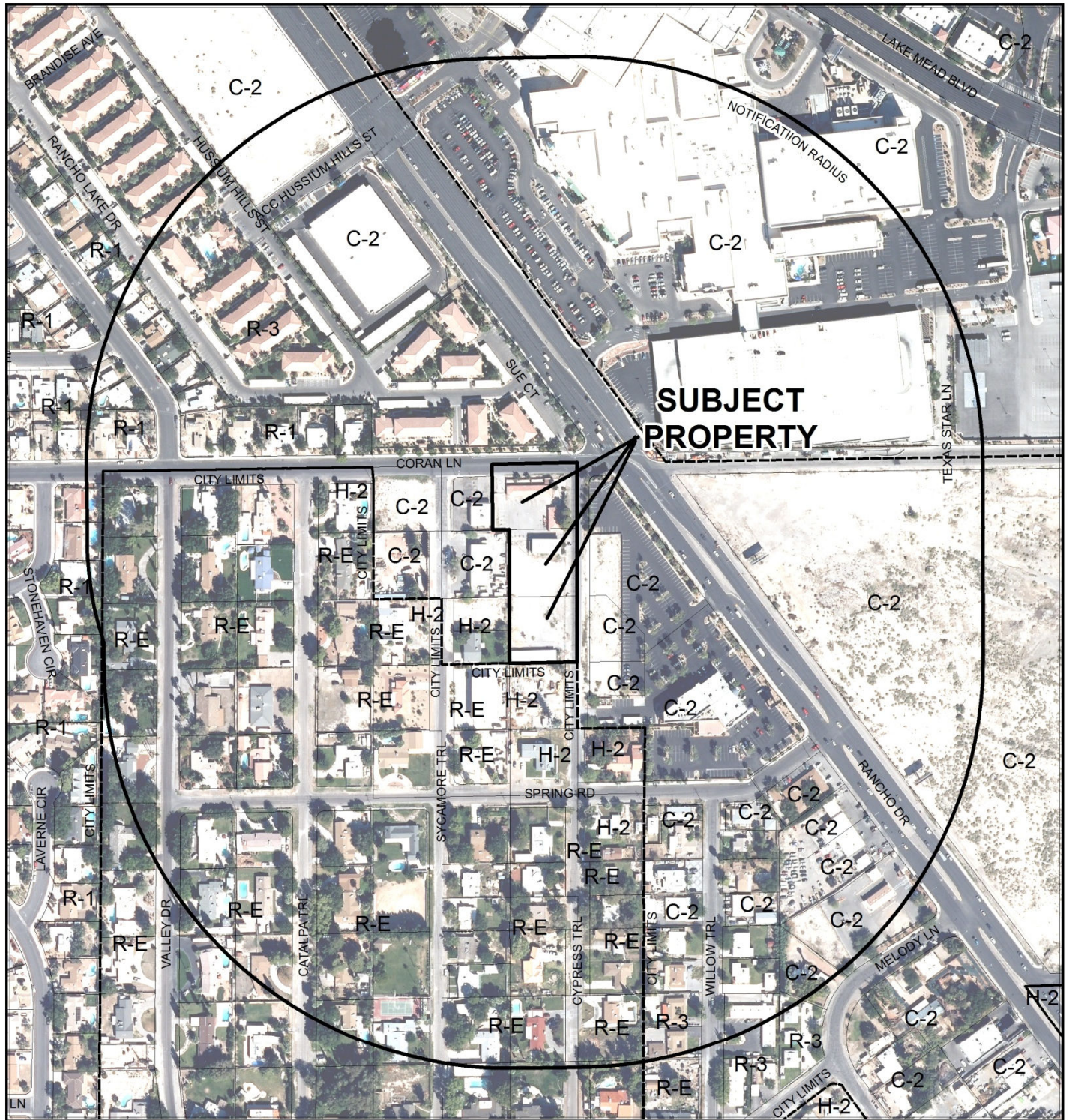


CASE: SDR-49431

RADIUS: 1000 FEET

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





CASE: SDR-49431

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-49431** APN: 139-19-703-002, 004, 007
Name of Property Owner: West East Asset Management
Name of Applicant: West East Asset Management
Name of Representative: James Guan

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

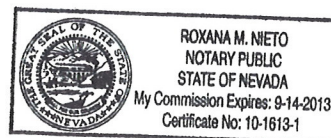
Signature of Property Owner: [Signature]

Print Name: West East Asset Management

Subscribed and sworn before me

This 16 day of May, 2013

Notary Public in and for said County and State



RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 3925 Coran Lane, 1889 Cypress Trl, 1881 Cypress Trl
 Project Name Rancho Office Park Proposed Use office
 Assessor's Parcel #(s) 139-19-703-002, 004, 007 Ward # _____
 General Plan: existing GC proposed GC Zoning: existing C-2 proposed C-2
 Commercial Square Footage 9000 Floor Area Ratio _____
 Gross Acres 2 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER West East Asset Management Contact James Guan
 Address 325 S. 3rd St. #1-310 Phone: 626-384-7037 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address Jamesg888@hotmail.com

APPLICANT SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* 鄧義

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

Print Name yi dai

Subscribed and sworn before me

This 16 day of May, 20 13

Notary Public in and for said County and State

Revised 10/27/08

MAY 15 2013

City of Las Vegas
Dept. of Planning



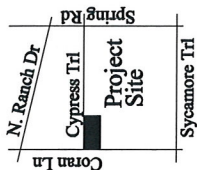
ROXANA M. NIETO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-2013
Certificate No: 10-1613-1

FOR DEPARTMENT USE ONLY

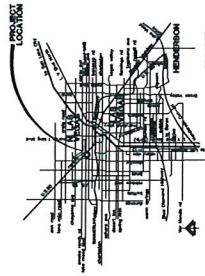
Case # SDR-49431
 Meeting Date: 07/09/13
 Total Fee: \$1030.00
 Date Received*: 05/15/13
 Received By: Jonathan B.

*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



Location Map



VICINITY MAP

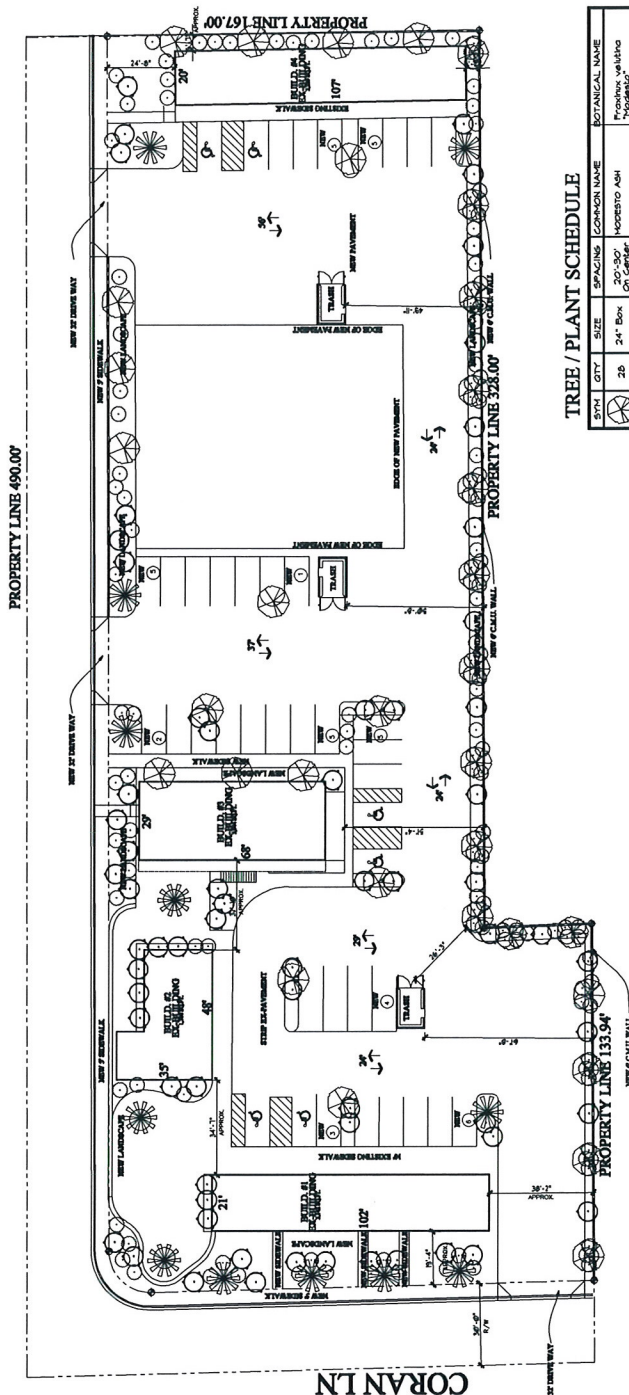
Site Information

ZONING: General District
 ASSESSOR'S PARCEL NO.: 13A-19-002.004 AND 007
 JURISDICTION: CITY OF LAS VEGAS
 AREA (Approximate): 67,866.6 sf
 BUILDING AREA: 10,695 gsf
 Existing Building: 1.56 acres

Total Building Area	10,695 gsf
FAR	0.157

Note:
 This plan has been prepared without benefit of a complete survey.
 No Guarantee of its accuracy is implied.

CYPRESS TRL



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



TREE / PLANT SCHEDULE

SYN	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
1	25	24" Box	20'-30' On Center	MOORESTON ASH	Fraxinus velutina
2	25	24" Box	20'-30' On Center	CALIFORNIA LAUREL	Umbellularia californica
3	25	24" Box	20'-30' On Center	TEXAS PRIVET	Ligustrum japonicum
4	25	24" Box	20'-30' On Center	MONDRIAN PINE	Pinus sp.
5	12	Height: 10'-12'	Varies	MEXICAN PALM	Washingtonia robusta
6	50	24" Box	Varies	ORANGE BLOSSOM	Prunella sp.
7	76	1" - 5 gallon	N/A	ORANGE BLOSSOM	Prunella sp.
8		N/A	N/A	Xeriscape / Turf	

RECEIVED

MAY 15 2013

City of Las Vegas
 Dept. of Planning

SDR-49431

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES:

- 2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
- 2009 INTERNATIONAL MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- 2009 INTERNATIONAL PLUMBING AND MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- 2009 INTERNATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- 2003 ICC/ANSI A117
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

ALLOWABLE AREA 2 STORIES (40FT) & 9,000 S.F.

- BUILDING #1 2,442 S.F. BUSINESS CENTER
- BUILDING #2 3,294 S.F. BUSINESS CENTER
- BUILDING #3 3,294 S.F. BUSINESS CENTER
- BUILDING #4 3,294 S.F. BUSINESS CENTER

CHAPTER SIX - CONSTRUCTION REQUIREMENTS

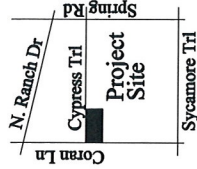
TYPE OF CONSTRUCTION TYPE V-B (NON-SPRINKLERED)

CHAPTER TEN - MEANS OF EGRESS

OCCUPANT LOADS:

- BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. - 22
- BUILDING #2 (1 PER 100 S.F./OCC.) - 1,980 S.F. - 20
- BUILDING #3 (1 PER 100 S.F./OCC.) - 1,980 S.F. - 20
- BUILDING #4 (1 PER 100 S.F./OCC.) - 1,980 S.F. - 20
- TOTAL OCCUPANTS - 82

CYPRESS TRL



Location Map



VICINITY MAP

Site Information

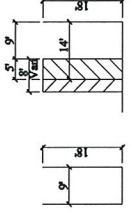
ZONING Commercial District
ASSESSOR'S PARCEL NO.: 159-10-700-002-004 AND 007
JULIEN PARKWAY
CITY OF LAS VEGAS
AREA (Approximate) 67,868.6 sf
BUILDING AREA 10,695 sq ft
Existing Building

Total Building Area	10,695 sq ft
FAR	0.157

Parking Analysis

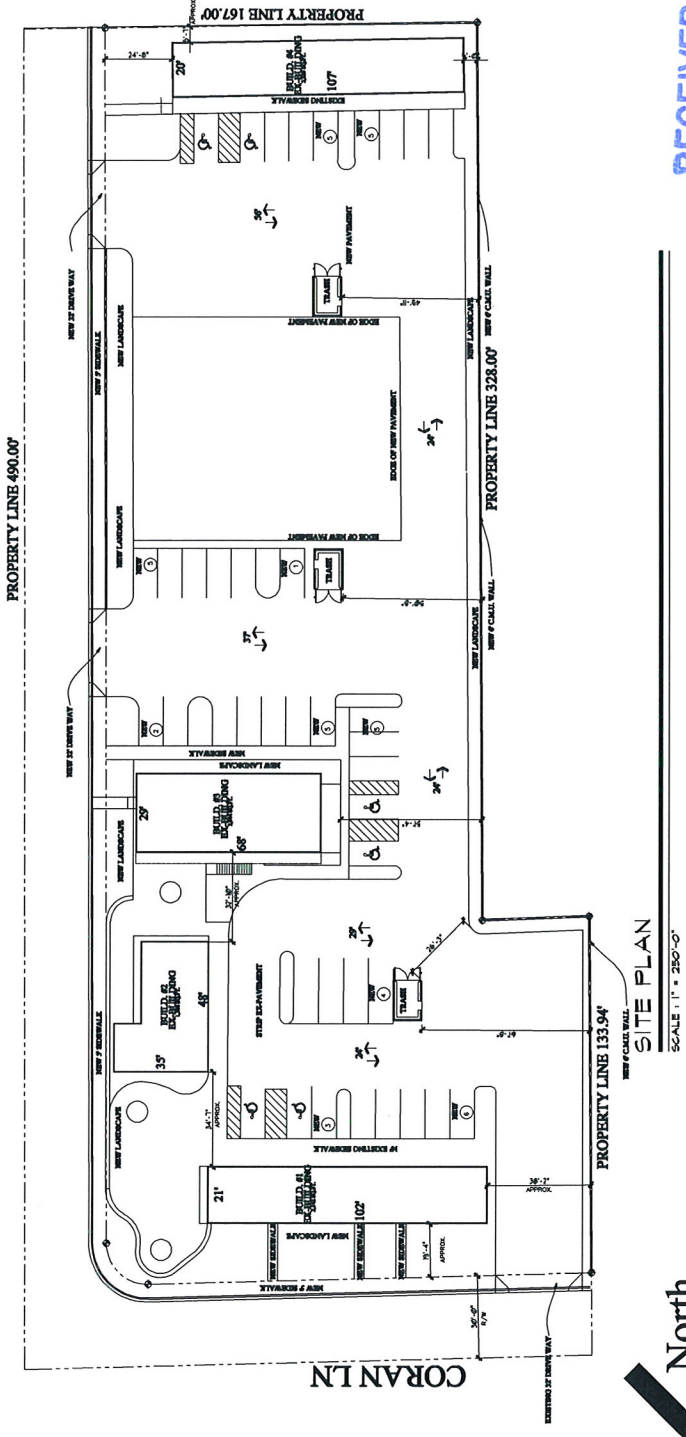
- K-BUILDING #1 2,142 SQ./1 PER 300 SQ. (OFFICE) - 8 SPACES NEED
- K-BUILDING #2 1,980 SQ./1 PER 300 SQ. (OFFICE) - 5 SPACES NEED
- K-BUILDING #3 1,980 SQ./1 PER 300 SQ. (OFFICE) - 15 SPACES NEED
- K-BUILDING #4 1,980 SQ./1 PER 300 SQ. (OFFICE) - 8 SPACES NEED
- TOTAL REQUIRED PARKING - 36 SPACES NEED
- TOTAL PROVIDED PARKING - 37 SPACES NEED
- 31# STD + 6# HANDICAP = 37 TOTAL PARKING SPACES

EXISTING TENANT IMPROVEMENT
EXISTING TWO STORY PROFESSIONAL BUILDING
(1) TWO STORY PROFESSIONAL BUILDING



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.



SITE PLAN

SCALE: 1" = 250'-0"

North

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City of Las Vegas
Dept. of Planning

SDR-49431

SCALE N.T.S.

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL	1
	EXISTING CHILL WALL (SHEET PILE) EXISTING CHILL WALL (SHEET PILE) EXISTING CHILL WALL (SHEET PILE)	2

 $\angle C A E = 1/4^\circ = 1.5^\circ$ 

North

MAY 15 2013

SDR-49431

SHEET
A2.00

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR WALL	1
	EXISTING INTERIOR WALL	2
	EXISTING EXTERIOR WALL	3
	EXISTING EXTERIOR WALL	4

OCCUPANT LOADS:

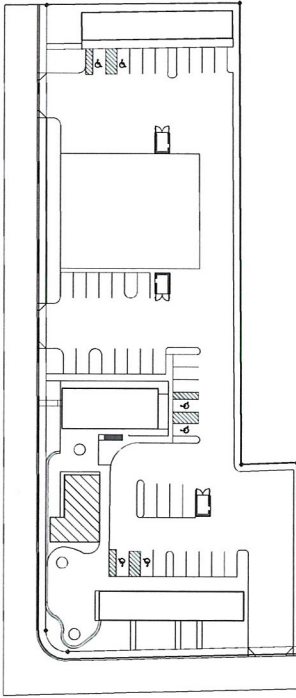
BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. = 22

BUILDING #2 (1 PER 100 S.F./OCC.) - 1,380 S.F. = 14

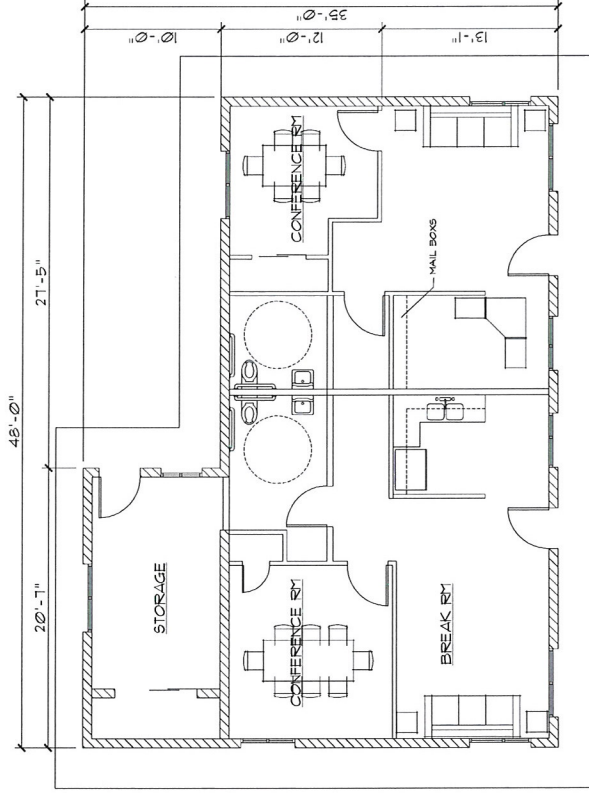
BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F. = 40

BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F. = 21

TOTAL OCCUPANTS = 97



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



ARCHITECTURAL FLOOR PLAN

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

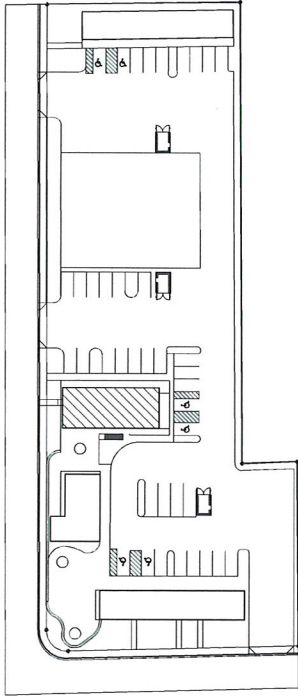
RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

SDR-49431

REVISIONS: 	PROJECT: WEST EAST ASSET MANAGEMENT, LLC SITE IMPROVEMENT PROJECT ADDRESS: LAS VEGAS, NV	J G ENTERPRISE SIGNATURE: DATE: 5/15/13 DRAWN: RLS PLOT: 05/15/13	SHEET A2.10
	BUILDING #2 FLOOR PLAN		



OCCUPANT LOADS:

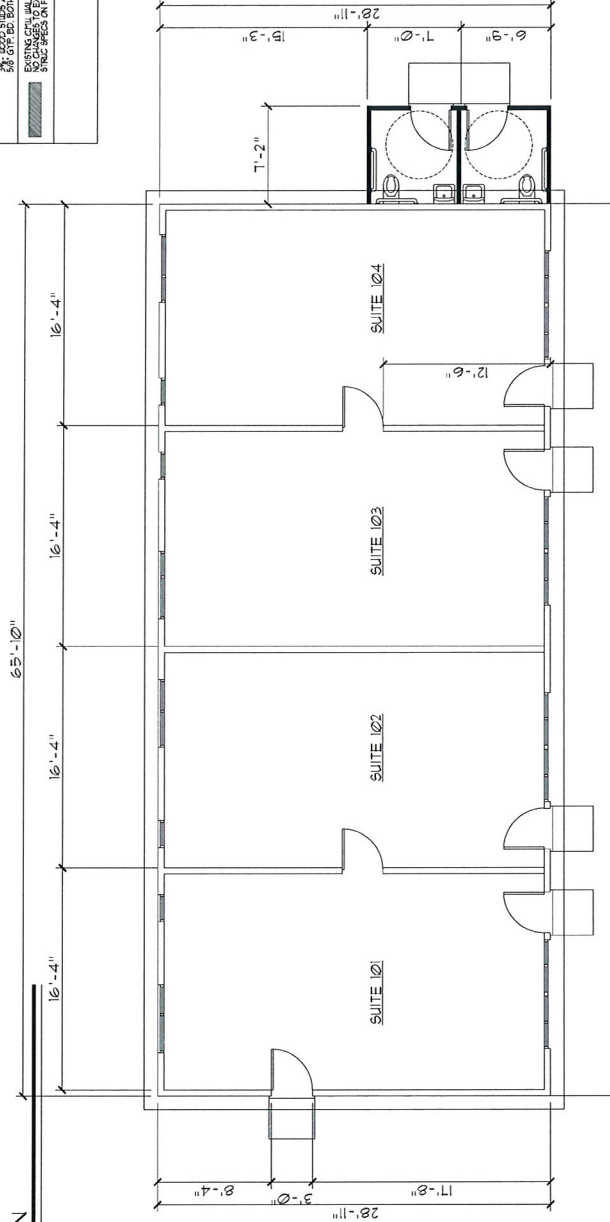
BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.
 BUILDING #2 (1 PER 100 S.F./OCC.) - 1,380 S.F.
 BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F.
 BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F.
 TOTAL OCCUPANTS

22
 14
 40
 21
 97

KEY PLAN
 SCALE N.T.S.

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 8'6" OFF TOP OF FLOOR SLAB	1
	EXISTING FULL HT. WALL SYSTEM - TO REMAIN 8'6" OFF TOP OF FLOOR SLAB	2
	NEW PARTIAL WALL 8'6" OFF TOP OF FLOOR SLAB	3



ARCHITECTURAL FLOOR PLAN 1st
 SCALE: 1/4" = 1'-0"



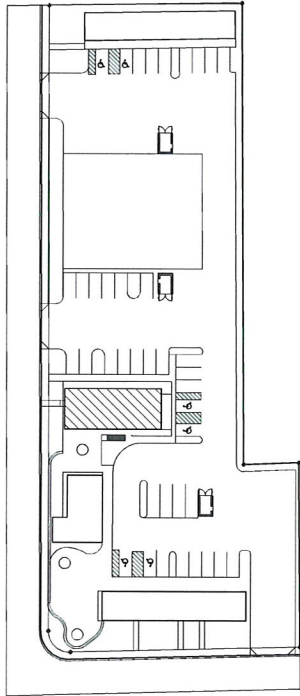
TYPICAL OFFICE: 444 SQ.FT.

RECEIVED

MAY 15 2013

City of Las Vegas
 Dept. of Planning
SDR-49431

PROJECT: WEST EAST ASSET MANAGEMENT, LLC SITE IMPROVEMENT 139-19-703-002.004 & 007 LAS VEGAS, NV	PROJECT ADDRESS: J G ENTERPRISE 139-19-703-002.004 & 007 LAS VEGAS, NV	SIGNATURE: _____ J G ENTERPRISE	DRAWN: BLS	SHEET A2.20
		PLOT: 05.08.13	BUILDING #3 1st FLOOR PLAN	

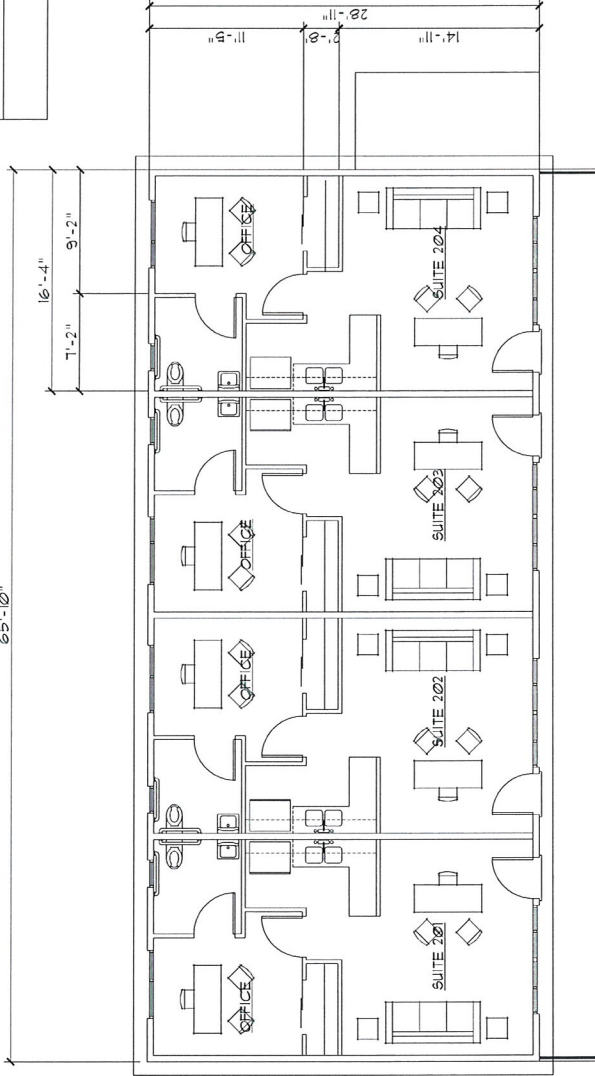


KEY PLAN
SCALE NTS

OCCUPANT LOADS:
 BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. = 22
 BUILDING #2 (1 PER 100 S.F./OCC.) - 1,380 S.F. = 14
 BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F. = 40
 BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F. = 21
 TOTAL OCCUPANTS 97

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR WALL, 1/2" GYP BOARD FINISH	1
	EXISTING CURB WALL SYSTEM, TO REMAIN	2
	EXISTING CURB WALL SYSTEM, TO REMAIN	3



TYPICAL OFFICE: 396 SQ.FT.

ARCHITECTURAL FLOOR PLAN 2nd (PHASE 2)

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

RECEIVED

MAY 15 2013

City of Las Vegas
 Dept. of Planning

SDR-49431

REVISIONS:

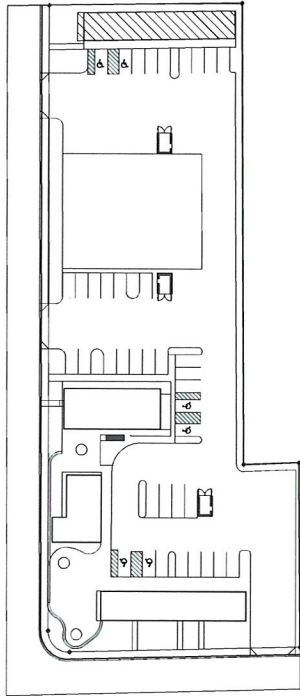
PROJECT: WEST EAST ASSET MANAGEMENT, LLC
 SITE IMPROVEMENT
 139-19-703-002.004 & 007
 LAS VEGAS, NV

PROJECT ADDRESS:

SIGNATURE: _____
 J G ENTERPRISE
 J G ENTERPRISE
 139-19-703-002.004 & 007
 LAS VEGAS, NV
 703-455-1111
 139-19-703-002.004 & 007
 LAS VEGAS, NV

PLOT: 05.08.13
 DRAWN: RLS
 SHEET: A2.30

BUILDING #3 2nd FLOOR PLAN

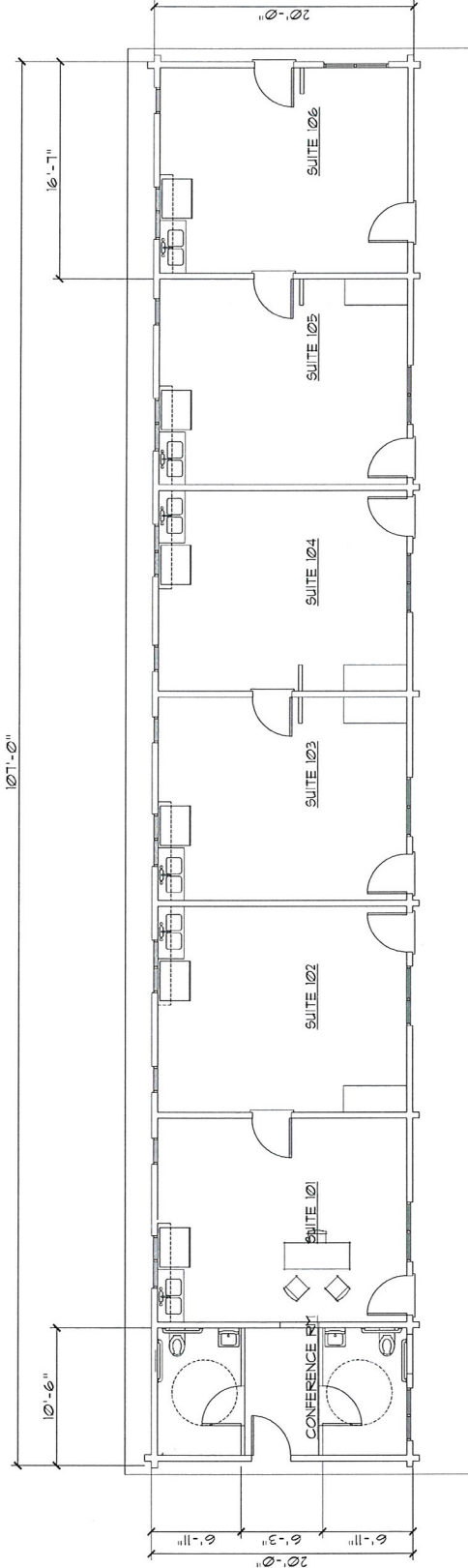


KEY PLAN
SCALE N.T.S.

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR WALL - 4" CMU, 1/2" GYP BOARD	1
	EXISTING CHILL WALL SYSTEM - TO REMAIN	2
	EXISTING CHILL WALL SYSTEM - TO REMAIN	3

OCCUPANT LOADS:
 BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. = 22
 BUILDING #2 (1 PER 100 S.F./OCC.) - 1,380 S.F. = 14
 BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F. = 40
 BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F. = 21
 TOTAL OCCUPANTS = 97



TYPICAL OFFICE: 298 SQ.FT.

RECEIVED

ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAY 15 2013

City of Las Vegas
Dept. of Planning

SDR-49431

BUILDING #4 FLOOR PLAN SHEET A2.40		SIGNATURE: _____ DRAWN: RLS PLOT: 05.08.13
J G ENTERPRISE 139-15-703-002.004 & 007 LAS VEGAS, NV PROJECT ADDRESS: WEST EAST ASSET MANAGEMENT, LLC PROJECT: SITE IMPROVEMENT		J G ENTERPRISE 139-15-703-002.004 & 007 LAS VEGAS, NV PROJECT ADDRESS: WEST EAST ASSET MANAGEMENT, LLC PROJECT: SITE IMPROVEMENT
REVISIONS:		

REVISIONS:

PROJECT: WEST EAST ASSET MANAGEMENT, LLC
 PROJECT ADDRESS: 139-19-703-002.004 & 007
 LAS VEGAS, NV

SIGNATURE: J G ENTERPRISES
 DATE: 05/08/13
 DRAWN: RLK
 PLOT: 05/08/13

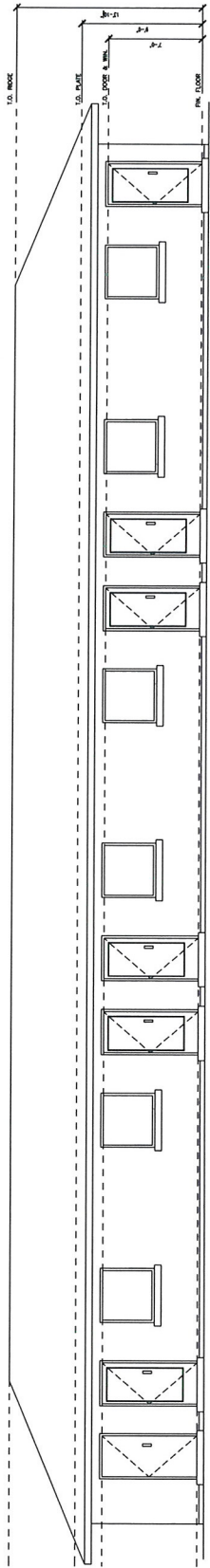
SHEET: A3.00

EXISTING BUILDING #1 EXTERIOR ELEVATION

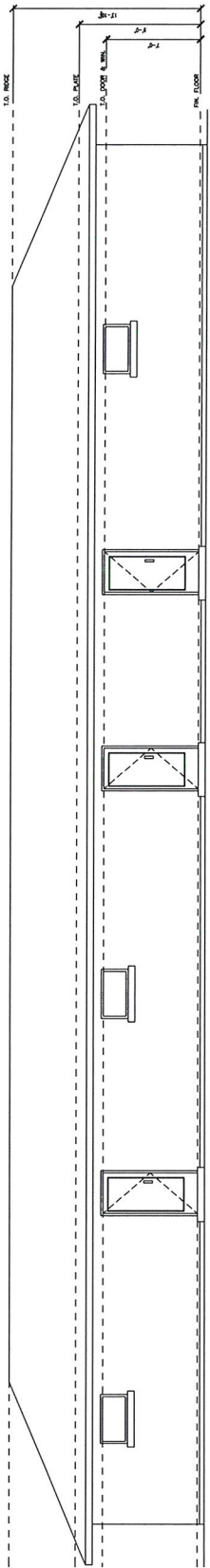
RECEIVED

MAY 15 2013

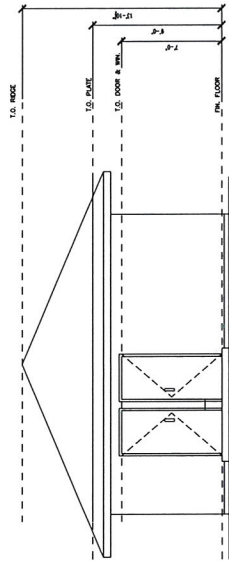
City of SDR-49431
 Dept. of Planning



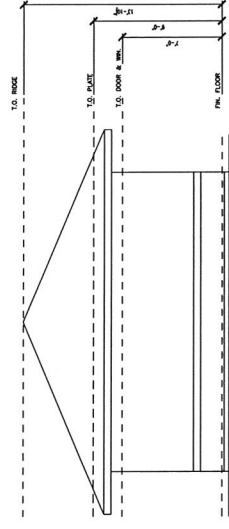
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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



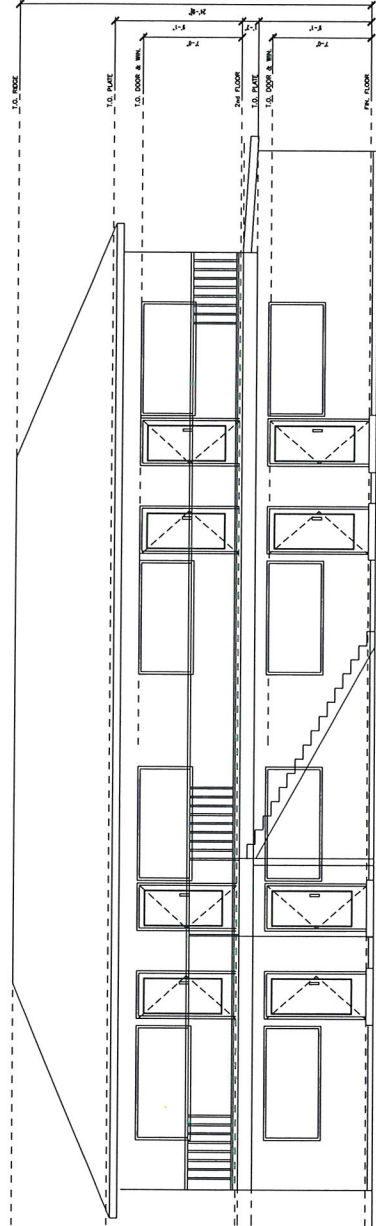
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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

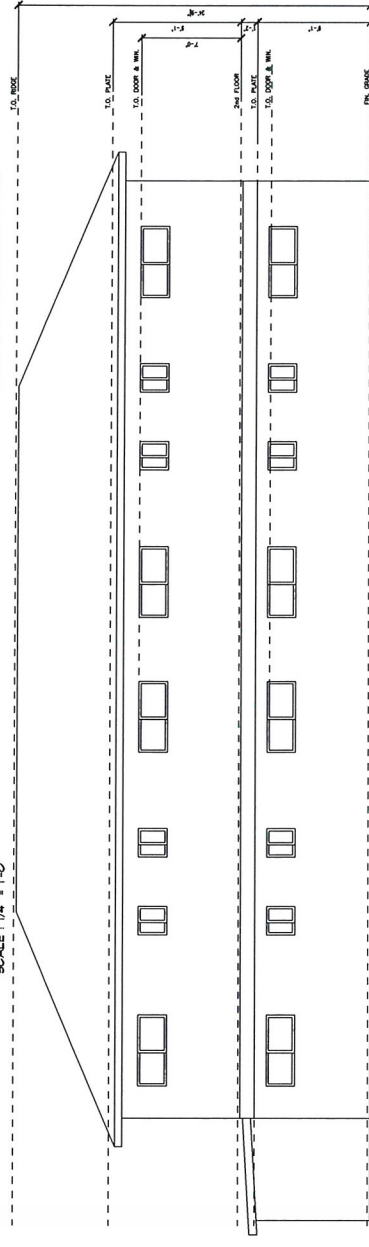
SHEET
A3.10

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



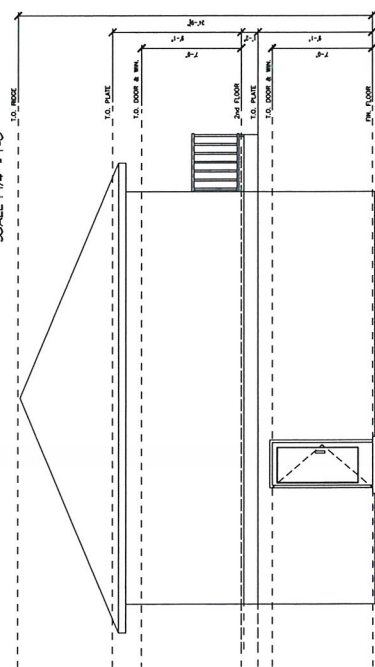
NORTH ELEVATION

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



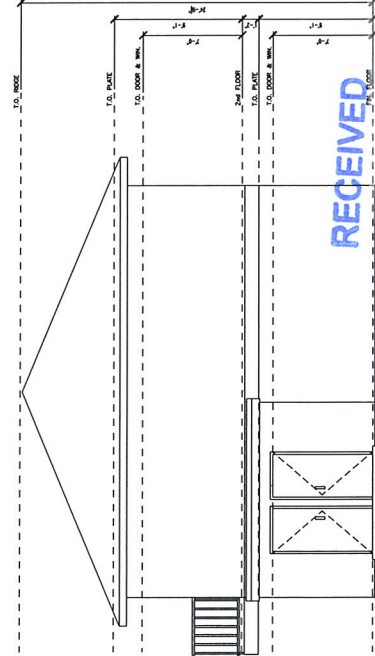
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

SHEET
A3.20

PLOT: 05.08.13
DRAWN: RLS

SIGNATURE:

J G ENTERPRISE

J G ENTERPRISES
CONTACT: JAYNE GALT
PHONE: 702.735.1118
FAX: 702.735.1118
1000 S. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89101

PROJECT ADDRESS:

WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

139-19-703-002.004 & 007
LAS VEGAS, NV

REVISIONS:

EXISTING BUILDING #3 EXTERIOR ELEVATION

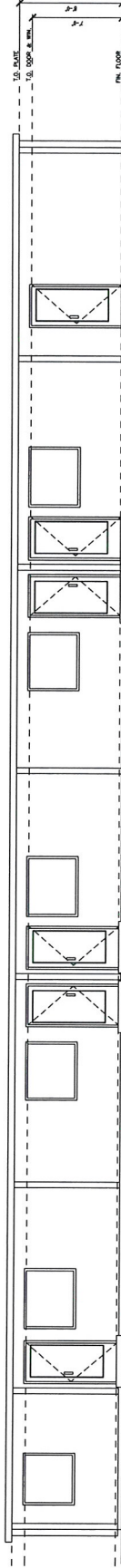
REVISIONS:

PROJECT ADDRESS:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT
139-13-703-002-004 & 007
LAS VEGAS, NV

SIGNATURE:
J G ENTERPRISE
DATE: 05/08/13
BY: JG
FOR: JG ENTERPRISE
139-13-703-002-004 & 007
LAS VEGAS, NV 89169

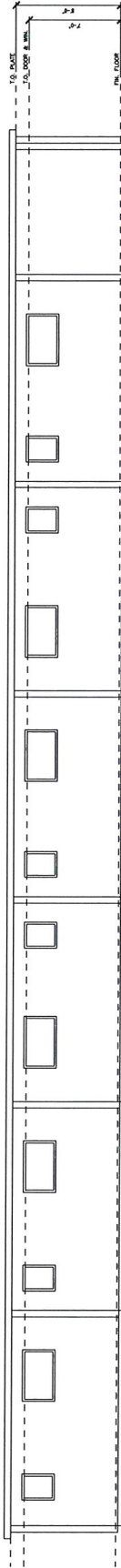
PLOT:
050813

SHEET
A3.30



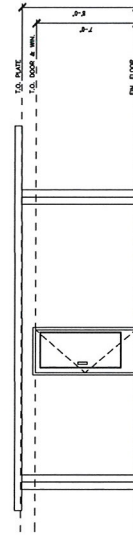
NORTH ELEVATION

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



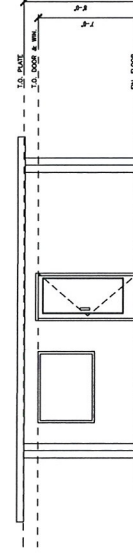
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

EXISTING BUILDING #4 EXTERIOR ELEVATION

RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

SDR-49431

JUSTIFICATION LETTER

3925 Coran Lane, Las Vegas, NV 89108

To City Planners,

My name is James Guan, I'm representative of West East Asset Management, LLC; a Nevada registered company with Yi Dai as a Managing Member. This letter is to clarify a few items on the General Plan Amendment application.

1. We would like to request a waiver to allow a 5-foot wide perimeter landscape buffer along the south and west property lines where an 8-foot wide landscape buffer is required, due to the fact that existing buildings were already in place.
2. We would like to request a waiver to allow a 3-foot wide perimeter landscape buffer along the north and east property lines where a 15-foot wide landscape buffer is required, due to the fact that existing buildings were already in place.
3. P. Gravel will be used as dust control for unpaved area.
4. Existing septic tanks will be removed; a new drainage line will connect those properties into the sewer system that is already in place at Coran Lane.
5. A drainage study will be conducted by Civil Engineer Rhonda Cervantes at Envision Consulting.

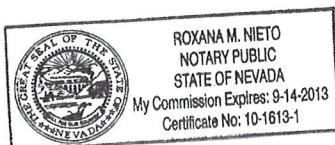
Sincerely,



James Guan
Translator



Yi Dai
President



May 16, 2013

RECEIVED

MAY 15 2013

**City of Las Vegas
Dept. of Planning
SDR-49431**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - TXT-48048 - TEXT AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates identified as necessary or appropriate. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Abeyance Request Submitted by Robert Summerfield
2. Proposed Amendments and Staff Report
3. Submitted after Final Agenda – Abeyance Letter from Robert Summerfield

From: [Robert Summerfield](#)
To: [Peter Lowenstein](#)
Cc: [Carman Burney](#); [Flinn Fagg](#); [Andy Reed](#); [Doug Rankin](#); [Nora Lares](#)
Subject: TXT-48048 (2013 UDC Clean-Up Amendment)
Date: Thursday, May 23, 2013 3:36:48 PM
Attachments: [image002.png](#)



LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
MAYOR
STAVROS S. ANTHONY
MAYOR PRO TEM
LOIS TARKANIAN
STEVEN D. ROSS
RICKY Y. BARLOW
BOB COFFIN
BOB BEERS
ELIZABETH N. FRETWELL
CITY MANAGER

May 23, 2013

Mr. Peter Lowenstein
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: TXT-48048 - TEXT AMENDMENT

Dear Mr. Lowenstein:

I would like to request that case number TXT-48048 be held in abeyance for 60-days at the June 11, 2013 Planning Commission Meeting. Holding this item for an additional 60 days (to the August 13th meeting) will allow for several amendments that are in progress to complete the adoption process and be properly incorporated in the update and give staff additional time to continue to address concerns that have been raised since this item was originally placed on the Planning Commission agenda. Please let me know if there are any questions.

Sincerely,

Robert T. Summerfield, AICP
Planner II
Long Range Planning Division

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106
VOICE 702.229.6561
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

*City of Las Vegas***AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: JUNE 11, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-48048	Staff recommends APPROVAL.	n/a

**** PROPOSED AMENDMENT(S) ****

1. See attached "UDC Annual Review - Redlined Draft" for proposed modifications to LVMC Title 19 – the Unified Development Code of the City of Las Vegas. Text to be deleted is in red and struck through, while text to be added is in blue and underlined.

Staff Report Page One
June 11, 2013 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates identified as necessary or appropriate.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/29/08	The Planning & Development Department introduced the form-based code project to the Planning Commission at the Planning Commission Workshop.
03/23/09	At the Joint City Council and Planning Commission Workshop, the form-based code project was described as being a critical component for implementing corridor plans and walkable community plans.
11/18/10	The Planning Commission recommended adoption of a Text Amendment (TXT-39750) regarding the merging of Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas.
03/16/11	The City Council adopted Bill 2011-7 as Ordinance 6135 to merge Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas.
05/02/12	The City Council adopted Bill 2012-17 as Ordinance 6190 to update the version of the City's Unified Development Code, including corrections and clarifications identified as necessary or appropriate since the adoption of the initial version. Planning Commission and staff recommended approval.
05/14/13	The Planning Commission voted to hold this item in abeyance to the June 11, 2013 Planning Commission meeting at the request of the staff.

ANALYSIS

In late 2010, the Planning Commission recommended adoption of a Unified Development Code (UDC) for the city of Las Vegas to consolidate the city's subdivision and zoning codes into one comprehensive development code. As a part of the drafting of new code, department staff worked extensively with members of the public and other city staff to create a new approach to presenting the development standards appropriate to the city. Part of the adoption process of the UDC called for a review and update to the code to take place approximately six months after the adoption of the code. This review is not intended to introduce any substantive changes but is instead meant to make any needed corrections and provide clarification where confusion has resulted from the conversion of the previous two codes into the UDC. Changes are summarized below:

**Staff Report Page Two
June 11, 2013 - Planning Commission Meeting**

Summary of Changes:

The following text and tables summarize the purposed changes for each chapter under the UDC:

Chapter 19.00 – General Provisions:

Changes
•

Chapter 19.02 – Subdivision Design, Construction and Improvement Requirements:

Changes
•

Chapter 19.04 – Complete Street Standards:

Changes
•

Chapter 19.06 - Residential Districts - Purpose and Development and Design Standards:

Changes
•

Chapter 19.08 – Commercial and Industrial Districts - Purpose and Development and Design Standards:

Changes
•

Chapter 19.10 - Special Area and Overlay Districts - Purpose and Development and Design Standards:

Changes
•

Chapter 19.12 – Permissible Uses:

Changes
•

Staff Report Page Three
June 11, 2013 - Planning Commission Meeting

Chapter 19.14 – Nonconforming Uses and Structures:

Changes
• No changes.

Chapter 19.16 - Applications and Procedures:

Changes
•

Chapter 19.18 – Definitions & Measures:

Changes
•

FINDINGS

The proposed text amendment will accomplish the following:

- Correct typos and grammatical errors found since the UDC was adopted in March of 2011.
- Clarify standards for various districts and development activities.
- Improves graphics to better provide information related to various standards.
- Re-introduce the Planned Business Park (C-PB) District as a zoning district.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0

From: [Robert Summerfield](#)
To: [Peter Lowenstein](#)
Cc: [Carman Burney](#); [Flinn Fagg](#); [Andy Reed](#); [Doug Rankin](#); [Nora Lares](#)
Subject: TXT-48048 (2013 UDC Clean-Up Amendment)
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May 23, 2013

Mr. Peter Lowenstein
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Sincerely,

Robert T. Summerfield, AICP
Planner II
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www.lasvegasnevada.gov

Submitted after final agenda

Date 5/23/2013 Item

46

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

